

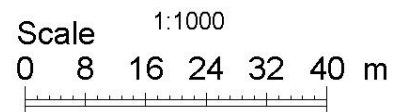
SHLAA Proforma

Site location

Site name	Salvation Army, The Crossways	Site reference	LL001
Site address and post code	The Salvation Army, The Crossways, Gosport, PO12 4RH	Ward	Leesland
Last updated	April 2019		

Site details

Site description	Gosport Salvation Army Church with parking area to rear and fenced Astro turf sports pitch to north.
Topography	Flat with asphalt hardstanding to east and Astro turf area to north.
Existing land use	Church and community centre.
Surrounding land use and storey heights	The site is bordered to the north and south by three storey flatted development. To the east are two storey dwellings. To the west, on the opposite side of The Crossways is a veterinary centre (two storeys). To the South and south west on Brockhurst road are a number of shops and takeaways.
Site size	0.26 ha
Development status	13/00528/DEMO - Decided Prior Approval not required in November 2013 for demolition of existing building.



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?	Yes	The site is protected as a community and leisure facility. Proposals will need	

Issue	Suitability	Comments	Actions
		to comply with the requirements of Policy LP32.	
Is the site within a Defined Shopping Area?	No	Adjacent to existing neighbourhood shopping centre.	
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	Yes	Site currently in Flood Zone 2 and 3. Strategic Flood Risk Assessment is 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. Strategic Flood Risk Assessment is required.	
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)?	No		
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	Yes	Site less than 210m away from Portsmouth Harbour Brent Goose Site (Core	

Issue	Suitability	Comments	Actions
Goose site or proposed Brent Goose site, or a biodiversity-offset site?		Primary) and less than 400m from Primary Network. Site within 250m of Portsmouth Harbour SPA and Ramsar site. An ecological 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 250 m off Portsmouth Harbour SSSI. An ecological 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?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck access be provided?	Yes		
Heritage			
Is the site within or is adjacent to a Conservation Area?	No		
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?	Yes	Site within 20m 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		

Issue	Suitability	Comments	Actions
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)?	Yes	Site in safeguarded area for aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

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		
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)?	No		
Are there any existing tenancies or operations on site?	Yes	Salvation Army currently occupy site and have improved the facility for community uses.	

Achievable

Issue	Achievability	Comments	Actions
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)?	Yes	Potential decontamination 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?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.26 ha	Based on whole site.
Local area density	High	50dph
Development density	45dph	Density of developable area.
Capacity for dwellings	10	Based on initial visual assessment.

Concluding comments	The site has been improved as a community use by charities, this includes the provision of a AstroTurf sports pitch. Given this, there is no intention to redevelop the site for other uses and the facility will continue to be protected for community uses.
Concluding actions	No further action.