

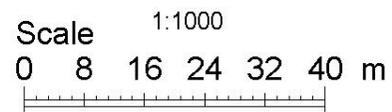
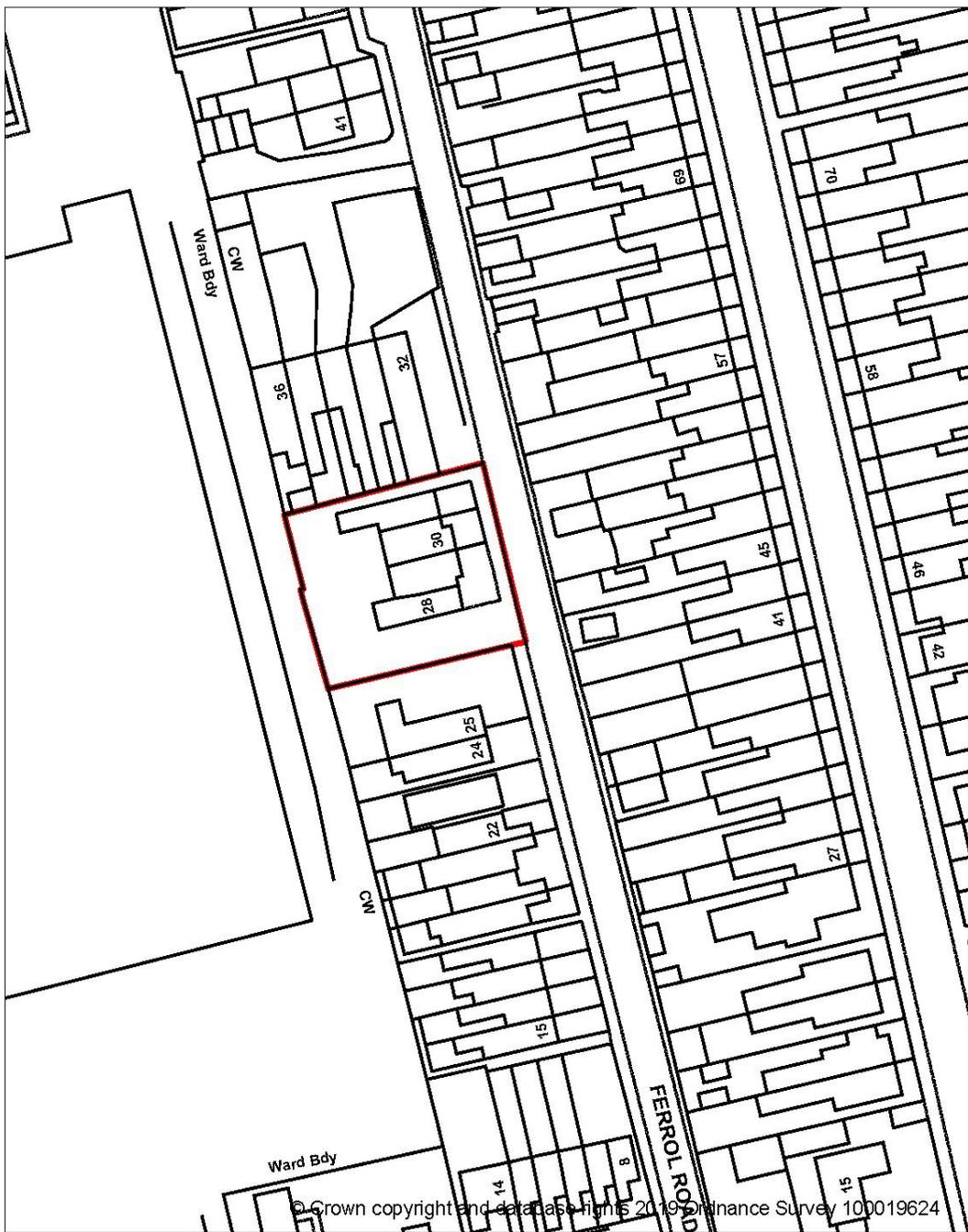
## SHLAA Proforma

### Site location

Site name	28-31 Ferrol Road	Site reference	CC010
Site address and post code	Ferrol Road, Gosport, PO12 4UG	Ward	Christchurch
Last updated	March 2019		

### Site details

Site description	Single building containing four residential units with parking area to rear
Topography	Flat with hardstanding
Existing land use	Residential and parking
Surrounding land use and storey heights	Residential (two storey) and sports playing field
Site size	0.07 ha
Development status	None



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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
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		
<b>Ecology</b>			
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 160 m of Brent Goose site. Within 150 m of Portsmouth Harbour SPA and Ramsar site. 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	Site within 150 m of Portsmouth Harbour SSSI.	

Issue	Suitability	Comments	Actions
		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 SINC, candidate SINC or a Local Green Space?	<b>No</b>		
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>No</b>		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	<b>Yes</b>	Grade II listed St Vincent School Boundary Wall borders rear of site. A Heritage Statement will be required. Proposals will need to preserve or	

Issue	Suitability	Comments	Actions
		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		
<b>Contamination</b>			
Is it likely the site could be contaminated?	No		
<b>Amenity</b>			
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		
<b>Services</b>			
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?	No	The council has received no indication that the site will be developed.	
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?	Yes	Existing properties appear occupied and parking at rear is used. 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?	<b>Unknown</b>	The council has received no indication that the site will be developed.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Demolition costs. 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?	<b>No</b>		

## 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	50dph	Density of developable area.
Capacity for dwellings	3-4	Based on visual assessment and density calculation.

Concluding comments	While the site has potential to be redeveloped at a higher density there is no sign the landowner intends to do so. The site is occupied by a number of dwellings, as a result the Council has no intention to progress this site any further. The site is discounted from the SHLAA.
Concluding actions	<b>No further action.</b>