

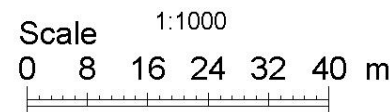
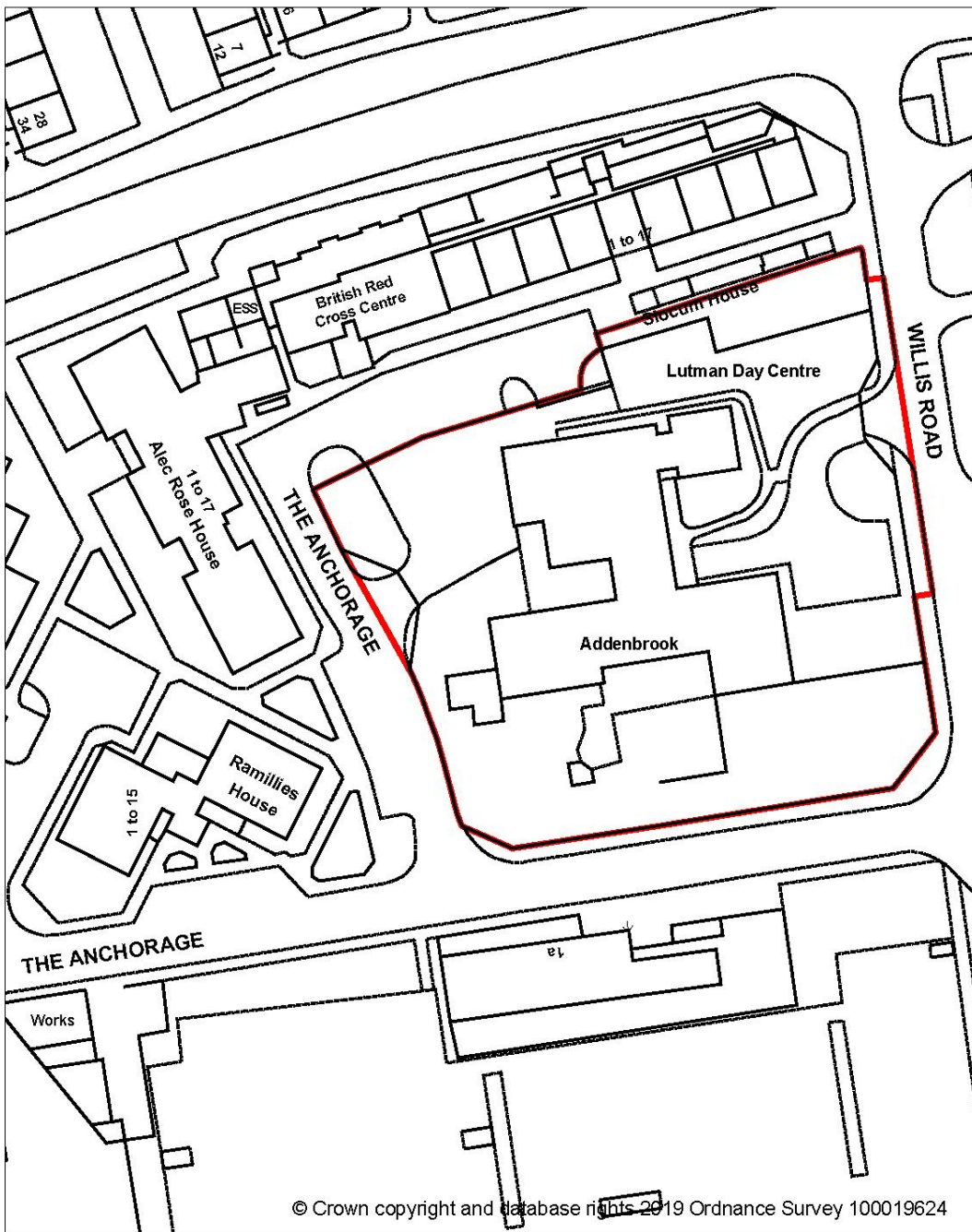
SHLAA Proforma

Site location

Site name	Land at Addenbrooke House	Site reference	TN027
Site address and post code	Willis Road, Gosport, PO12 1NA	Ward	Town Ward
Last updated	April 2021		

Site details

Site description	Site of former Addenbrooke Older Persons' Home situated to the west of Willis Road and to the north and east of The Anchorage.
Topography	Flat with some trees and planting
Existing land use	Former Older Persons' Home
Surrounding land use and storey heights	To the north and west of the site is Alec Rose House and Slocum house, a joined sheltered housing scheme. Surroundings include two-storey residential houses and some flatted blocks. Asda Supermarket is located to the south.
Site size	0.52 ha
Development status	19/00166/FULL – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A PART 3 AND PART 4 STOREY BUILDING TO FORM 60NO. EXTRA CARE UNITS IN A MIX OF 1 AND 2 BEDROOMS AND ASSOCIATED COMMUNITY FACILITIES, PARKING, REFUSE STORAGE, LANDSCAPING, DRAINAGE AND HIGHWAYS WORKS – Granted Permission 26 March 2021



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 a community asset and Policy LP32 applies. The current	

Issue	Suitability	Comments	Actions
		proposal conforms with the existing use and provides extra care facilities to meet Gosport's needs.	
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?	Yes	Site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment will be 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		

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?	Yes	Site within 100m off Portsmouth Harbour SPA and Ramsar site. Within 400m of Brent Goose site (Primary Network). 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 100m off 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?	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	Inside multiple 20m buffer areas. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
Amenity			
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		
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?	No	Owned by HCC.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Hampshire County Council are seeking permission to develop the site.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	No		

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)?	Yes	Decontamination costs and demolition costs. The applicant is addressing this.	
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	0.52 ha	Based on whole site.
Local area density	-	-
Development density	115dph	Based on proposed scheme.
Capacity for dwellings	60 units	Based on current proposal

Concluding comments	Site has planning consent for 60 dwellings. It is considered appropriate to allocate the site in the Local Plan in line with the existing consent.
Concluding actions	Allocate residential