

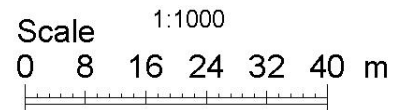
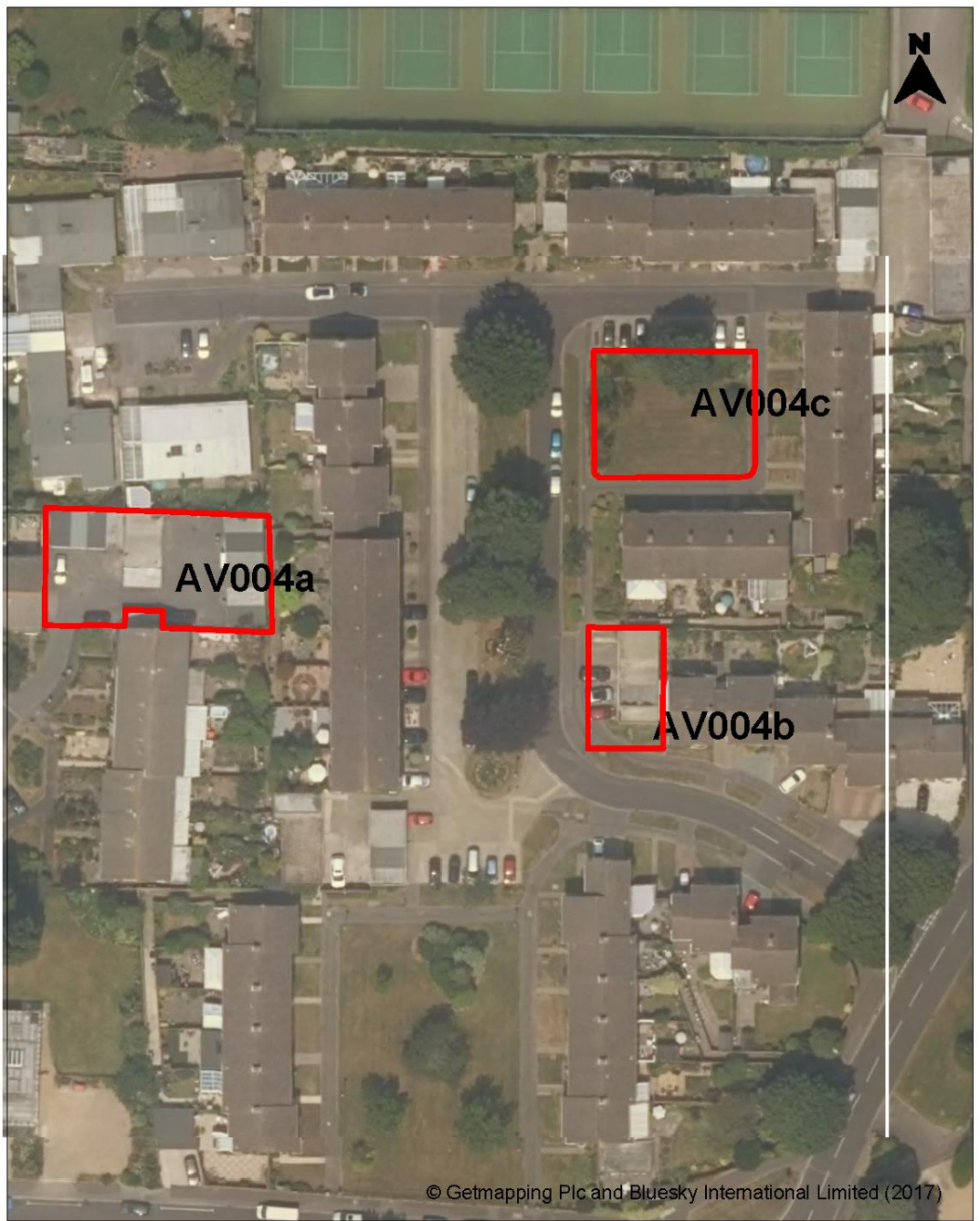
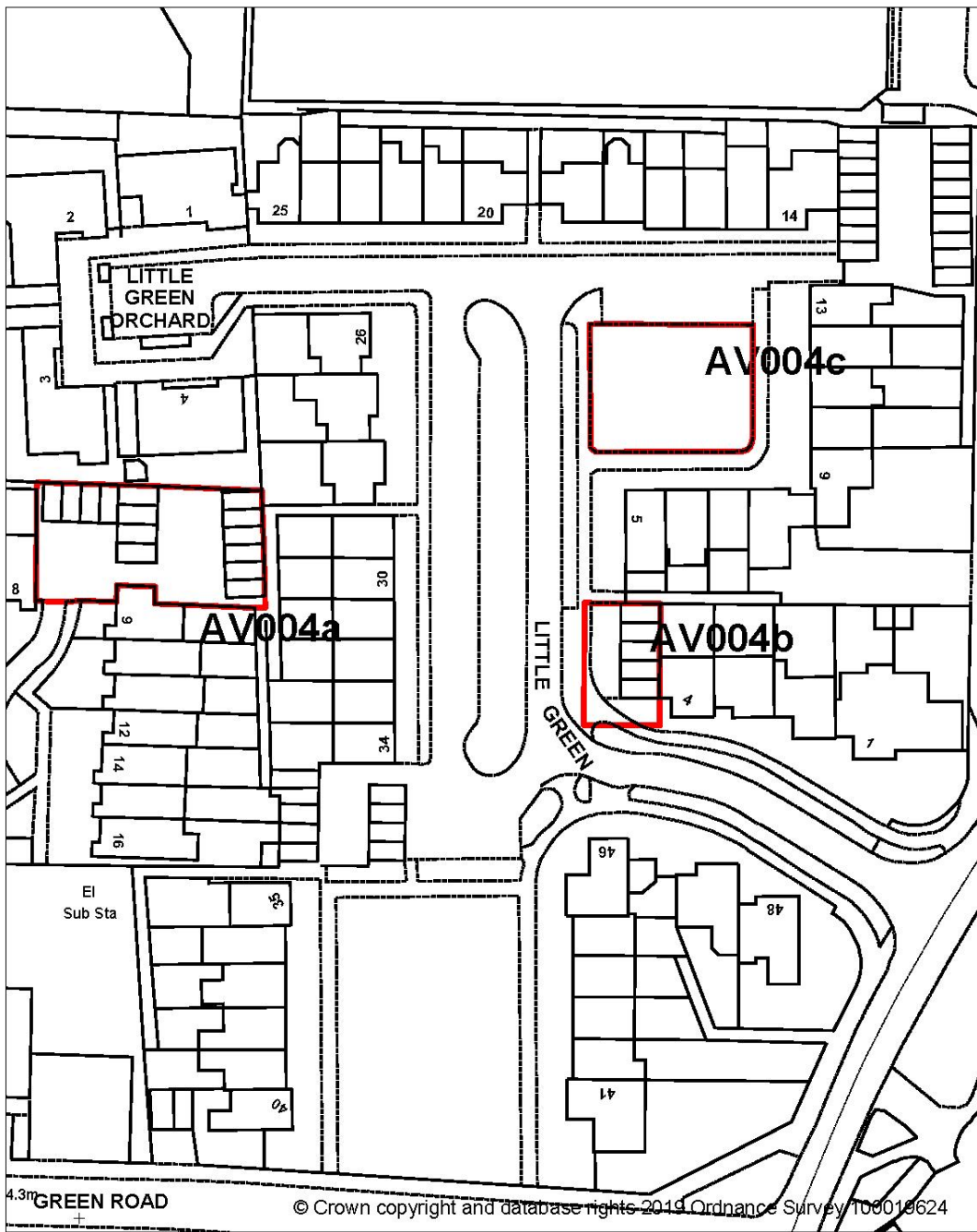
SHLAA Proforma

