

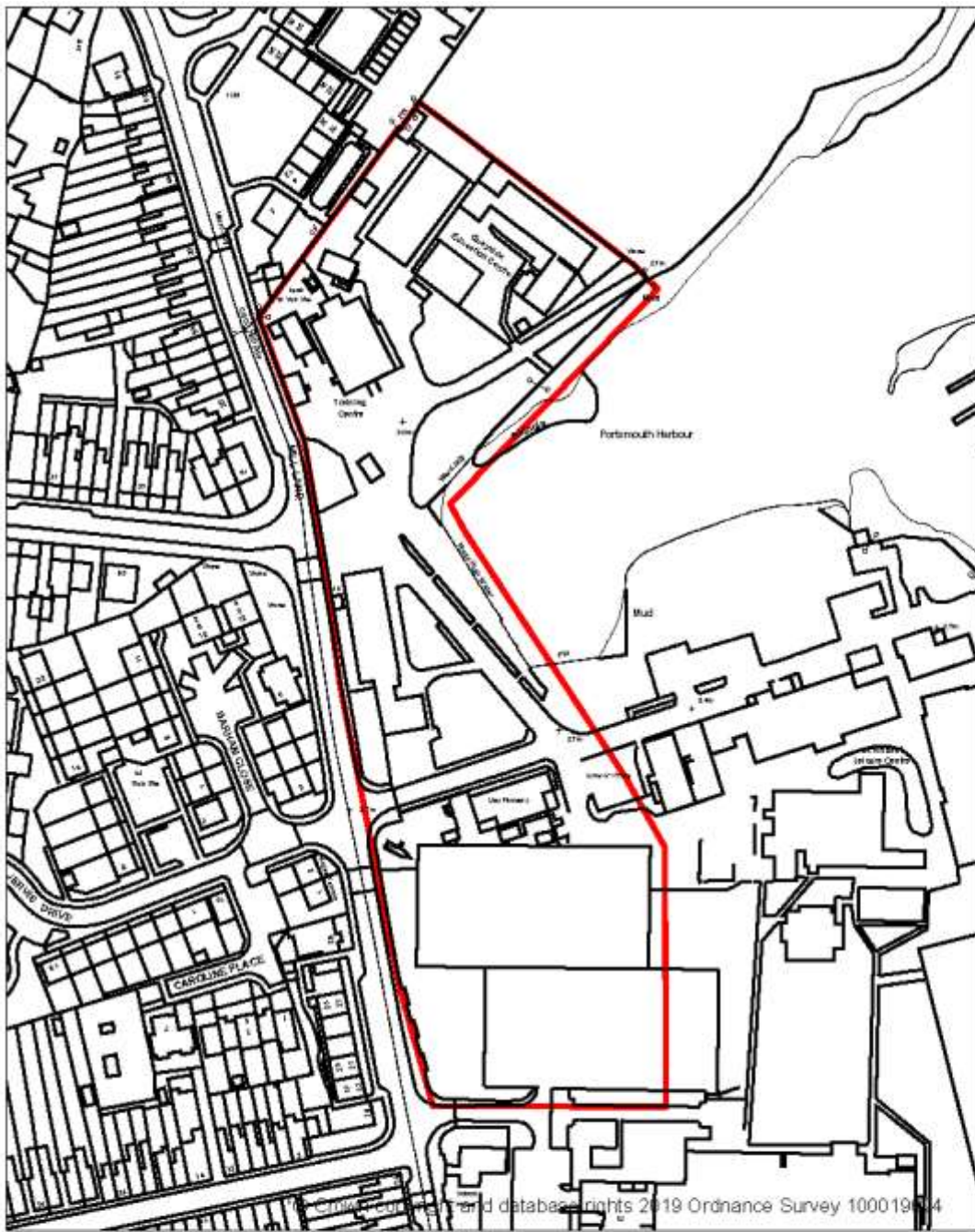
SHLAA Proforma

Site location

Site name	Land to the north of St Vincent College	Site reference	LL013
Site address and post code	St Vincent College, Mill Lane, Gosport, PO12 4QA	Ward	Leesland
Last updated	January 2020		

