

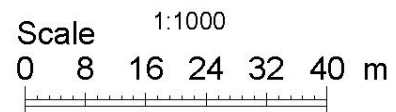
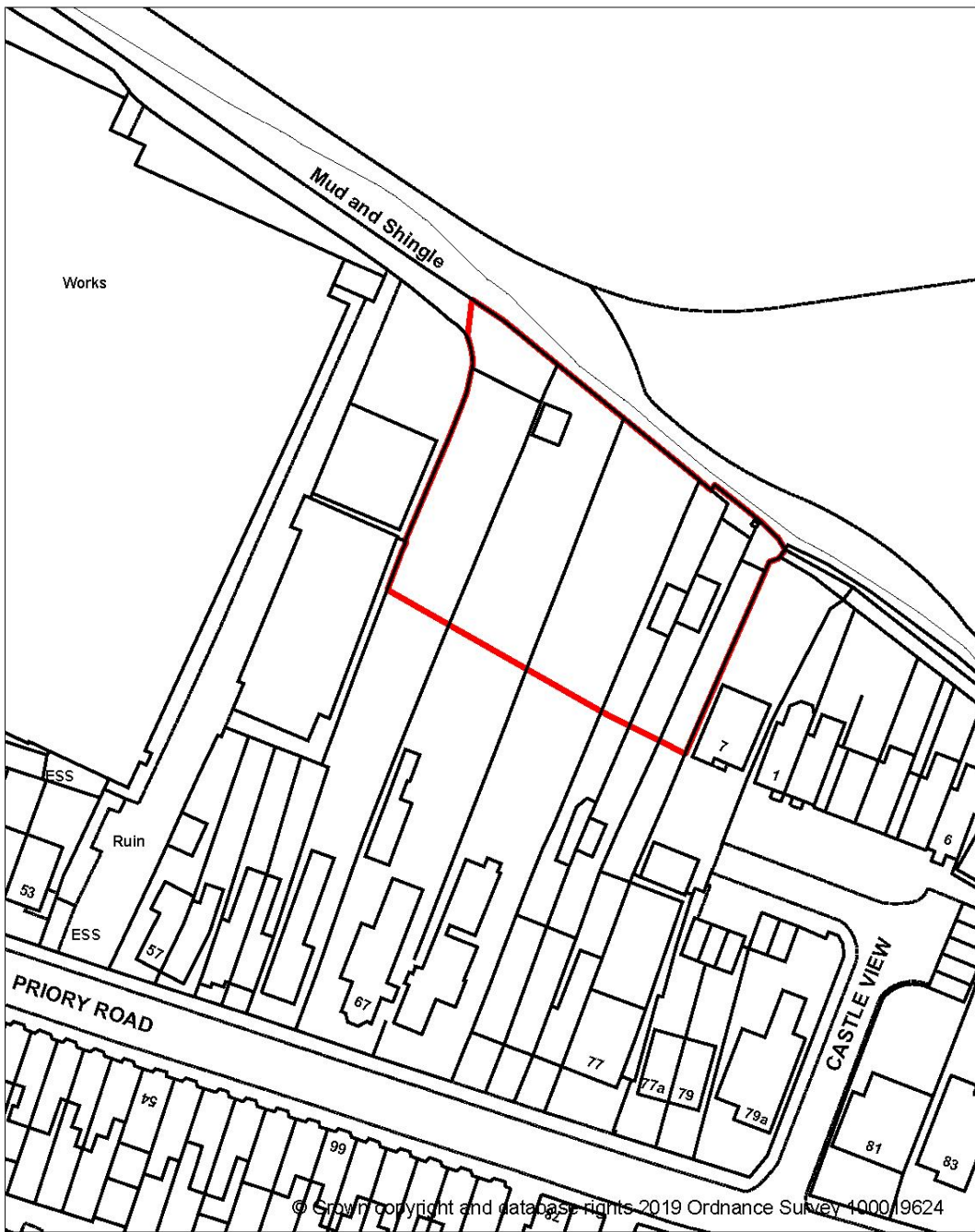
SHLAA Proforma

Site location

Site name	Castle View	Site reference	HD016
Site address and post code	Castle View, Gosport, PO12 4LS	Ward	Hardway
Last updated	September 2020		

Site details

Site description	Gardens adjacent to Portsmouth Harbour.
Topography	Flat with a number of mature trees and vegetation.
Existing land use	Garden land
Surrounding land use and storey heights	Residential (two-storey) and industrial (single storey)
Site size	0.19 ha (approximately)
Development status	Pre-app for the erection of a dwellinghouse to Land To The Rear Of 69 Priory Road submitted in 2018 (ref. P.103/033/18).



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
Local plan designations			
Is the site within the Urban Area Boundary?	Yes		
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?	No		
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		
Is the site within a Defined Shopping Area?	No		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	Yes	Northern edge of the site is within Flood Zone 2 and 3. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Northern edge of the site is within 2115 Flood Zone 2 and 3. Strategic Flood Risk Assessment is 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 (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 is adjacent to the Portsmouth Harbour SSSI / Ramsar / SPA. An ecology survey may be required. Development will	

Issue	Suitability	Comments	Actions
		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	As above. 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?	No		
Access			
Can satisfactory vehicular access be achieved?	No	Satisfactory vehicular access can be achieved via Castle View if the garage for No. 7 is demolished. Access via No. 69 Priory Road would not be supported.	
Can safe pedestrian and cycle access be achieved?	No	As above.	
Can adequate emergency service and refuse truck access be provided?	No	Turning circle at Castle View may be tight.	

Issue	Suitability	Comments	Actions
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	Site is largely within the Hardway Conservation Area (No. 7). 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)?	No		
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Majority of the site is within a buffer area. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	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)?	Yes	Consideration of neighbouring industrial uses will be required. Appropriate mitigation will be required.	Industrial units appear abandoned – could they be added to the allocation?
Services			
Is the site likely to be serviced by utilities?	No		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Land is in the safeguarded area for: <ul style="list-style-type: none"> - A potential new wharf for Portsmouth Naval Base. - Buffer area for defence munitions. - Fleetlands helipad. - Daedalus aerodrome. - Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted. 	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Yes	Agreement will be required from all the owners.	
Is the site owned by a developer or is the owner willing to sell?	No	There has been no indication that the land owner (s) wish to sell or develop the site.	
Is it necessary to acquire land off-site to develop this site?	Yes	Need to acquire land and access rights through No. 7 Castle View. Need to check whether off-site land is available.	
Does the site have any legal issues (covenants, ransom strips)?	Yes	As above. Legal advice may be required.	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	There has been no indication that the land owner (s) wish to sell or develop the site.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination issues. 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?	Yes	A new access road will be required. Infrastructure estimates will be necessary.	

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.19 ha	Based on whole site.
Local area density	Medium	
Development density	45dph	
Capacity for dwellings	8	Based on similar layout to Castle View.

Concluding comments	Potential for comprehensive redevelopment with adjacent site to the west. Complex land ownership would likely make this difficult to achieve. There has been no indication that the land owner(s) wish to sell or develop the site.
Concluding actions	No further action.