

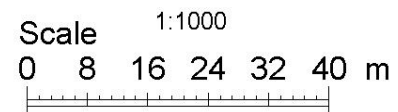
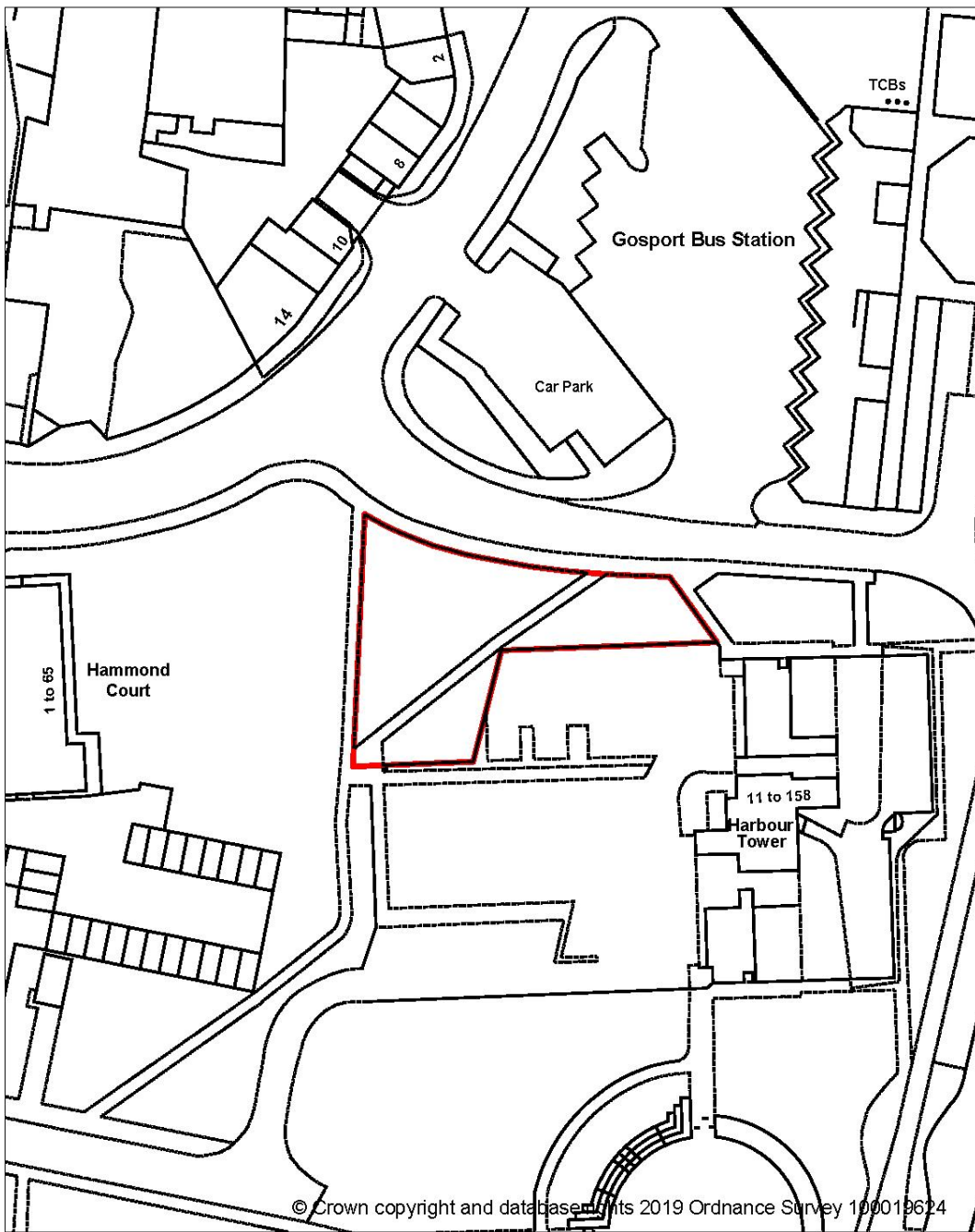
SHLAA Proforma

Site location

Site name	Area immediately to the west of Harbour Tower	Site reference	WTSPD36
Site address and post code	Trinity Green, Gosport, PO12 1HF	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	Area of open space adjacent to the Harbour Tower and Gosport Bus Station. Consists of cut grass amenity space and a concrete path. Along with the buildings which make up Barclay House and the two adjacent residential towers including Hammond House and its associated garages it forms a block between Haslar Road, Trinity Green, South Street and the Harbour Tower.
Topography	Flat with grass and tree
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 and adjoining open space which consists of three buildings and ancillary parking and outbuildings. In addition there is also Blake Court and Hammond Court to the west. To the eastern side of the site is the Harbour Tower which is a significant block of flats and its ancillary area of parking with the Millennium Promenade and the harbour frontage further to the east. Immediately to the south is the parking area associated with the Harbour Tower and amenity land. The site is in close proximity to Trinity Church and Trinity Green and the Timespace.
Site size	0.093 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		
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes		
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?	Yes	Site is located in Flood Zone 2.	A 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.	
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	Further investigation 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 292m of the Portsmouth Harbour SPA / Ramsar. The Solent and Dorset Coast potential SPA (100m). An ecology survey may be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Within 292m 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 162m metres of the Ramparts Moat SINC. 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		
Heritage			
Is the site within or is adjacent to a	Yes	The High Street	

Issue	Suitability	Comments	Actions
Conservation Area?		Conservation Area is located 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 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-20th century. An Archaeological Assessment will be required.	

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	Part of the 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	The relationship of proposed uses with existing and other proposed uses including the Harbour Tower and the redevelopment of the Bus Station site. 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		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No		

Availability

Issue	Suitability	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	Area used as amenity space.	

Achievable

Issue	Suitability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination and flood mitigation costs.	
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	0.093 ha	Based on whole site
Local area density	High	150 dph
Capacity for dwellings	13	Based on density calculation

Concluding comments	The land could be developed as part of the wider redevelopment of the adjoining Bus Station site. Any proposal will need to contribute to public realm and open space improvements in the vicinity to compensate for any loss of open space.
Concluding actions	No further action.