Site details

Site description	Land at St Vincent College including tennis courts and buildings located adjacent to Portsmouth Harbour.
Topography	Flat with mixed surfaces
Existing land use	School grounds
Surrounding land use and storey heights	Main college buildings to the immediate south and east. Residential to the north and west and Portsmouth Harbour very close to the western boundary of the site.
Site size	1.96 ha
Development status	Pre app – P.103/056/17 for refurbishment of existing educational facilities and construction of mixed use development to include an additional 2,075 sqm of educational facilities; 130 residential dwellings and 710 sqm of community buildings.



If this map has been transmitted electronically, use the scale bar in preference to the written scale

Scale 1:2000
0 15 30 45 60 75 m

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	Limited part of the site immediately adjacent to Forton Creek falls outside of the urban area boundary.	
Is the site allocated for development?	No	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	Part of the site is protected open space and was assessed as medium value in the Open Space Monitoring Report 2019.	

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Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	Yes	The site is an educational facility.	
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	Yes	Majority of the site is in Flood Zone 2 and 3. A Strategic Flood Risk Assessment will be required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Majority of the site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment will be required.	
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	Unknown	Potential due to proximity	

Issue	Suitability	Comments	Actions
(bats, badgers, Great crested newts)?		to the harbour. Further investigation will be required.	
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 is situated adjacent to Portsmouth Harbour SPA and Ramsar. Multiple Brent Goose sites are located within 400m. A HRA will 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?	Yes	Site is situated adjacent to Portsmouth Harbour SSSI. A HRA will 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?	No		
Access			
Can satisfactory vehicular access be	Yes		

Issue	Suitability	Comments	Actions
achieved?			
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 Conservation Area?	No	Site is within 150m of Forton Road Conservation area however.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Former gymnasium and small building approx. 5 metres to north of former gymnasium (Grade II listed). A Heritage Statement will be required. Proposal will need to preserve or enhance the heritage assets. Grade II listed St Vincent School Frontage is located within 150m.	
Does the sites contain, or is adjacent to, any locally listed buildings?	Yes	Mill Lane, Training Centre and Building west of western end to Forton Creek are both locally listed. Proposals should preserve or enhance the	

Issue	Suitability	Comments	Actions
		heritage assets.	
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is within 20m buffer area and Historic Landfill buffer (50m). A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Consideration needs to be given to the impact of residential uses in close proximity/overlooking college.	
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)?	Yes	Small part of the site within safeguarded area for aerodrome at Daedalus. Restrictions on	

Issue	Suitability	Comments	Actions
		development may apply. Under Policy LP15 statutory bodies will be consulted.	

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?	Unknown	Site has been previously submitted to Call for Sites. Planning advice has been issued. No indication has been received that the land owner wishes to progress a scheme at this time.	
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 currently part of wider College campus. Existing operations would	

Issue	Availability	Comments	Actions
		need to be transferred to alternative part of the existing campus.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown	No indication has been received that the land owner wishes to progress a scheme.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential demolition and 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?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	1.0 ha	Based on area of land to the north of service road running from Mill Lane to the east of the site.
Local area density	60dph	Medium
Development density	30dph	Density of developable area.
Capacity for dwellings	30	Based on approximate design led assumption. Detailed design would be required.

Concluding comments	The Council considers that there is potential for a scheme on land to the north of the College (as shown on the site plan) and would be happy to consider potential schemes. An assessment of the site, utilising the area to the north, shows that approximately 30 units may be accommodated. It would however be necessary to design a scheme that protected and enhanced the heritage assets, provided adequate parking and did not impede the function of the college. Despite contacting the landowner in the Call for Sites, the Council has received no indication that earlier plans will be progressed. The site is therefore considered unavailable and unachievable at this time.
Concluding actions	No further action.