

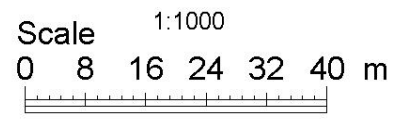
## SHLAA Proforma

### Site location

Site name	Ferrol Road	Site reference	CC015
Site address and post code	Ferrol Road, Gosport, PO12 4UG	Ward	Christchurch
Last updated	March 2019		

### Site details

Site description	Garage site to the north of Ferrol Road and south of Portsmouth Harbour.
Topography	Flat with concrete hardstanding
Existing land use	Garages and parking
Surrounding land use and storey heights	To the east are two storey dwellings on Parham Road, beyond which is the MOD Fuel Depot. To the east is a small boat yard and the St Vincent Leisure centre/ School grounds. To the north is Portsmouth Harbour.
Site size	0.03 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?	Yes	Site in Flood Zone 2 and 3. A Strategic Flood Risk Assessment will be required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment will be required.	
<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	Yes	Site adjacent to Portsmouth Harbour SPA and Ramsar Site. Within 400m of Brent Goose Site.	

Issue	Suitability	Comments	Actions
biodiversity-offset 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?	<b>Yes</b>	Site adjacent to Portsmouth Harbour 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 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>		

Issue	Suitability	Comments	Actions
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>Yes</b>	St George Barracks North No.10 within 100m to the east. 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)?	<b>Yes</b>	Grade II listed buildings at St Vincents to south west. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>No</b>		
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Site is in 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Potential impacts on neighbouring dwellings. 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)?	<b>No</b>		
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>No</b>		

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?		Part of site is HCC adopted highway.	
Is the site owned by a developer or is the owner willing to sell?	<b>Unknown</b>		
Is it necessary to acquire land off-site to develop this site?	<b>No</b>		
Does the site have any legal issues (covenants, ransom strips)?	<b>Unknown</b>		
Are there any on-site constraints (pylons, rights of way, easements)?	<b>Unknown</b>		
Are there any existing tenancies or operations on site?	<b>Yes</b>	Existing garages appear to be in use. 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>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential decontamination, demolition and flood defence 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

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.03 ha	Based on whole site.
Local area density	Medium	
Development density	33dph	Density of developable area.
Capacity for dwellings	1	Based on initial visual assessment.

Concluding comments	The site has limited scope for significant development due to the small site size. Any development would need to carefully consider impacts on neighbouring amenity due to the close proximity to existing dwellings in Parham Road. As a result of the assessment, the site is not suitable for inclusion in the SHLAA as it is not capable of delivering 5 or more dwellings.
Concluding actions	<b>No further action.</b>