

## SHLAA Proforma

### Site location

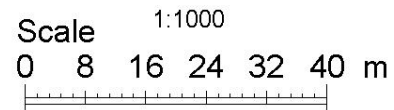
Site name	Area immediately to the east of Hammond House	Site reference	WTSPD35
Site address and post code	South Street, Gosport, PO12 1EY	Ward	Town Centre
Last updated	December 2018		

### Site details

Site description	The site is currently in use as an open space located between Hammond Court and the Harbour Tower. Along with the buildings which make up Barclay House and the two adjacent residential towers including Hammond House and their associated garages it forms a block between Haslar Road, Trinity Green, South Street and the Harbour Tower.
Topography	Flat with grass
Existing land use	Open space
Surrounding land use and storey heights	To the north the site is bordered by South Street and the Bus Station. To the south west of the site is Barclay House which consists of three buildings and ancillary parking and outbuildings. To the eastern side of the site is the Harbour Tower which is a significant block of flats and its ancillary area of parking. Immediately to the south is a block of garages with an amenity area and Trinity Church and Trinity Green located to the south of this.
Site size	0.175 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>Yes</b>	If low value open space it may be appropriate for development.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	Yes	Site is located within flood zone 2. Strategic Flood Risk Assessment is required.	
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.	
<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?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Very urbanised site. Further investigations will be required (for example bats).	
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	Within 265m of the Portsmouth Harbour SPA/SAC. The Solent and Dorset Coast potential SPA (100m). An ecology survey may be required.	

Issue	Suitability	Comments	Actions
		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	Within 265m of the 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?	Yes	Within 141 metres of the Ramparts Moat SINC. proposals should protect the habitat.	
<b>Access</b>			
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
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>Yes</b>	Opposite 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)?	<b>Yes</b>	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?	<b>Yes</b>	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?	<b>Yes</b>	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.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>No</b>		
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Issues include the relationship of proposed uses with existing and other proposed uses. 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>	Unknown if adequate sewerage capacity. Further investigation required.	
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?	Yes	Part of the site is 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?	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	Site is used as amenity space. 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 flood mitigation measures required. 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

Suitable	Available	Achievable
----------	-----------	------------

Issue	Figure	Assumptions
Developable area	0.175 ha	Based on whole site
Local area density	High	150 dph
Capacity for dwellings	25	Based on density calculation

Concluding comments	The land is identified in the Local Plan as protected existing open space under Policy LP35. Any redevelopment of this space needs to be carefully considered. How the development of the site relates to that of the adjoining areas will have an important effect upon the viability of the scheme. Part of the land is in GBC ownership (fronting South Street); however the ownership in the wider area is mixed creating difficulties in relation to a wider development scheme.
Concluding actions	<b>No further action.</b>