

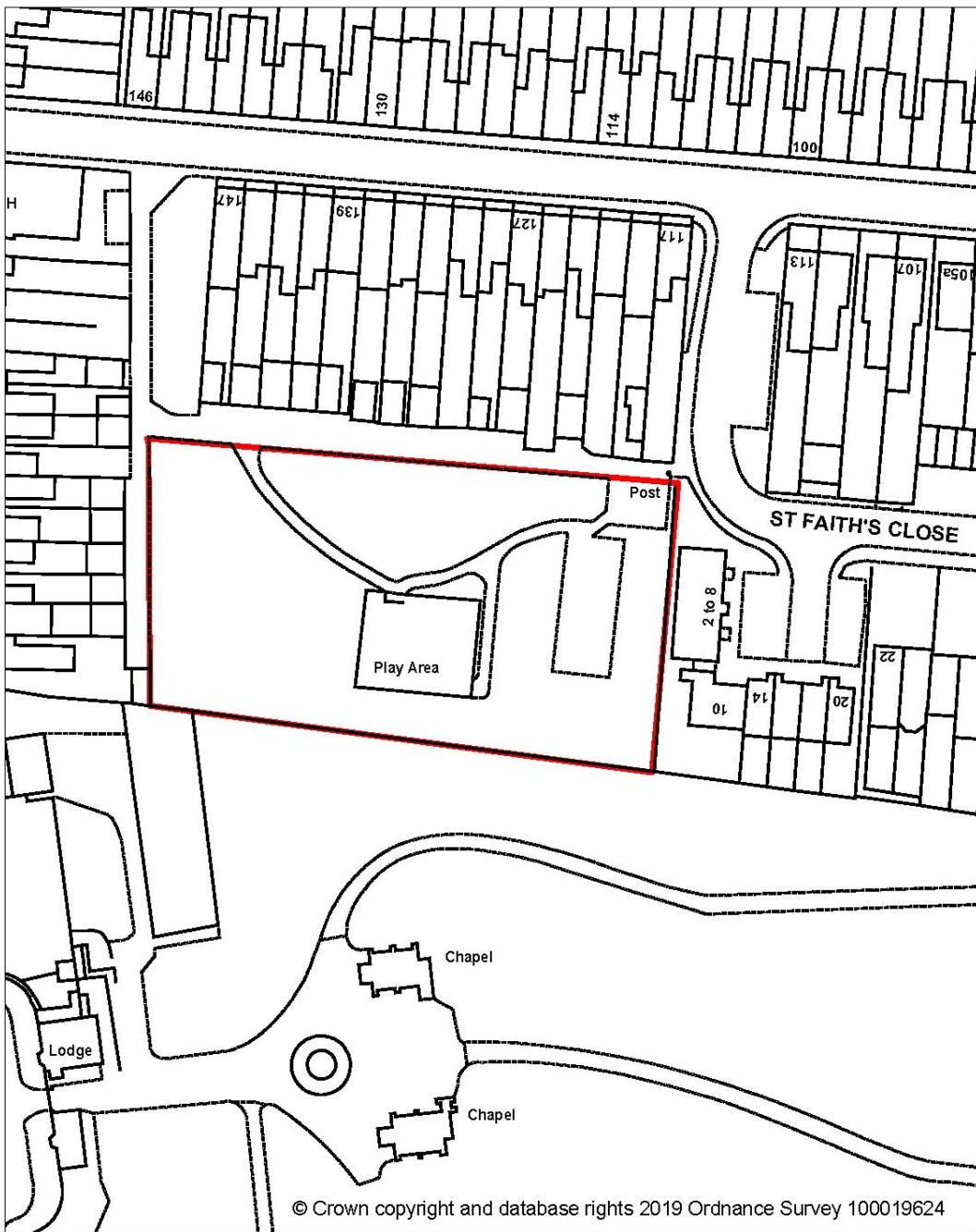
## SHLAA Proforma

### Site location

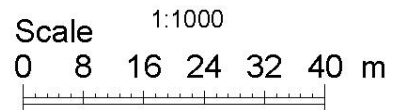
Site name	St Faiths Close	Site reference	LL004
Site address and post code	St Faiths Close, Gosport, PO12 3JX	Ward	Leesland
Last updated	April 2019		

### Site details

Site description	Open space with play area located behind dwellings in Leesland Road.
Topography	Flat with mature trees to sites borders.
Existing land use	Open space
Surrounding land use and storey heights	Two storey dwellings to the north and west and east. Immediately to the south is Ann's Hill Cemetery.
Site size	0.3 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>	Site assessed as high value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or	<b>No</b>		

Issue	Suitability	Comments	Actions
leisure use?			
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		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	Although does contain mature trees.	
Does the site have any TPO trees?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown		
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	Site within 400m of Portsmouth Harbour Brent Goose Site (Low Use). An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be	

Issue	Suitability	Comments	Actions
		demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No		
Does the site contain, or is in proximity of, a SINIC, candidate SINIC or a Local Green Space?	No		
<b>Access</b>			
Can satisfactory vehicular access be achieved?	Yes	Although access road may have to be situated close to the boundaries of existing dwellings.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	No		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	No	Borders Ann's Hill Cemetery though.	

Issue	Suitability	Comments	Actions
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Southern half of the site falls in 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential access road may need to be close to existing properties. 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 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)?	Yes	Site in safeguarded area for aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15	

Issue	Suitability	Comments	Actions
		statutory bodies will be consulted.	

### Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	Unknown		
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	Children's playground. 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. 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
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Issue	Figure	Assumptions
Developable area	0.3 ha	Based on whole site.
Local area density	50dph	High
Development density	30dph	Density of developable area.
Capacity for dwellings	10	Based on initial visual assessment.

Concluding comments	The site was previously identified as High Value in the Open Space Monitoring report. Given the character of the built environment in the area and the high number of dwellings within a short distance of the facility, it is considered essential to retain this open space. There is potential for improvements to the open space into the future.
Concluding actions	<b>No further action.</b>