

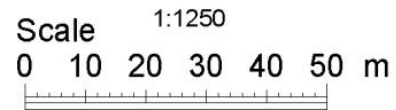
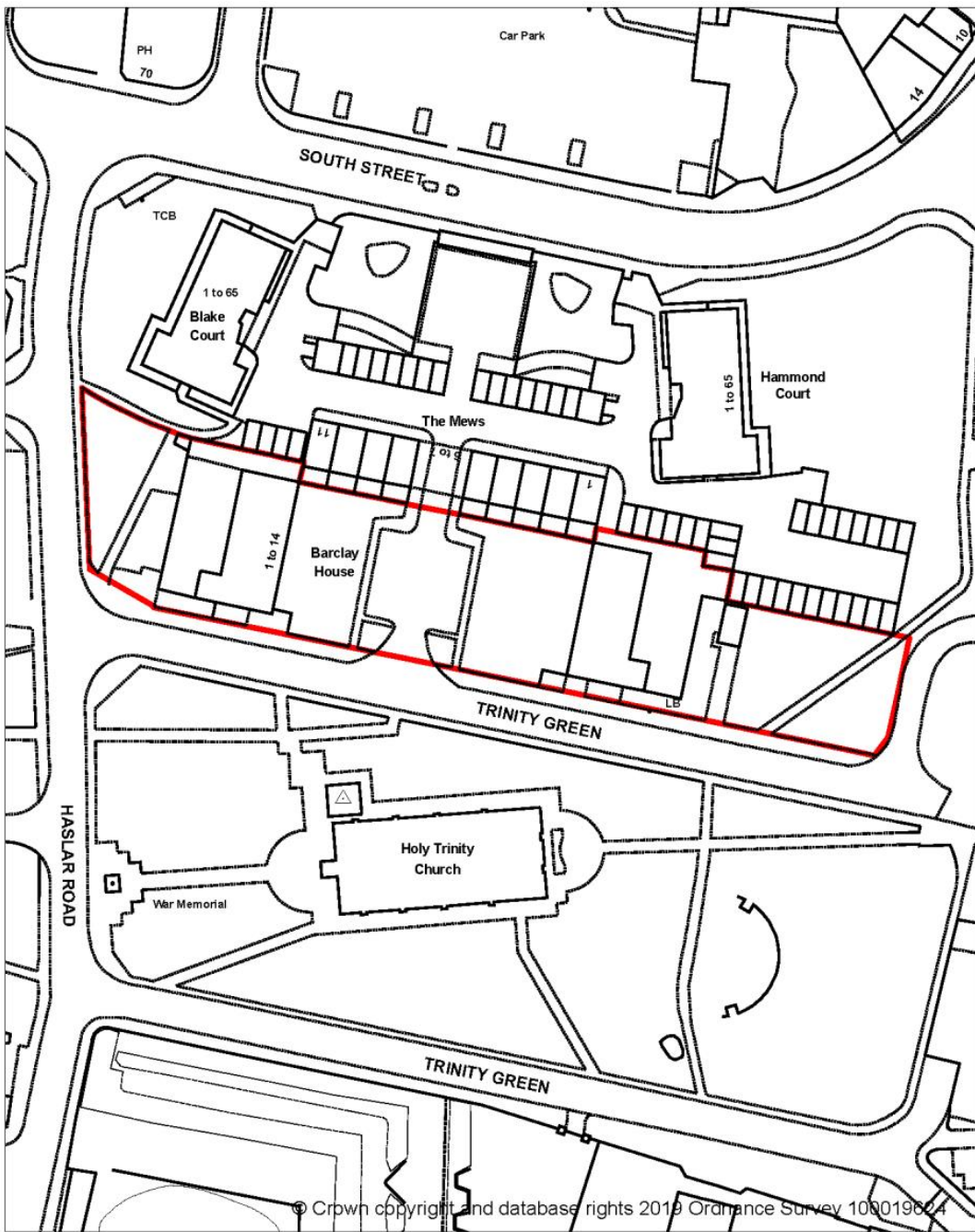
SHLAA Proforma

Site location

Site name	Barclay House (Extended Area)	Site reference	WTSPD33
Site address and post code	Trinity Green, Gosport, PO12 1EZ	Ward	Town Centre
Last updated	April 2021		

Site details

Site description	The site is currently in use as sheltered accommodation, it consists of two main buildings and a number of ancillary gardens and structures set in an area of wider open space. Along with the two adjacent residential towers and their associated garages it forms a block between Haslar Road, Trinity Green, South Street and the Harbour Tower.
Topography	Flat with grass, mature trees and mix of two/three storey buildings.
Existing land use	Residential
Surrounding land use and storey heights	The site faces onto Trinity Green and Trinity Church. To the north the site is bordered by The Mews residential properties (Council and privately owned) with Blake Court and Hammond Court flats and associated car parking and amenity area to the north. To the west of the site on the opposite side of Haslar Road is a mixed area of residential development consisting of a mix of semi-detached and terraced housing and an area of flatted development of 6no. 5 storey blocks, in addition there is Church Path car park. Immediately to the east is a partially treed covered amenity area. Harbour Tower is further to the east. Open space associated with the Millennium Promenade including the Sun Dial is also located to the east of the site.
Site size	0.35 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
Local plan designations			
Is the site within the Urban Area Boundary?	Yes		
Is the site allocated for development?	Yes	LP4: Mixed use allocation (as part of the Town Centre and Waterfront Regeneration allocation, although it is clear from the Local Plan text that the Barclay House site itself is considered as a residential allocation.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	If low value open space it may be appropriate for development.	

Issue	Suitability	Comments	Actions
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		
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No	Site is in Flood Zone 1.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Predicted to be in Flood Zone 3 by 2115. 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)?	Unknown	Very urbanised site. Further investigation required (for example bats).	

Issue	Suitability	Comments	Actions
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	Cockle Pond and Haslar Lake (Portsmouth Harbour) (c 180m) The Solent and Dorset Coast potential SPA (200m). 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	Cockle Pond and Haslar Lake (Portsmouth Harbour) (c180m). 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	Rampart Moat (88m). Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck access be provided?	Yes		
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	The site is within 60m of the High Street Conservation Area to the north. 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)?	Yes	Church of the Holy Trinity, Trinity Green. Grade II* Holy Trinity Vicarage, Trinity Green. Grade II. 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?	Yes	The site is in close proximity to the Harbour and Seaward Towers, Trinity Green. Proposals should preserve or enhance the heritage assets.	

Issue	Suitability	Comments	Actions
Is the site likely to be of archaeological interest?	Yes	There is likely to be significant archaeological remains from the historic building pattern which existed up until the mid-20th century. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	In 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Residential amenity issues associated with the proximity of properties located immediately to the north. 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		
Services			
Is the site likely to be serviced by utilities?	Yes	Sewerage capacity unknown. Further investigation required.	

Issue	Suitability	Comments	Actions
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No		

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?	Yes	Subject to Council approval.	
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 occupied with existing residents. Confirmation will be needed if they can be ended or relocated.	

Achievable

Issue		Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	Subject to Council approval.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential demolition, site clearance, and flood mitigation 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	0.35 ha	Based on whole site
Local area density	High	
Development density	170dph	
Capacity for dwellings	80	Includes area immediately to the east

Concluding comments	The site could be redeveloped for high density residential. Any development will need to respect the scale and setting of Trinity Green and Trinity Church. Any proposal will need to contribute to public realm and open space improvements in the vicinity to compensate for the loss of open space.
Concluding actions	Allocate in Local Plan