

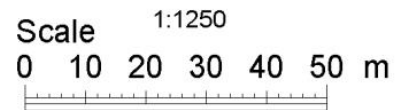
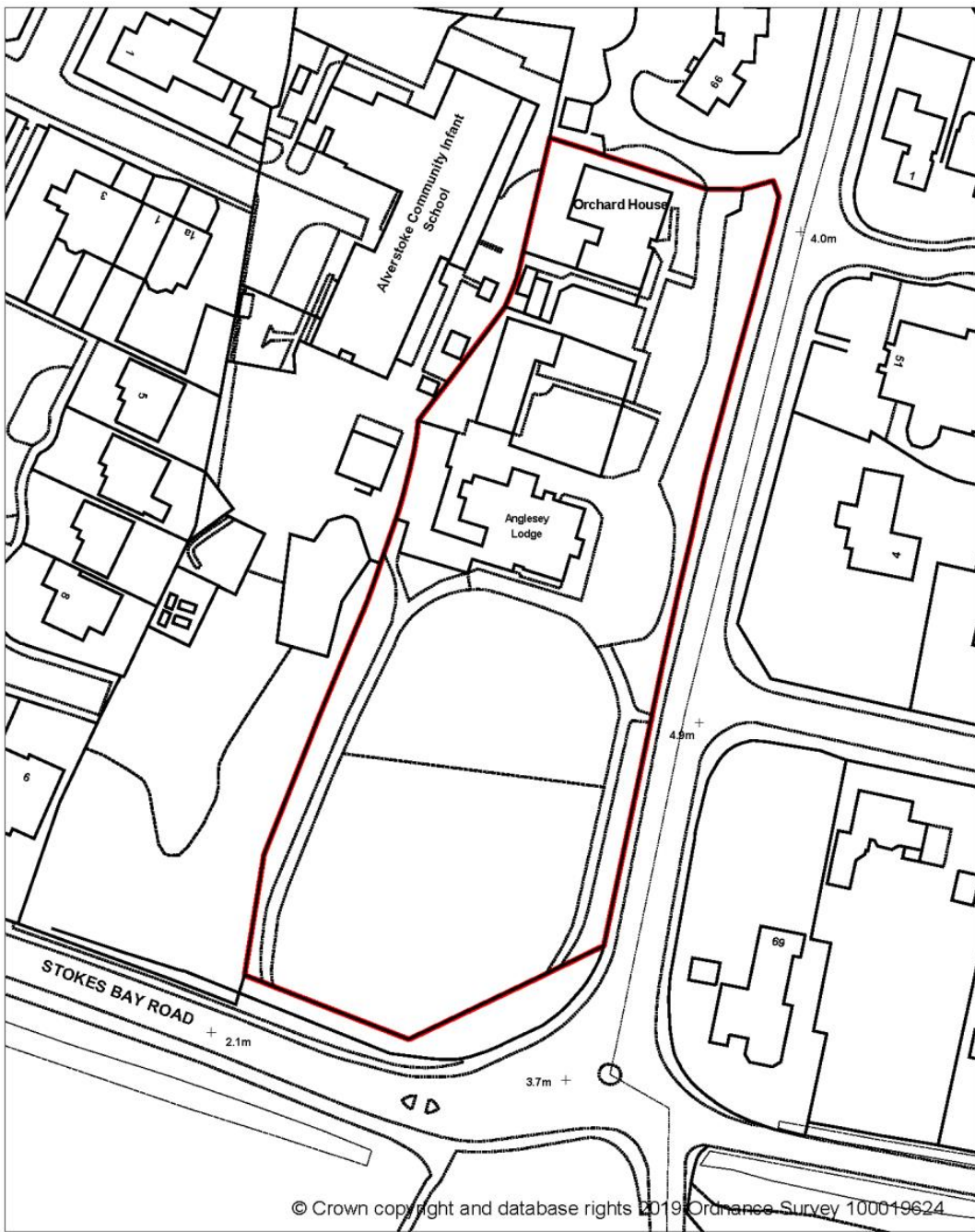
## SHLAA Proforma

### Site location

Site name	Anglesey Lodge	Site reference	AV002
Site address and post code	Anglesey Road, Gosport, PO12 2DX	Ward	Alverstoke
Last updated	February 2019		

### Site details

Site description	Care home in listed building (Grade II) with adjacent bungalows and large wooded garden.
Topography	Mostly flat with a slight incline down towards the seafront.
Existing land use	Care home (C2 use)
Surrounding land use and storey heights	Infant school (one-storey), residential (two-storey), spa (two-storey).
Site size (hectares)	0.82 ha
Development status	Has planning permission for 8 assisted living (ref. <a href="#">08/00265/FULL</a> ), which has been implemented but not completed. Permission granted for 20 assisted living units 10.12.18 (ref. <a href="#">18/00104/FULL</a> ).



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>	Permission has been granted for additional residential care units (see above).	
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>		
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?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Part of the site is predicted to be in Flood Zone 2 by 2115. A 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)?	Yes	Mature trees, vegetation and an old building increase likelihood of protected species. 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	Portsmouth Harbour SPA is approximately 250m to the north-east. Multiple Brent Goose sites are also adjacent to the south.	

Issue	Suitability	Comments	Actions
		Ecological study 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?	<b>No</b>		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>Yes</b>	Stokes Bay West SINC and Gilkicker Point SINC are adjacent to the south. 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 be provided?	<b>Yes</b>	Proposal is to construct a bin store with kerbside path. Highway infrastructure works may be required.	

Issue	Suitability	Comments	Actions
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>Yes</b>	Within the Alverstoke Conservation Area (No. 2). 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>	Site contains Grade II listed building. 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>	No 51 Anglesey Road (Little Church) is opposite. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	<b>No</b>		
<b>Contamination</b>			
Is there a possibility the site could be contaminated?	<b>No</b>		

Issue	Suitability	Comments	Actions
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals would need to consider impact upon adjacent school. 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		
<b>Services</b>			
Is the site 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	Availability	Comments	Actions
Does the site have multiple owners?	No		
Is the site owned by a developer or is the owner willing to sell?	Yes	Owner is pursuant to care development only.	
Is it necessary to acquire land off-site to develop this site?	No		

Issue	Availability	Comments	Actions
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 care home use requires expansion meeting needs for wider community.	

### Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Anglesey Lodge needs significant investment. Proposal for a higher number of units is more likely to make this development achievable.	
Does the site require significant new infrastructure investment in order to be suitable for development?	No		



## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable site size	0.6 ha	Site excluding 0.2 ha wooded area.
Local area density	N/A	-
Development density	18 dph	Based on permitted scheme of 11 C3 dwelling equivalent.
Capacity for dwellings	20 C2 11 C3	Based on permitted scheme.

Concluding comments	Sensitive site with heritage issues and existing care development aims. Permission granted for 20 assisted living units 10.12.18 (ref. <a href="#">18/00104/FULL</a> ). Permission has been able to overcome constraints. Higher number of units is able to make the site more viable. The site should be allocated and given specific policy criterion.
Concluding actions	<b>Allocate in Local Plan.</b>