

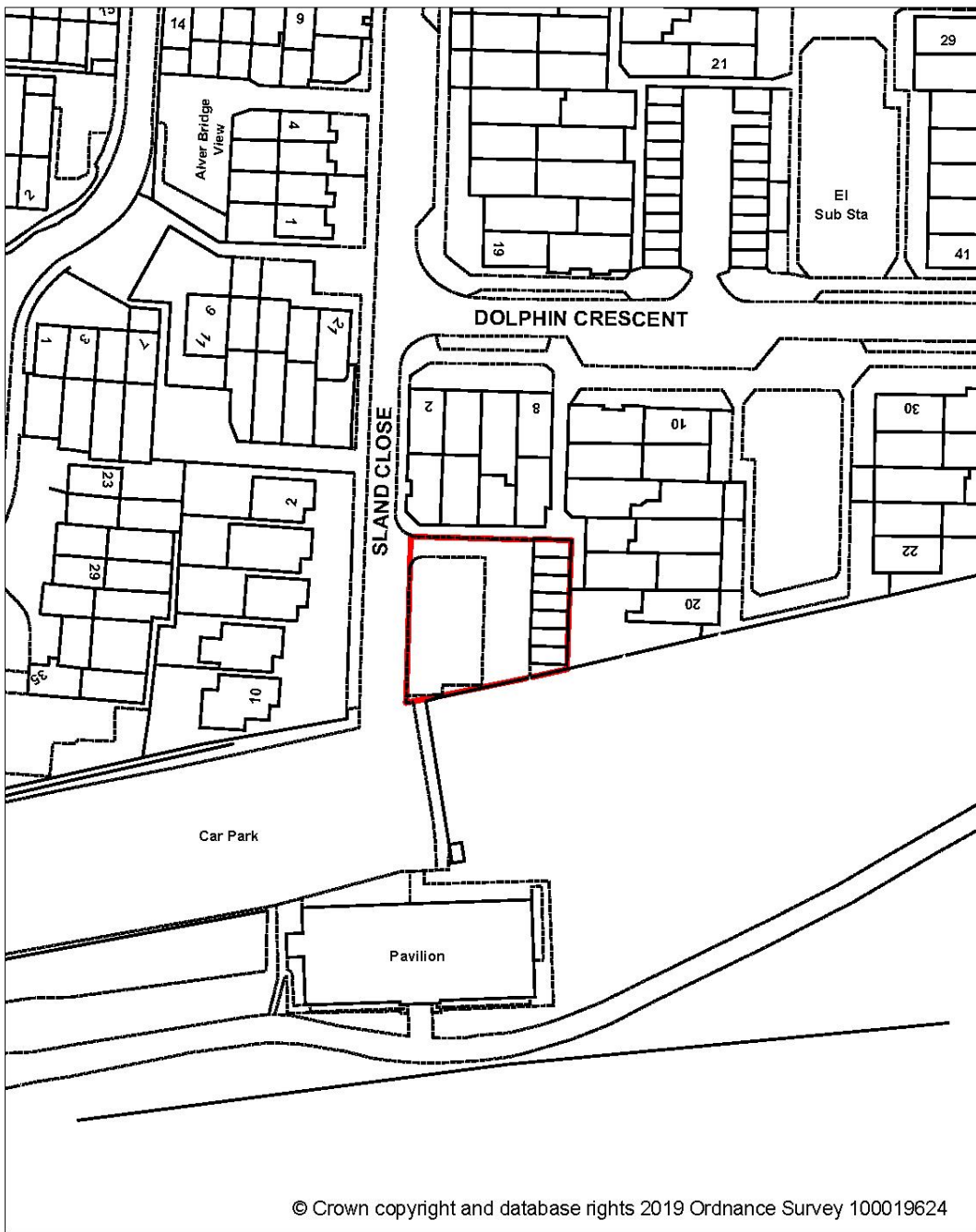
## SHLAA Proforma

### Site location

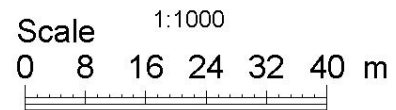
Site name	Crossland Close	Site reference	TN021
Site address and post code	Crossland Close, Gosport, PO12 2HE	Ward	Town
Last updated	May 2019		

### Site details

Site description	Parking and existing garages to east of Crossland Close.
Topography	Flat with hardstanding
Existing land use	Garages and parking
Surrounding land use and storey heights	The site is surrounded to the north, east and west by two storey dwellings. To the south of the site is the Gosport & Fareham Rugby Football Club beyond which is Stoke Lake.
Site size	0.049 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>	Immediately adjacent to Gosport Park.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		

Issue	Suitability	Comments	Actions
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?	Yes	Site is predicted to be in Flood Zone 2 by 2115. 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)?	Unknown	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	Ste immediately adjacent to Portsmouth Harbour Brent Goose Site (Secondary Network). Within 100m of Portsmouth Harbour SPA and Ramsar	

Issue	Suitability	Comments	Actions
		Site. 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 SSSI or candidate SSSI?	Yes	Site within 100m of 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	Site immediately adjacent to Gosport Park SINC. proposals should protect the habitat.	
<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		

Issue	Suitability	Comments	Actions
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>No</b>		
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>	Adjacent to Gosport Park – unlisted Park and Garden. 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>No</b>		
Is the site likely to be of archaeological interest?	<b>Unknown</b>		
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Site is within 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?	<b>Yes</b>	Potential overlooking of neighbouring properties. Proposal will need to	

Issue	Suitability	Comments	Actions
		minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	<b>No</b>		
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>No</b>		

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site is owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	Unknown		Consult with GBC.
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 used for garages and parking still. 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>	Demolition and site clearance costs. And 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

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
-----------------	------------------	-------------------

Issue	Figure	Assumptions
Developable area	0.049 ha	Based on whole site
Local area density	Medium	
Development density	40dph	
Capacity for dwellings	2	Based on initial visual assessment.

Concluding comments	The site has been assessed as unable to accommodate five or more dwellings. The site also provides parking so any development would need to accommodate local parking requirements.
Concluding actions	<b>No further action.</b>