

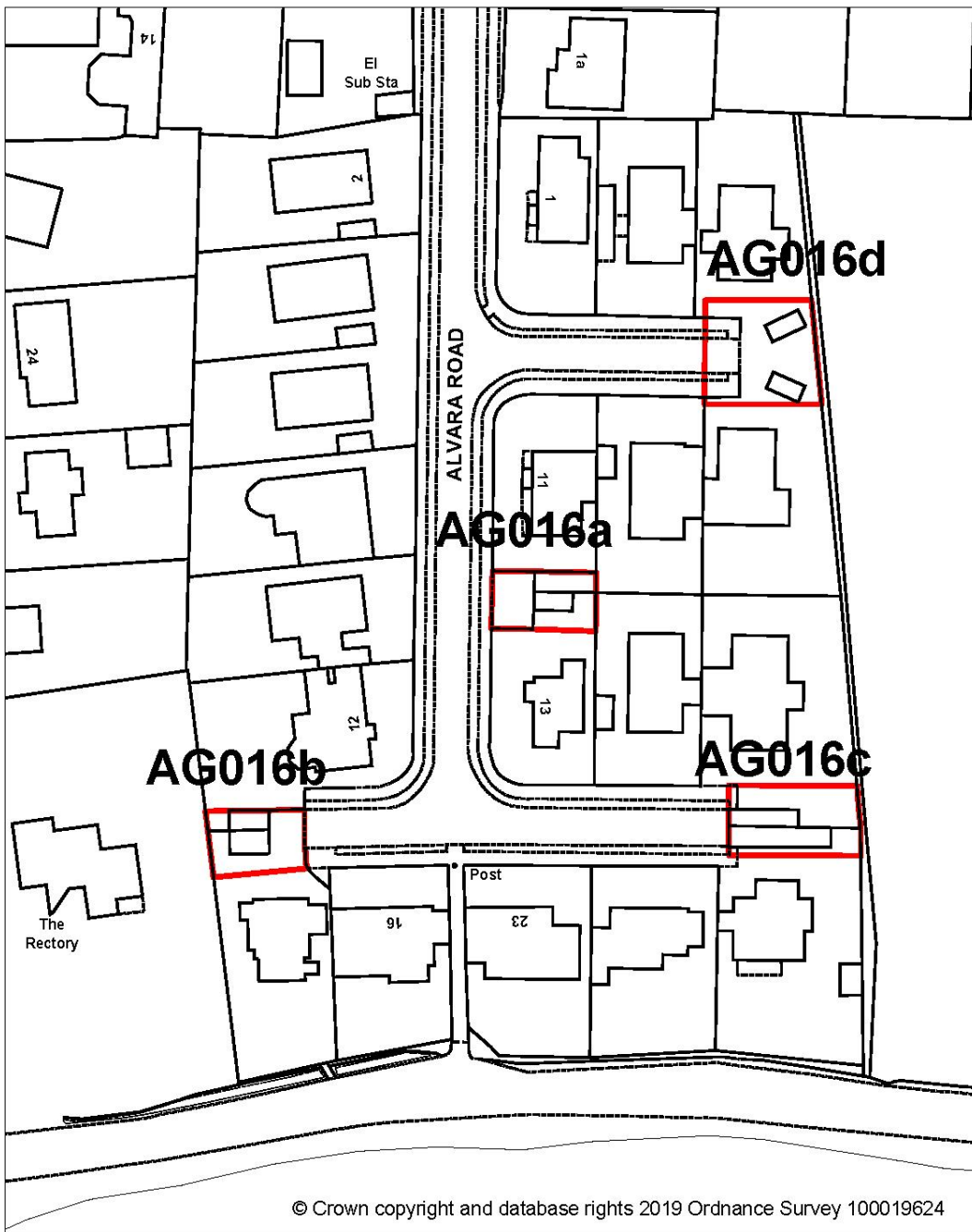
SHLAA Proforma

Site location

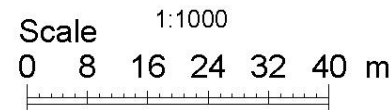
Site name	Alvara Road	Site reference	AG016
Site address and post code	Alvara Road, Gosport, PO12 2HY	Ward	Anglesey
Last updated	February 2019		

Site details

Site description	Garage sites situated in Alvara Road.
Topography	Flat with concrete hardstanding
Existing land use	Garages
Surrounding land use and storey heights	Residential (one and two storeys), Allotments to the east.
Site size	0.06 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
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	AG016 b + c predicted to be in Flood Zone 2 and 3 by 2115. A 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		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Further investigation will be 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	Sites within 100m of Portsmouth Harbour SPA and Ramsar Site. Within 200m of Brent Goose Site (Primary Network). An ecology survey may be	

Issue	Suitability	Comments	Actions
		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?	Yes	Sites within 100m of 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		

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, 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?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impacts on neighbouring properties due to proximity to boundaries. Proposal will need to minimise amenity impacts.	

Issue	Suitability	Comments	Actions
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 sizes. 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	Existing garages appear to be in use. 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?	No	Sites are privately owned by existing residents and are therefore unlikely to be sold.	
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
Developable area	0.06 ha	Based on whole site.
Local area density	Low	30dph
Development density	16dph	Density of developable area.
Capacity for dwellings	1	Based on 1 dwelling on AG016a.

Concluding comments	The site area was assessed as unable to accommodate five dwellings. As a result the site is unsuitable for the SHLAA. The sites are also considered unsuitable for any residential development overall due to the awkward shape and sizes of them, they are also situated within close proximity to existing properties. Development in these places would unlikely result in an attractive residential environment.
Concluding actions	No further action.