

SHLAA Proforma

Site location

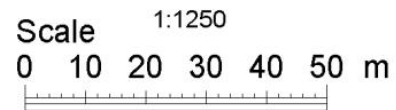
Site name	Alvercliffe Drive	Site reference	AV007
Site address and post code	Alvercliffe Drive, Gosport, PO12 2NB	Ward	Alverstoke
Last updated	February 2019		

Site details

Site description	Unallocated open space on former MOD land, with a Grade II listed wall to the west.
Topography	Flat but slopes down to the seafront. Numerous mature trees.
Existing land use	Open space
Surrounding land use and storey heights	Residential (two-three storeys)
Site size (hectares)	0.49 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?	No	Unallocated open space which provides amenity value to local residents.	
Is the site a Protected Employment Site?	No		

Issue	Suitability	Comments	Actions
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?	Yes	Part of the site is within Flood Zone 3. A Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	A larger portion of the site is predicted to be within Flood Zone 2 and 3 by 2115. A 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		

Issue	Suitability	Comments	Actions
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Potentially due to numerous mature trees. 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	Site is within 30m of a Brent Goose site (Stokes Bay West). Ecological survey may be required.	
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 SINC, candidate SINC or a Local Green Space?	Yes	In proximity of Stokes Bay West (SINC). Proposals should protect the habitat. Ecological survey may be required.	
Access			
Can satisfactory vehicular access be achieved?	No	May require a new road/junction. Highway infrastructure works may be required.	
Can safe pedestrian and cycle access be achieved?	Yes		

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck be provided?	No	Depends on highway infrastructure. Highway infrastructure works may be required.	
Heritage			
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)?	Yes	Grade II listed wall on the site's western boundary. 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?	No		
Is the site likely to be of archaeological interest?	No		
Contamination			
Is there a possibility the site could be contaminated?	No		

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)?	No		
Services			
Is the site serviced by utilities?	Yes		
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?	Unknown		
Is it necessary to acquire land off-site to develop this site?	No		

Issue	Availability	Comments	Actions
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?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	No		
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 site size	0.49 ha	Based on whole site
Local area density	Medium	40dph
Development density	30dph	Density of developable area.
Capacity for dwellings	15	Based on density estimate.

Concluding comments	Given the layout of the existing area it would likely be difficult to achieve an attractive development. The open space provides amenity value to local residents and contains numerous mature trees which contribute towards the character of the overall area. In addition, a listed wall borders the west of the site. The site should therefore be retained as open space for the benefit of the local community.
Concluding actions	Allocate as existing open space in the Local Plan.