

SHLAA Proforma

Site location

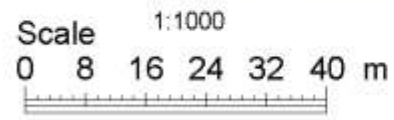
Site name	Land at Grove Road	Site reference	HD008
Site address and post code	Grove Road, Gosport, PO12 4JJ	Ward	Hardway
Last updated	February 2021		

Site details

Site description	Area of amenity space
Topography	Flat with landscape slope to south enclosed by metal fence.
Existing land use	Open space
Surrounding land use and storey heights	Residential (two storey)
Site size	0.32 ha
Development status	<p>P.103/007/17 – PRE APP FOR PROPOSED ERECTION OF SIX DWELLINGS WITH ACCESS AND PARKING.</p> <p>P.103/015/19 – PRE APP FOR ERECTION OF 15 3 STOREY, 3 BED DWELLINGHOUSES (100% AFFORDABLE HOUSING) WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND AMENITY SPACE.</p> <p>P.103/025/20 at Land Adjacent Of Grove Road And Sealark Road, Gosport, Hampshire for the proposed ERECTION OF 1NO. PART FOUR/PART THREE STOREY BUILDING AND 1NO. 2 STOREY BUILDING WITH ACCOMODATION IN THE ROOF TO PROVIDE 44 SHELTERED HOUSING UNITS FOR OVER</p>

50S AND 1NO. LIVE-IN WARDEN FLAT WITH ASSOCIATED LANDSCAPING AND CAR PARKING.

21/00143/FULL - ERECTION OF A THREE-STOREY BUILDING TO ACCOMMODATE 28 AGE-RESTRICTED, ASSISTED LIVING APARTMENTS (CLASS C3) WITH ASSOCIATED WORKS INCLUDING ACCESS, PARKING AND LANDSCAPING (DEPARTURE FROM LOCAL PLAN)



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?	Yes	Site assessed as medium value in the Open Space Monitoring Report. There is potential for some development if the requirements of Policy LP35 were fully met and mitigation was secured in	

Issue	Suitability	Comments	Actions
		the local vicinity.	
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		
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?			
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?	Yes	1 Oak Tree to West of site. Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown		

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 adjacent to Portsmouth Harbour Brent Goose site (Primary Network). Site within 320 m of SPA and Ramsar 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?	Yes	Site within 320 m of 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?	Yes	Site within 200 m of Priddy's Hard SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes		

Issue	Suitability	Comments	Actions
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?	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 in 20 m buffer area and 50 m historic landfill buffer. 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)?	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	Privately owned land – owner currently unknown.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Owner currently seeking advice on potential development of the site.	
Is it necessary to acquire land off-site to	No		

Issue	Availability	Comments	Actions
develop this site?			
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Footpath crosses the site. May affect site viability.	
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	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	0.32 ha	Based on whole site.
Local area density	High	60dph.
Development density	90dph	Based on developable area.
Capacity for dwellings	28	Based on current planning application.

Concluding comments	Potential development site although has previously been identified as an amenity green space of medium value, primarily because of the TPO, in the open space monitoring report. It will therefore be important that existing open space in the vicinity of the site is enhanced through a financial contribution. In addition the TPO tree and its immediate environment should be protected.
Concluding actions	Allocate residential.