

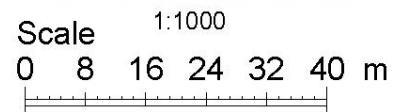
SHLAA Proforma

Site location

Site name	86-88 Priory Road	Site reference	HD017
Site address and post code	86-88 Priory Road, Gosport, PO12 4LG	Ward	Hardway
Last updated	April 2019		

Site details

Site description	Existing dwelling, garages and garden land.
Topography	Flat with some on-site vegetation.
Existing land use	Residential, car storage and gardens.
Surrounding land use and storey heights	Residential (two-storey), B8 storage (single-storey) and public house (two-storey)
Site size	0.09 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
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?	No		
Is the site within a Defined Shopping Area?	No		

Issue	Suitability	Comments	Actions
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)?	No		
Does the site have any TPO trees?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Yes	Potentially, as land is semi-natural. Proposals will need to protect the species.	
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 is within 100m of Portsmouth Harbour SPA / Ramsar / SSSI. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	As above. 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	No on-street parking so access would have to be via existing dropped kerb.	
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	Site is in Hardway No. 7 Conservation area. A Heritage Statement will be required. Proposals will need to preserve or	

Issue	Suitability	Comments	Actions
		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?	Yes	Site is adjacent to the locally listed Old House at Home, and 82-84 Priory Road. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in 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?	Yes	Adjacent residential dwellings. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future	Yes	Adjacent public house and pub garden could have	

Issue	Suitability	Comments	Actions
occupiers (industrial uses, major roads)?		amenity concerns. Appropriate mitigation will be required.	
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	Land is in the safeguarded area for: <ul style="list-style-type: none"> - A potential new wharf for Portsmouth Naval Base. - Buffer area for defence munitions. - Fleetlands helipad. - Daedalus aerodrome. - Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted. 	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Yes	Agreement will be required from all the owners.	
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)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	Yes	Existing B8 storage uses. 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?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination issues. 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
-----------------	------------------	-------------------

Issue	Figure	Assumptions
Developable area	0.09 ha	Based on whole site.
Local area density	60/70dph	Medium/high
Development density	44dph	Based on developable area.
Capacity for dwellings	4	Based on initial visual assessment.

Concluding comments	The site has the potential to accommodate residential development, although the site has been assessed as unable to accommodate five or more dwellings. Following detailed design a developer may be able to demonstrate that a higher number of dwellings can be accommodated, although parking and design will need to be carefully considered.
Concluding actions	No further action.