

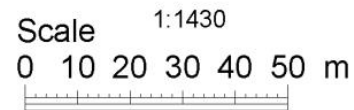
## SHLAA Proforma

### Site location

Site name	Gale Moor Avenue	Site reference	AV010
Site address and post code	Gale Moor Avenue, Gosport, PO12 2SZ	Ward	Alverstoke
Last updated	February 2019		

### Site details

Site description	Existing garages and residential parking
Topography	Flat with hardstanding concrete
Existing land use	Garages and parking
Surrounding land use and storey heights	Residential (two storey) and flats (five storey)
Site size	0.15 ha over four 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
<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>	AV010b and c are adjacent to protected open space.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		



Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	No		
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	AV010 and AV010c 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		
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	All sites within 400 m of Brent Goose Site (Primary Network), AV010 b and c are adjacent to it. Ecological survey may be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	<b>No</b>		
Does the site contain, or is in proximity of, a SINIC, candidate SINIC or a Local Green Space?	<b>Yes</b>	AV010 b and c adjacent to Bayhouse Playing Field South SINIC. All sites within 400 m of HMS Sultan Sports Field and Bayhouse Playing Field SINIC. Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>	Access road to AV010a may need widening.	
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>	Access road to AV010a may need widening.	
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>No</b>		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	<b>No</b>		

Issue	Suitability	Comments	Actions
Does the site contain, or is adjacent to, any locally listed buildings?	No		
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 20 m buffer area. 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	Proximity to existing dwellings could lead to overlooking/noise disturbance. 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.	

Issue	Suitability	Comments	Actions
		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	AV010c contains electrical substation. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Substation, and sites being used for garages and 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?	<b>Unknown</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential decontamination, site clearance and demolition. Funding or planning 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	0.15 ha	Based on all four sites
Local area density	High	60dph
Development density	20dph	Density of developable area.
Capacity for dwellings	3	Based on initial visual assessment

Concluding comments	Level of development achievable is limited by small site sizes and awkward shapes, there is possibly potential for three dwellings. More could potentially be achieved if electricity substation was relocated and land to the north of Gale Moor Avenue was also used. For the purposes of the SHLAA, the site area was assessed as unable to accommodate five dwellings. As a result the site is unsuitable for the SHLAA.
Concluding actions	<b>No further action.</b>