

SHLAA Proforma

Site location

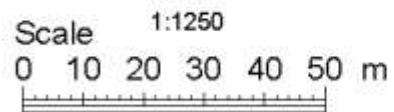
Site name	Stokesmead	Site reference	AG014
Site address and post code	Anglesey Road, Gosport, PO12 2LR	Ward	Anglesey
Last updated	February 2019		

Site details

Site description	Green space
Topography	Mainly flat with scrub and trees
Existing land use	<p>Existing Open Space allocation. A sewage pumping station is also located onsite.</p> <p>The site was due to be provided as a community sports field in 1984 when the land to the south was developed for housing, which was in the same ownership. The landowner subsequently fenced the land off and has tried on three separate occasions to have the land developed for housing.</p>
Surrounding land use and storey heights	Residential (two storey)
Site size (hectares)	1.18 ha
Development status	None. Previous proposals to develop the land for housing have been refused. The council also failed in its attempt to CPO the land for community uses.



If this map has been transmitted electronically, use the scale bar in preference to the written scale



Key

	Unconstrained
	Site may be acceptable, subject to further study, infrastructure or mitigation works, or policy requirements
	Site is not suitable for allocation

Suitability

Issue	Suitability	Comments	Actions
Local plan designations			
Is the site within the Urban Area Boundary?	No	Review of the Urban Area Boundary may be required.	
Is the site allocated for development?	Yes	Was meant to be community sports pitch. Allocated for open space. Site may still be appropriate for development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	Site assessed as high value in the Open Space Monitoring Report. The open space is of great	

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		importance to the setting of Alverstone Village.	
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	Yes	Land is supposed to be provided as community sports pitches. Proposals will need to comply with the requirements of Policy LP32.	
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	Yes	Site is within Flood Zone 2 and 3. A Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site is predicted to be within Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment is required.	

Issue	Suitability	Comments	Actions
Ecology			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No		
Does the site have any TPO trees?	Yes	Blanket TPO covering 18 trees. Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Due to the overgrown nature of the site is may now have high ecological value.	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site is adjacent to the Portsmouth Harbour SPA / Ramsar / SSSI. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	An ecology survey may be required. Development will not be permitted unless no adverse impact upon the	

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		habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck be provided?	Yes		
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	Site is within the Anglesey Conservation Area (No.2) and adjacent to the Alverstoke Conservation Area (No.1). The site is high value open space which is of great importance to the setting of the adjacent Alverstoke Conservation Area (No.1).	

Issue	Suitability	Comments	Actions
		Significant development of the site would affect the setting of the Conservation Area.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	The Old Rectory Undercroft (Grade II*) is to the north. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets. Significant development of the site could affect the Listed Buildings.	
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	An old-style telephone box is to the south, which was on the local list. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Unknown	Adjacent land to the north and west is an area of high archaeological potential.	

Issue	Suitability	Comments	Actions
Contamination			
Is there a possibility the site could be contaminated?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		
Services			
Is the site serviced by utilities?	No	Confirmation will be required from utilities that they can provide services.	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No		

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No		
Is the site owned by a developer or is the owner willing to sell?	Yes		
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Yes	Site was due to be provided as a community sports field as part of a development in 1984. Legal advice may be required.	
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Waterside route to the east of the site may be a right of way. Possible sewage easements. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Sewage pumping station. Confirmation may be required on the future of the station. Confirmation will be needed if they can be ended or relocated.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	Development of the site is contrary to planning policy and council position.	Not suitable for inclusion within the SHLAA.
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	No		
Does the site require significant new infrastructure investment in order to be suitable for development?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable site size	1.18 ha	Excludes sewage pumping station.
Local area density	N/A	Design led assumptions.
Development density	30dph	Density of developable area.
Capacity for dwellings	35	Based on visual assessment.
Concluding comments	<p>The Stokesmead site of 1.18 ha occupies a very prominent location in the Anglesey Conservation Area and is adjacent to the Alverstoke Conversation Area. This area of open space is located adjacent to Stoke Lake which is internationally protected for its nature conservation interest. The Borough Council strongly considers that this site should remain as open space. Successive Open Space Monitoring Reports have identified the site as being of high value in terms of recreational and amenity functions.</p> <p>In addition:</p> <ul style="list-style-type: none"> • The site suffers from significant flood risk, with much of the site in Floodzone 3. • The site is considered to be a significant open area within the setting and character of both the Anglesey and Alverstoke Conservation Areas, as well as enhancing the setting of a number of listed buildings including St. Mary's Church Alverstoke. • The site is adjacent to internationally important habitats of Stoke Lake which form part of the Portsmouth Harbour Special Protection Area (SPA), Ramsar site, and Site of Special Scientific Interest (SSSI) due to the presence of over-wintering birds. 	
Concluding actions	No further action.	