

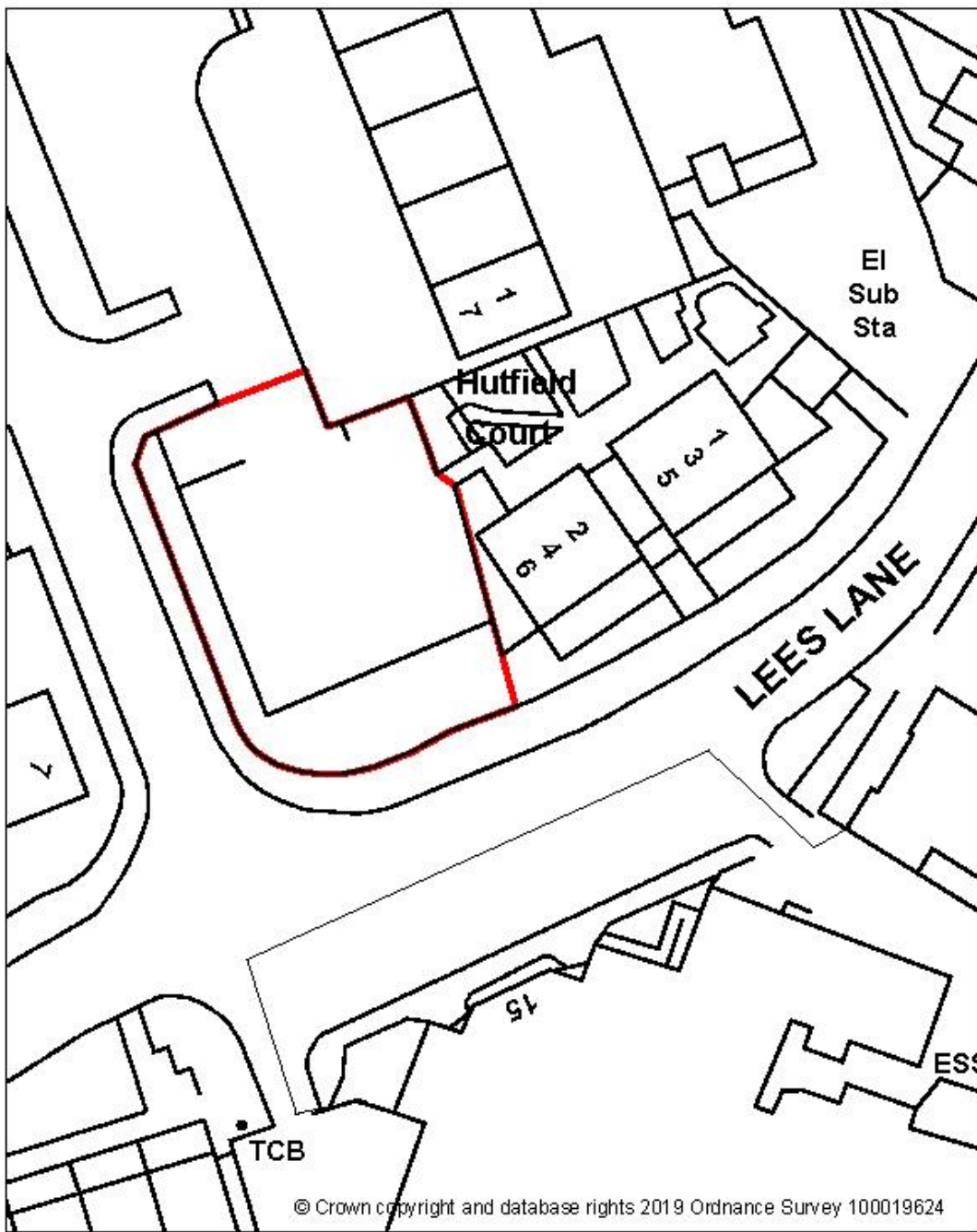
## SHLAA Proforma

### Site location

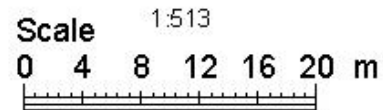
Site name	Chilworth Grove Car Park	Site reference	LL009
Site address and post code	Chilworth Grove, Gosport, PO12 3UX	Ward	Leesland
Last updated	April 2019		

### Site details

Site description	Car park to the east of Chilworth Grove.
Topography	Flat with concrete hardstanding
Existing land use	Parking
Surrounding land use and storey heights	Residential (two storey) and flats (three storey)
Site size	0.05 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>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>		
Is the site currently tourist accommodation?	<b>No</b>		

Issue	Suitability	Comments	Actions
<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		
Does the site have any TPO trees?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	No		
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 Brent Goose site at Forton Playing Field (Core Primary). An ecological 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 SSSI or candidate SSSI?	No		
Does the site contain, or is in proximity of, a	No		

Issue	Suitability	Comments	Actions
SINC, candidate SINC or a Local Green Space?			
<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		
<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		
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	Site of interest for Forton Prison. An Archaeological Assessment will be	

Issue	Suitability	Comments	Actions
		required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Site is 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?	No		
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	Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?			
Is the site owned by a developer or is the owner willing to sell?	<b>Unknown</b>		
Is it necessary to acquire land off-site to develop this site?	<b>No</b>		
Does the site have any legal issues (covenants, ransom strips)?	<b>Unknown</b>		
Are there any on-site constraints (pylons, rights of way, easements)?	<b>Unknown</b>		
Are there any existing tenancies or operations on site?	<b>Yes</b>	Parking appears to be in use. 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>Unknown</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Decontamination and site clearance 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

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.05 ha	Based on whole site.
Local area density	50dph	High
Development density	60dph	Density of developable area.
Capacity for dwellings	3	Based on initial visual assessment.

Concluding comments	The site has been assessed as unable to accommodate 5 or more dwellings; as such the site is not suitable for inclusion in the SHLAA. In the event that any development proceeded in the future, local parking requirements would have to be fully considered.
Concluding actions	<b>No further action.</b>