

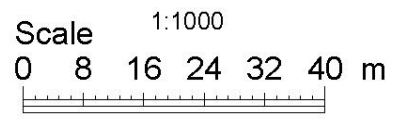
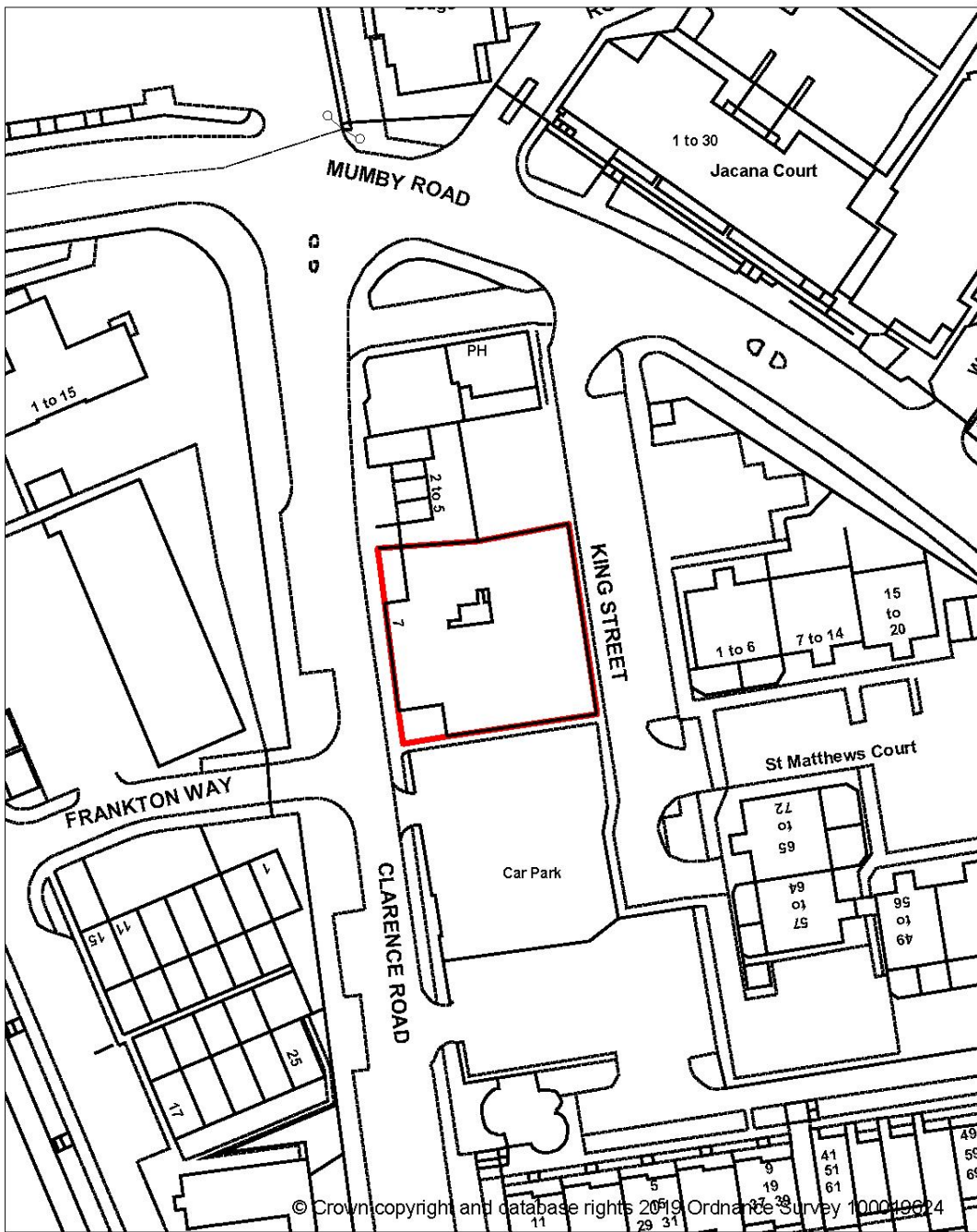
## SHLAA Proforma

### Site location

Site name	Masonic Hall	Site reference	WTSPD15
Site address and post code	Clarence Road, Gosport, PO12 1BB	Ward	Town Centre
Last updated	May 2019		

### Site details

Site description	The site consists of a historic Masonic Hall fronting onto Clarence Road, with rear access onto King Street. The site is adjacent to the Clarence Road Car Park and there is some potential to deliver the sites at the same time.
Topography	Flat
Existing land use	Masonic Hall
Surrounding land use and storey heights	To the north the site is bordered by a public house with Mumby Road and the Rope Quays residential development located further north. The site faces onto to Clarence Road and St Georges Barracks is on the other side of the road. To the South the site is bordered by an area of public parking at the White Lion Car Park. On the western side of the site there is King Street and an area of flatted residential development.
Site size	0.08 ha
Development status	-



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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>Yes</b>	Site allocated in Town Centre and Waterfront SPD.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	No	Currently flood zone 1.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Partly in flood zone 2 and 3 by 2115. Strategic Flood Risk Assessment is required.	
<b>Ecology</b>			
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	St Georges Barracks South group TPO. Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	No		
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	Yes	The Solent and Dorset Coast potential SPA (400m). An ecology survey may be required.	

Issue	Suitability	Comments	Actions
biodiversity-offset site?		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?	<b>No</b>		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>Yes</b>	Arden Park (183m). Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>Yes</b>	Adjacent to the St Georges Barracks South 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)?	Yes	Gymnasium and main building at St Georges Barracks South on the opposite side of Clarence Road. 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	Clarence Tavern is adjacent. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Historic potential in the Masonic Hall building. Potential to retain. An archaeological assessment will be required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Site is partly in 20m buffer areas. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	To the north and west of the site is an existing area of housing. The impact upon the amenity of residents needs to be considered. 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)?	<b>No</b>		
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>No</b>		

## 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?	No		
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	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?	<b>No</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential decontamination costs and heritage conservation/demolition. 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?	<b>No</b>		

## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.08 ha	Based on whole site
Local area density	High	
Development density	<u>150 dph</u>	
Capacity for dwellings	12	

Concluding comments	The Hall can be either partially or wholly redeveloped for residential use ensuring that key features of the building are retained. The Hall could potentially be redeveloped in conjunction with the neighbouring Clarence Road Car Park sites. The site is however unavailable and unachievable at this time.
Concluding actions	<b>No further action.</b>