

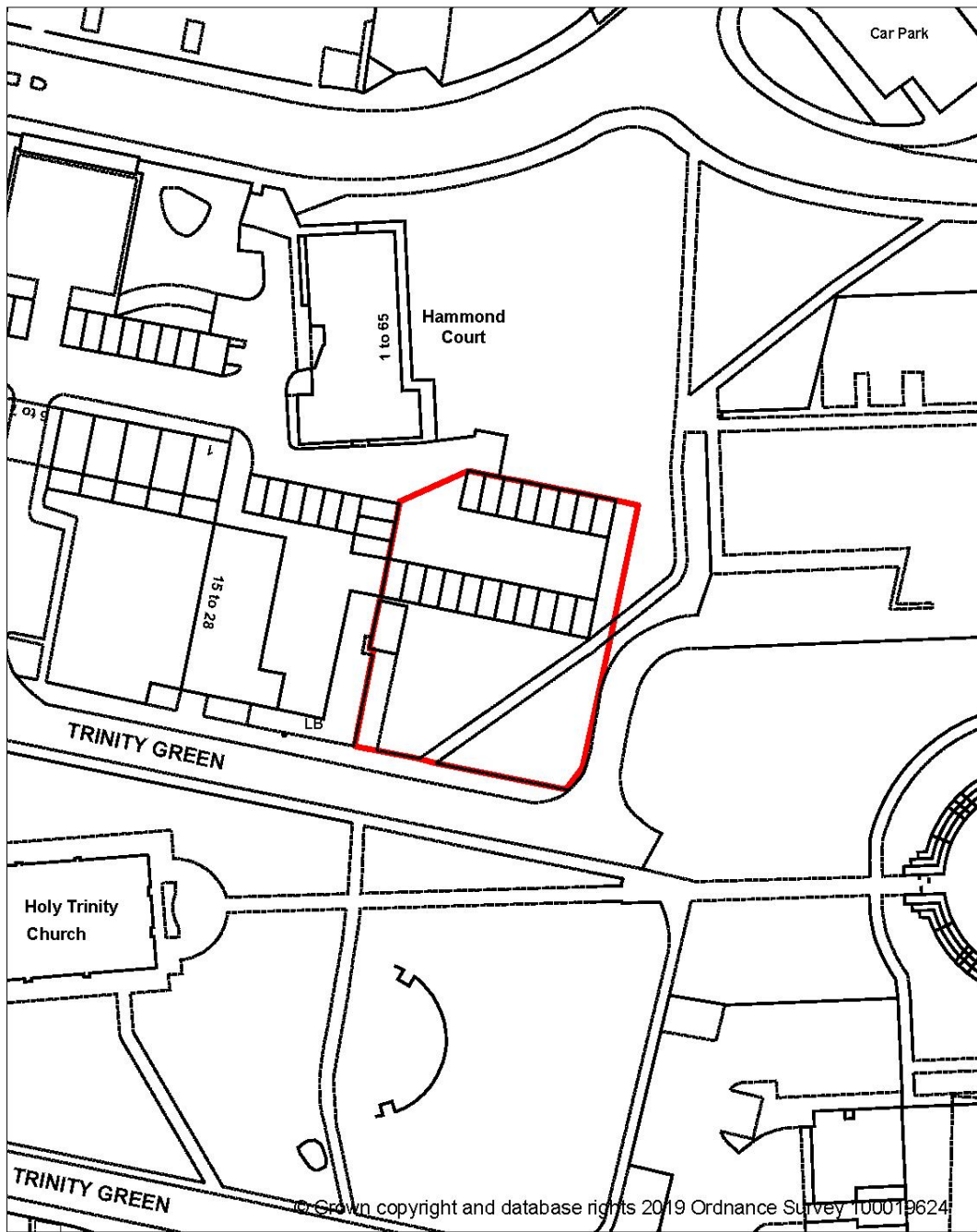
SHLAA Proforma

Site location

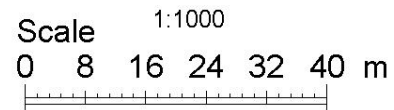
Site name	Area immediately to the east of Barclay House	Site reference	WTSPD34
Site address and post code	Trinity Green, Gosport, PO12 1EZ	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	The site is currently in use as an open space between Barclay House and the Harbour Tower. It incorporates a block of garages serving Hammond House and a footway. Along with the buildings which make up Barclay House, the two adjacent residential towers and their associated garages it forms a block between Haslar Road, Trinity Green, South Street and the Harbour Tower.
Topography	Flat with hardstanding concrete, garages and trees.
Existing land use	Open space
Surrounding land use and storey heights	To the north, the site is bordered by an amenity grassed area adjacent to Hammond Court. To the north east, beyond the amenity area is the bus station site. To the eastern side of the site is the Harbour Tower which is a significant block of flats and its ancillary area of parking. To the west of the site is Barclay house which consists of three buildings and ancillary parking and outbuildings. To the south and Trinity Church and Trinity Green and the Timespace (south east).
Site size	0.138 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?	Yes	If low value open space it may be appropriate for development.	
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		

Issue	Suitability	Comments	Actions
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?	Yes	Site is located in flood zone 2. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	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)?	Unknown	Very urbanised site. Further investigations required (for example bats).	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA,	Yes	Cockle Pond (Portsmouth Harbour) (231m) The	

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?		Solent and Dorset Coast potential SPA (100m). 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	Cockle Pond (Portsmouth Harbour) (231m). 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	Rampart Moat (101m). 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		

Issue	Suitability	Comments	Actions
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	In close proximity to the High Street Conservation Area to the north. A Heritage Statement will be 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)?	Yes	Church of the Holy Trinity, Trinity Green. Grade II* Holy Trinity Vicarage, Trinity Green. Grade II. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	The site is adjacent the Harbour and Seaward Towers, Trinity Green. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	There is likely to be significant archaeological remains from the historic building pattern which existed up until the mid-	

Issue	Suitability	Comments	Actions
		20th century. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Part of the site is in a 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	Residential amenity issues associated with the proximity of properties located immediately to the north and west. Proposal will need to minimise amenity impacts.	
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	Unknown sewerage capacity though. Further investigation required.	

Issue	Suitability	Comments	Actions
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?	Yes	Part owned by GBC. Agreement will be required from all the owners.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Subject to Council approval.	
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?	Yes	Existing garages and amenity space in use. 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?	Yes	Subject to Council approval.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination, site clearance and demolitions cost. Associated costs with flood mitigation measures. 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	0.138 ha	Based on whole site
Local area density	High	150 dph
Capacity for dwellings	20	Based on density calculation

Concluding comments	There is potential to develop the site directly in conjunction with Barclay House. The proposal will create street frontages respecting the historic form of this part of the town. Any proposal will need to contribute to public realm and open space improvements in the vicinity to compensate for the loss of open space.
Concluding actions	Allocate in Local Plan.