

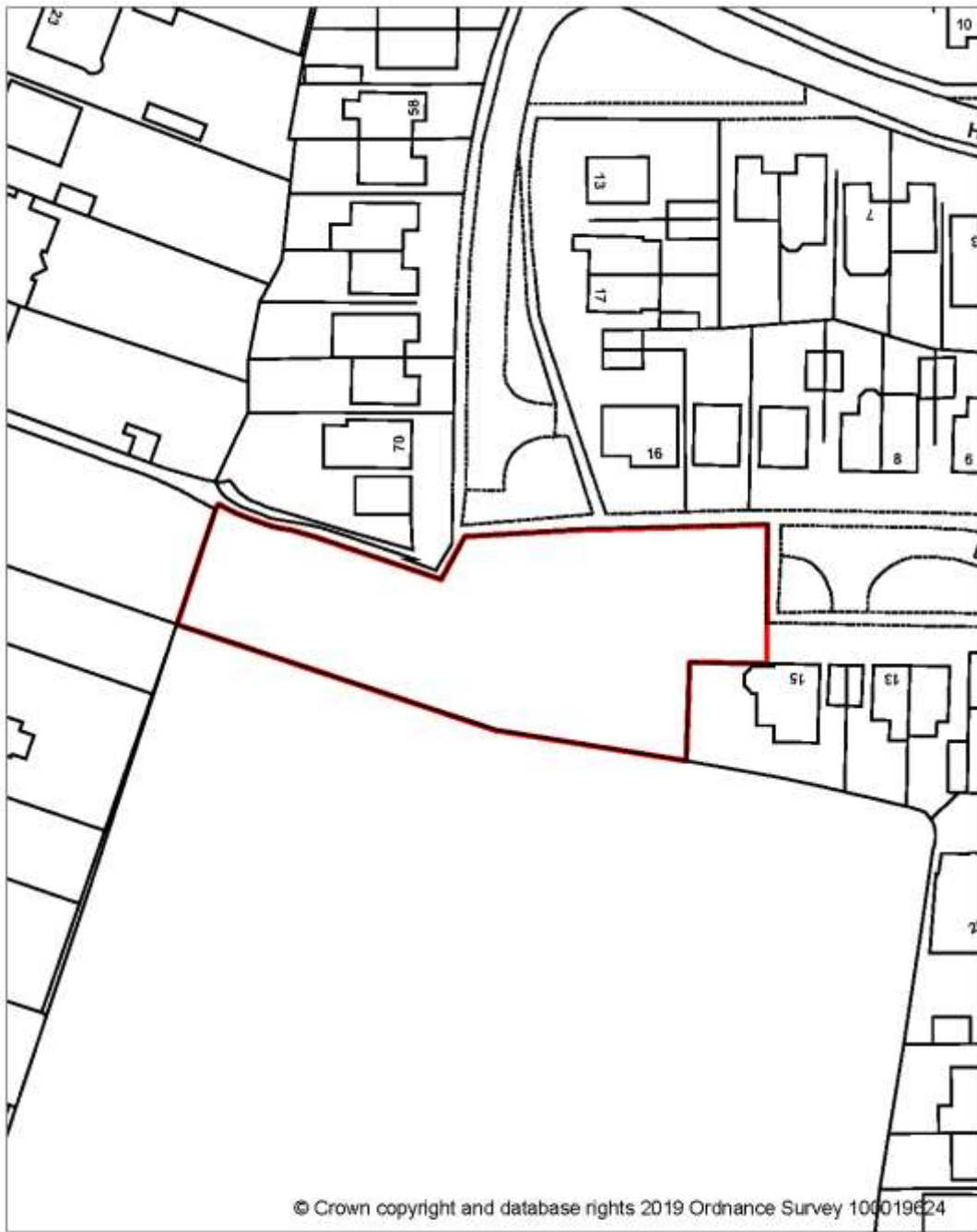
## SHLAA Proforma

### Site location

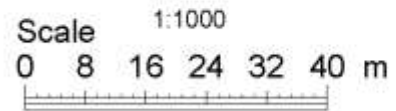
Site name	Lennox Close	Site reference	AG011
Site address and post code	Lennox Close, Gosport, PO12 2UJ	Ward	Anglesey
Last updated	February 2019		

### Site details

Site description	Informal open space with grass and trees.
Topography	Flat
Existing land use	Existing Open Space
Surrounding land use and storey heights	Residential (two storeys) and Playing fields to the south.
Site size (hectares)	0.19 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>Yes</b>	Site assessed as medium value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	<b>No</b>		

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		
<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?	No		
<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	Potentially	
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, a candidate Brent Goose site, or a biodiversity-offset site?	Yes	Portsmouth Harbour SPA is approximately 350m to the north. Monckton Sports Ground (Core Primary Brent Goose Site) is also adjacent to the south. Site is within 400m of Solent	

Issue	Suitability	Comments	Actions
		Maritime SAC. An ecological 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 SSSI or candidate SSSI?	<b>No</b>		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>Yes</b>	Monckton Sports Ground (SINC) is adjacent to the south. Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck be provided?	<b>Yes</b>		

Issue	Suitability	Comments	Actions
<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 any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		
<b>Contamination</b>			
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.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Surrounding residential units will need to be considered. Proposal will	

Issue	Suitability	Comments	Actions
		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	Probably owned by single management company.	
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	It would be necessary to acquire highway land from GBC. Need to check whether off-site land is available.	

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)?	Yes	Yes a right of way (footpath) runs east-west across the northern boundary of the site. May affect site viability.	
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		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential contamination 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

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable site size	0.19 ha	Based on whole site.
Local area density	Medium	45-50dph
Development density	30dph	Density of developable area.
Capacity for dwellings	5	It would be difficult to provide more than 5 dwellings due to site layout and the need to provide an extension to the road and additional car parking spaces.

Concluding comments	Site is assessed as medium value open space in the Open Space Monitoring Report. There are a number of mature trees and vegetation on the site, some of which may be worthy of tree protection orders. The site could form an effective link between housing to the north and the park to the south, with investment into play equipment on the site as identified in the open space report.
Concluding actions	<b>No further action.</b>