

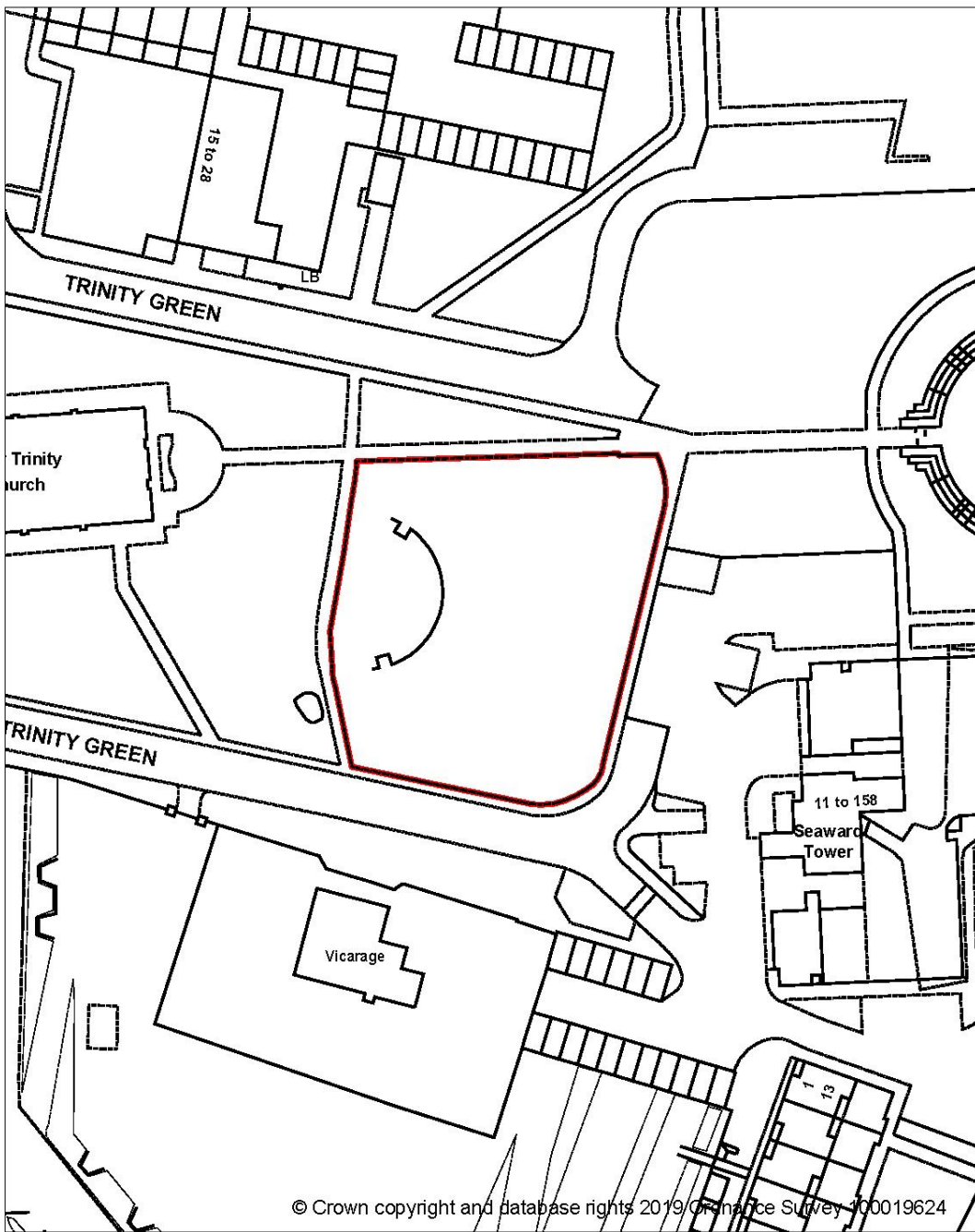
SHLAA Proforma

Site location

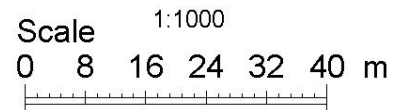
Site name	Area immediately east of Trinity Church Grounds	Site reference	WTSPD38
Site address and post code	Trinity Green, Gosport, PO12 1HL	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	The site is currently in use as an open space between Trinity Green and the Harbour and Seaward Towers. Along with these areas it forms a contiguous open space, providing an important link between Trinity Green and the Waterfront and Falkland Gardens. Currently consists of a treed area with additional formal planting.
Topography	Flat
Existing land use	Open space
Surrounding land use and storey heights	The north the site is bordered by an area of open space and car parking. Beyond which is South Street and the Bus Station. To the north west of the site is Barclay House and adjoining open space which consists of three buildings and ancillary parking and outbuildings. In addition there is also Blake Court and Hammond Court. Immediately to the west of the site is Trinity Green and Trinity Church which is a grade II* listed building. To the south of the site in the Vicarage which is Grade II listed. To the eastern side of the site is Seaward Towers which is a significant blocks of flats with ancillary areas of parking. Also to the east the Timespace forms an important focal point and open space within the Borough.
Site size	0.2 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?	No	Site may still be appropriate for development.	
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.	
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		

Issue	Suitability	Comments	Actions
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	The site is located in Flood Zone 2. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Predicted to be in Flood Zones 2 and 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)?	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	Yes	Within 217m of the Portsmouth Harbour SPA. The Solent and Dorset	

Issue	Suitability	Comments	Actions
Goose site or proposed Brent Goose site, or a biodiversity-offset site?		Coast potential SPA (100m). 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	Within 217m of the 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	Within 60m metres of the Ramparts Moat SINC. Proposals should protect the habitat.	
Access			
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
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	The High Street Conservation area is located 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 adjacent the Harbour and Seaward Towers, Trinity Green. Proposals should preserve or enhance the heritage assets.	
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-	

Issue	Suitability	Comments	Actions
		20th century. A single large building used to occupy the site. An archaeological assessment will be required.	
Contamination			
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.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Position in close proximity to church and popular open spaces. 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	Any regeneration likely to take place will also increase pressures upon the utilities infrastructure including sewerage capacity.	

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?	Unknown		
Is the site owned by a developer or is the owner willing to sell?	No		
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 used as amenity space. 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?	No		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and flood mitigation measures. 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	0.2 ha	Based on whole site
Local area density	High	150 dph
Capacity for dwellings	30	-

Concluding comments	Following the consultation on the draft SPD it was very clear that there is a strong preference that this site is retained as open space as part of the wider green space around Trinity Green rather than for re-establishing residential in this area. This view was expressed by not only residents in the immediate vicinity but from across the Borough. Consequently it is proposed to retain the area as public open space with the potential for some public realm improvements.
Concluding actions	No further action.