

SHLAA Proforma

Site location

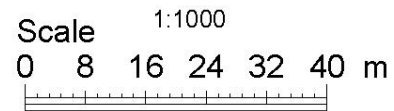
Site name	Mabey Close Garage Site	Site reference	AG002
Site address and post code	Mabey Close, Gosport, PO12 2AX	Ward	Anglesey
Last updated	February 2019		

Site details

Site description	The site is an existing garage site with hardstanding.
Topography	Site is flat and does not contain any vegetation. Dense vegetation is to the north.
Existing land use	Garages
Surrounding land use and storey heights	Residential (two storeys). Protected Open Space adjacent to the north.
Site size (hectares)	0.01 ha



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?	Yes		
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?	Yes	Site is in Flood Zone 2. Strategic Flood Risk Assessment will be required.	
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. Strategic Flood Risk Assessment will be 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		
Is the site known to 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	Site is within 150 m of Portsmouth Harbour SPA / Ramsar Site / SSSI. An ecological survey may be	

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		required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site contain, is within 400m of a SSSI or candidate SSSI?	No		
Does the site contain or is close to a SINC, candidate SINC or a Local Green Space?	No	Site is within close proximity of Haslar Cemetery candidate SINC.	
Access			
Can satisfactory vehicular access be achieved?	Yes	Development of the site may require the installation of a new turning head.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service access (within 45m) and refuse truck access be provided (maximum 12m reversing)?	Yes		
Heritage			
Is the site within or adjacent to a Conservation Area?	No		

Issue	Suitability	Comments	Actions
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Site is within 100 m of the registered park of Haslar Cemetery. Proposals will need to preserve or enhance the heritage assets.	
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 there a possibility the site could be contaminated?	No		
Amenity			
Could development have an adverse impact upon neighbouring amenity?	Yes	Site has adjacent existing properties. New dwellings could overlook gardens and bedrooms. 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		

Issue	Suitability	Comments	Actions
Services			
Is the site serviced by utilities?	Yes		
Is the site within an Operational Safeguarding Zone?	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?	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)?	No		
Are there any existing tenancies or operations on site?	Unknown	Garages are on the site.	

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)?	No		
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
Site size	0.01 hectare	The whole footprint of the garages is developable.
Local area density	Medium	40dph
Development density	100dph	Density of developable area.
Capacity for dwellings	2	1 or 2 x 2-bed house.

Concluding comments	The site has restricted access and is limited in size; as a result the site area was assessed as unable to accommodate five dwellings. The site is considered suitable for 1 or 2 houses; however this will be subject to further design and the consideration of local parking requirements.
Concluding actions	No further action.