

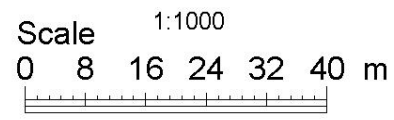
SHLAA Proforma

Site location

Site name	39-45 Stoke Road and 79-81 Jamaica Place	Site reference	CC014
Site address and post code	Stoke Road, Gosport, PO12 1LS	Ward	Christchurch
Last updated	March 2019		

Site details

Site description	Two and three storey shops and residential to Stoke Road with garages/ storage and hardstanding to rear
Topography	Flat with hardstanding to rear
Existing land use	Ground Floor shops, First floor residential and warehouses to rear
Surrounding land use and storey heights	Two storey shops and residential, and five storey residential on opposite side of road.
Site size	0.07 ha
Development status	13/00058/FULL – 6 NO. TWO BEDROOMS FLATS AND 8 NO. ONE BEDROOM FLATS - WITHDRAWN 13/00285/FULL – 6 NO. TWO BEDROOM FLATS AND 9. NO ONE BEDROOM FLATS – PERMISSION GRANTED SEP 2013.



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?	Yes		
Is the site allocated for development?	No	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		
Is the site within a Defined Shopping Area?	Yes	Stoke Road. Proposals will need to comply with the	

Issue	Suitability	Comments	Actions
		requirements of Policy LP27.	
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No		
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?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown		
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 within 400 m of Portsmouth Harbour Brent Goose Site (Primary Network). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

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Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site within 200 m of St George's Barracks SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes		
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	In Stoke Road Conservation Area. A Heritage Statement will be required. Proposals will need to preserve or enhance the character 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	Adjacent to Grade II listed 'The Royal Arms Public House'. A Heritage Statement will be required. Proposals will need to	

Issue	Suitability	Comments	Actions
		preserve or enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site in 20 m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
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 likely to be serviced by utilities?	Yes		
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?	Unknown		
Is the site owned by a developer or is the owner willing to sell?	Yes	The site has planning permission which is being implemented.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	Unknown		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	The site has planning permission which is being implemented.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Funding or planning gain may be needed to make the site viable.	
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 area	0.07 ha	Based on whole site.
Local area density	High	
Development density	200dph	Density of developable area.
Capacity for dwellings	11	Permission previously granted for 14 flats.

Concluding comments	The site has planning permission and is being implemented. The progress of the site will be monitored, it is however considered appropriate to allocate the site in the Local Plan.
Concluding actions	No further action.