

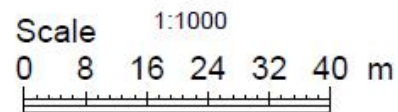
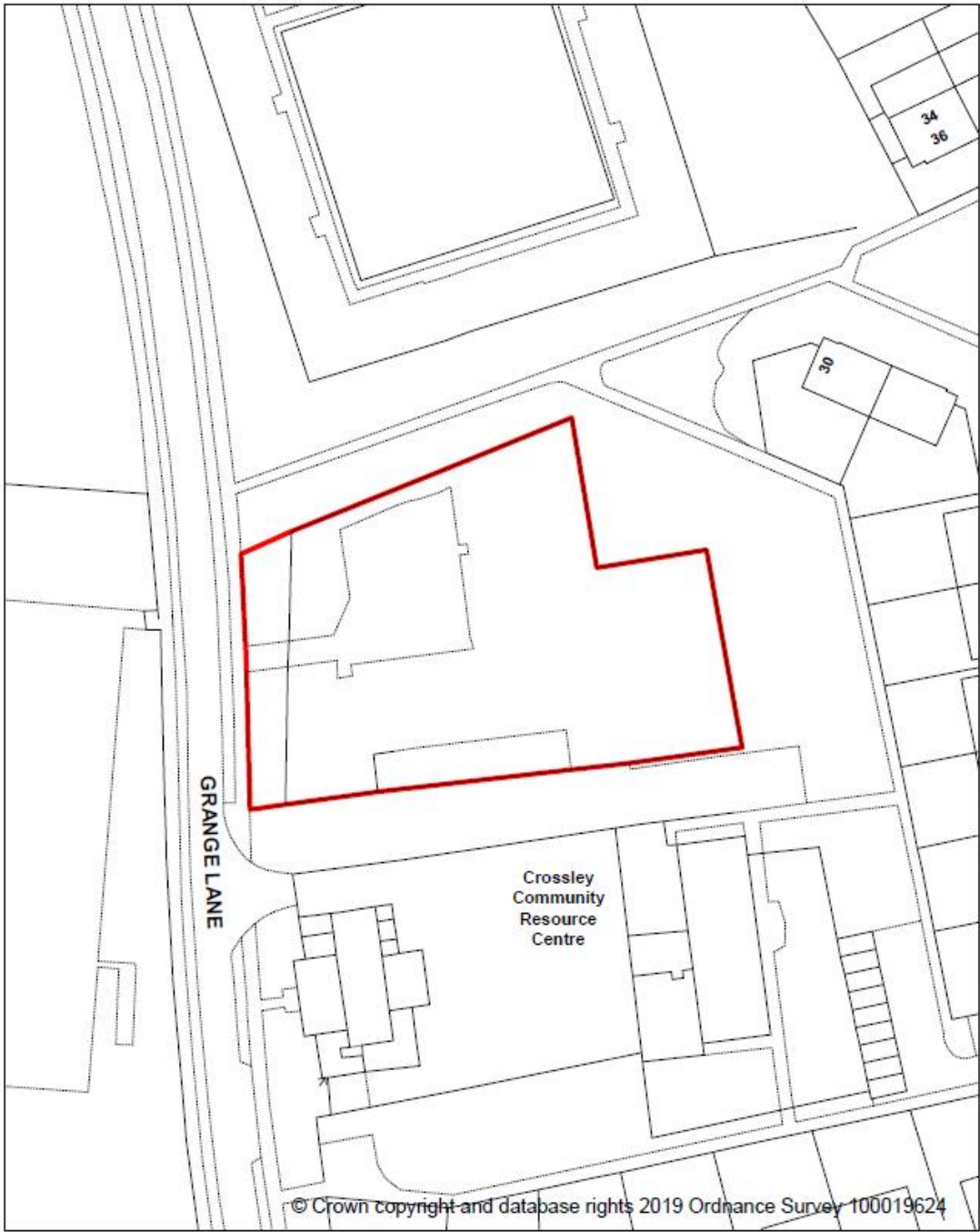
SHLAA Proforma

Site location

Site name	Site of Former Royal Sailors Rest, Grange Lane	Site reference	RH008
Site address and post code	Grange Lane, Gosport, PO13 9RX	Ward	Rowner and Holbrook
Last updated	June 2021		

Site details

Site description	Former community centre which was destroyed by fire. The building has now been demolished leaving a largely clear site with only limited waste remaining.
Topography	Flat with mature tree row to the northern site boundary.
Existing land use	None
Surrounding land use and storey heights	To the east are semidetached residential dwellings (two storeys). To the south is the Crossley Community Centre. To the west on the opposite site of Grange Lane is the Grange Junior School with playing fields. To the north is the Rowner Bowling Club.
Site size	0.27 ha
Development status	Application received 06/2014 (14/00305/FULL) for 6 no. three bedroom houses and 7 no. two bedroom houses. Refused and then Dismissed at appeal. 19/00415/FULL ERECTION OF 8 NO. THREE BEDROOM HOUSES AND 1 NO. TWO BEDROOM HOUSE WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING (ADJACENT TO CONSERVATION AREA)



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 would need to provide an appropriate community facility onsite or in a suitable location off	

Issue	Suitability	Comments	Actions
		site. Proposals will need to comply with the requirements of Policy LP32.	
Is the site within a Defined Shopping Area?	No		
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?	Yes	1 NO.OAK in site boundary and 6 NO. ALDER on northern border. Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	May do due to vegetation/ large trees.	

Issue	Suitability	Comments	Actions
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?	No		
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 230m of Rowner Copse 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	Adjacent to Rowner Conservation Area. A Heritage Statement will be	

Issue	Suitability	Comments	Actions
		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)?	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 is within Fleetlands helipad safeguarded area. 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)?	Unknown		
Are there any existing tenancies or operations on site?	Unknown	Site currently unoccupied	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Unknown		
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	0.27 ha	Based on whole site.
Local area density	Medium	40dph
Development density	30dph	Density of developable area.
Capacity for dwellings	9	Based on planning application.

Concluding comments	The site has the potential to accommodate some level of residential that said it is important that an appropriate community facility is provided on site or contribution to an off-site facility. The site is an existing community allocation and therefore any provision would have to be to a similar or greater standard as the former use.
Concluding actions	No further action at this time, await decision.