

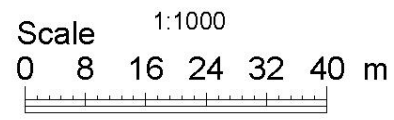
## SHLAA Proforma

### Site location

Site name	Broadsands Drive and Tower Close	Site reference	AV009
Site address and post code	Tower Close, Gosport, PO12 2TU	Ward	Alverstoke
Last updated	February 2019		

### Site details

Site description	Garage site to the north and residential parking area to the south.
Topography	Flat with concrete hardstanding
Existing land use	Garages and parking
Surrounding land use and storey heights	The site is enclosed on all sides by two storey dwellings, to the south are three storey flats. To the west behind the adjacent houses is Bay House Sports Field beyond which lies the River Alver.
Site size	0.08 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>	Site in close proximity to Bay House Sports Field.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
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 predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment will be 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	Potential due to old garages. 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 30m from Portsmouth Harbour Brent Goose Site (Core Primary). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

Issue	Suitability	Comments	Actions
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	Site 30m from Bayhouse Playing Field 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		
<b>Heritage</b>			
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)?	No		
Does the site contain, or is adjacent to, any locally listed buildings?	No		

Issue	Suitability	Comments	Actions
Is the site likely to be of archaeological interest?	No		
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Site is in 20m buffer area. And Historic Landfill Buffer Area (50m). A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential issues with overlooking of existing properties. 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		
<b>Services</b>			
Is the site likely to be serviced by utilities?	Yes		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is in safeguarded area for aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	



## 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		
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Rear access to properties fronting Broadsands Drive. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Existing garages and parking appear to be in use. 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 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>
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Issue	Figure	Assumptions
Developable area	0.08 ha	Based on whole site.
Local area density	Medium	50dph
Development density	60dph	Density of developable area.
Capacity for dwellings	5	Based on initial visual assessment.

Concluding comments	The small site size limits the level of development achievable. There is also likely to be issues caused by the multiple ownership of the garages and the parking requirements for existing dwellings. An overriding issue is flood risk, the site is not considered to be viable given the small number of dwellings that could be accommodated and the significant flood risk.
Concluding actions	<b>No further action.</b>