Site location

Site name	Little Green	Site reference	AV004
Site address and post code	Little Green, Gosport, PO12 2EU	Ward	Alverstoke
Last updated	February 2019		

Site details

Site description	Existing garage and parking sites and an amenity area.
Topography	Flat with concrete hardstanding on three sites. One site is flat with grass.
Existing land use	Garages/ parking and amenity area.
Surrounding land use and storey heights	Residential (two storey)
Site size	0.11 ha across three sites
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		
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?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No		
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?	Yes	Site is covered by blanket TPO. Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	May do due to old garages. Further investigation 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 400 m of Portsmouth Harbour SPA and Ramsar Site. 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	Yes	Site is within 400 m of	

Issue	Suitability	Comments	Actions
SSSI or candidate SSSI?		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?	No		
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		
Heritage			
Is the site within or is adjacent to a Conservation Area?		Site is adjacent to Alverstoke No.1 Conservation Area. 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	No		

Issue	Suitability	Comments	Actions
Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?			
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	Small part of site within 20 m 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	Proximity to existing dwellings needs to be taken into account. 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		
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?	Yes	Potentially due to small site size. Need to check whether off-site land is available.	
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 used for parking. 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?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential demolition 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	0.11 ha	Based on all three sites.
Local area density	High	50dph
Development density	35dph	Density of developable area.
Capacity for dwellings	4	Based on initial visual assessment. Involves removal of garages and addition on end of terraced row.

Concluding comments	The site area was assessed as unable to accommodate five dwellings. AV004c is unsuitable due to the negative impact on local amenity and TPO issues. AV004a and AV004b could be suitable for some limited development subject to local parking considerations. That said, overall the site is unsuitable for inclusion in the SHLAA.
Concluding actions	No further action.