

SHLAA Proforma

Site location

Site name	Arminers Close	Site reference	AG009
Site address and post code	Arminers Close, Gosport, PO12 2HB	Ward	Anglesey
Last updated	February 2019		

Site details

Site description	Derelict area of hardstanding. Likely area for amenity or handing washing from surrounding housing development.
Topography	Flat with some low-lying vegetation.
Existing land use	None - may be a former playground for surrounding residential properties.
Surrounding land use and storey heights	Residential (two-storey)
Site size (hectares)	Approximately 0.05 ha
Development status	None

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		

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?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Part 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		
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, or a biodiversity-offset site?	Yes	Portsmouth Harbour SPA is within 200 m to the north. An ecological survey may be required. Development will not be	

Issue	Suitability	Comments	Actions
		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?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Haslar Cemetery (cSINC) is 100 m away. Monckton Playing Fields (SINC and Brent Goose site) is 160 m away. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	No	Site is landlocked with no obvious access point. An adjacent property would have to be demolished. Highway infrastructure works may be required.	
Can safe pedestrian and cycle access be achieved?	No	Pedestrian access may be possible via a path; however the path is not wide enough for bicycles.	
Can adequate emergency service and refuse truck be provided?	No	See comment above.	

Issue	Suitability	Comments	Actions
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)?	No		
Does the site contain 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?	Yes	Site is within a contaminated land 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	Proposals would need to have regard to the adjacent residential	

Issue	Suitability	Comments	Actions
		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		
Services			
Is the site serviced by utilities?	Unknown		
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?	No	Land is owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	No	The Council is highly unlikely to sell the land for housing.	
Is it necessary to acquire land off-site to develop this site?	Yes	The adjacent No.70 Arminers Close is council-owned. There is potential for the property to be demolished to open up the site although a suitable dwelling would likely need to be provided. 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?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	The land owner is highly unlikely to sell the land for housing.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Unknown		
Does the site require significant new infrastructure investment in order to be suitable for development?	No		

Conclusion

Suitable	Available	Achievable
-----------------	------------------	-------------------

Issue	Figure	Assumptions
Developable site size	0.05 ha	Based on whole site.
Local area density	High	50dph
Development density	-	-
Capacity for dwellings	0	-

Concluding comments	The site has no obvious use and following a site visit has been confirmed to be an overgrown concrete area. Although the site could accommodate a limited number of dwellings, there are significant access constraints, with access only available via narrow alleys to the rear of existing gardens in Arminers Close. There also appears to be limited scope to acquire more appropriate access. As a result, it is considered that the site should be retained and improved. The site has potential to be a communal garden and improvements could be considered by the Council. The site falls below the threshold for the SHLAA.
Concluding actions	No further action.