

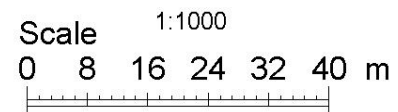
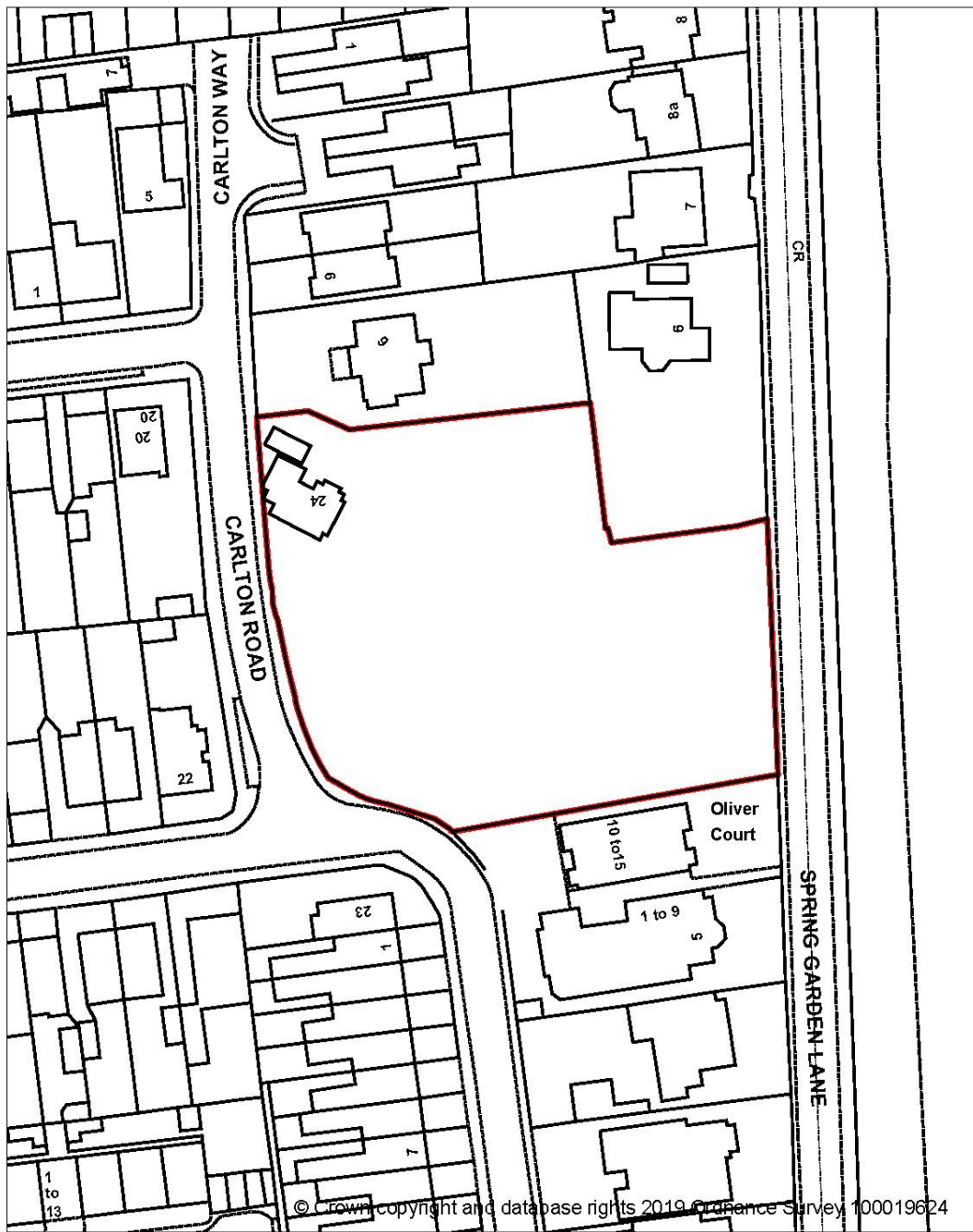
SHLAA Proforma

Site location

Site name	Land to the west of Spring Garden Lane	Site reference	CC018
Site address and post code	Spring Garden Lane, Gosport, PO12 1HY	Ward	Christchurch
Last updated	March 2019		

Site details

Site description	Land accompanying 24 Carlton Road
Topography	Flat with grass, garden vegetation and multiple mature trees.
Existing land use	Residential garden
Surrounding land use and storey heights	Residential (two storeys) and St George Barracks Playing Field.
Site size	0.35 ha
Development status	09/00294/FULL ERECTION OF SINGLE STOREY REAR EXTENSION AND INSTALLATION OF PAVILLION September 2009



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?	No		

Issue	Suitability	Comments	Actions
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)?	Yes	An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site have any TPO trees?	No	Mature trees on site though.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Further investigation required.	
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 adjacent to St George Barracks Playing Field Brent Goose site (Core Primary). Within 400m of Portsmouth Harbour SPA and Ramsar. An ecology survey may be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		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 400m of Portsmouth Harbour SSSI. An ecology survey may be required.	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site adjacent to St George Barracks Playing Field 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	Site is in St George Barracks South No.12 Conservation Area. A Heritage Statement will be required. Proposals will need to preserve or	

Issue	Suitability	Comments	Actions
		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)?	No		
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?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact on neighbouring properties. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		

Issue	Suitability	Comments	Actions
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?	Unknown	Owner would have to be fully consulted and wish to develop/sell land.	
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 garden. Confirmation will be needed if they can be	

Issue	Availability	Comments	Actions
		ended or relocated. Owner would have to be fully consulted and wish to develop/sell land.	

Achievable

Issue	Achievability	Comments	
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown		
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 area	0.35 ha	Based on whole site
Local area density	Medium	
Development density	40dph	Density of developable area.
Capacity for dwellings	14	Based on initial visual assessment and density calculation.

Concluding comments	The site is occupied by many mature trees which are important to protect and retain. The site is also a community garden which is open to the public at certain times of the year. The gardens have historical significance and are inappropriate for residential development. As a result it is considered most appropriate to retain the site in its current use.
Concluding actions	No further action.