

SHLAA Proforma

Site location

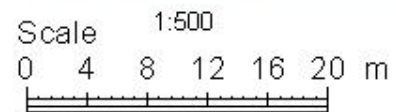
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|----------------------------|------------------------------|----------------|----------|
| Site name | The Redan Garage Site | Site reference | AG020 |
| Site address and post code | The Redan, Gosport, PO12 2AY | Ward | Anglesey |
| Last updated | February 2019 | | |

Site details

| | |
|---|--|
| Site description | Garages and parking to the north east of terraced row of dwellings in The Redan. |
| Topography | Flat with asphalt hardstanding |
| Existing land use | Garages and parking |
| Surrounding land use and storey heights | Residential (two storey) |
| Site size | 0.07 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 |
|---|-------------|--|---------|
| 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 | Small part of site predicted to be in Flood zone 2 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 | Potentially in old garages. Proposals will need to protect the species. | |
| 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 | Site within 80m of Brent Goose site (Core Primary). An ecology 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? | No | | |
| Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space? | Yes | Site within 400m of Gosport Golf Course SINC. Proposals should protect the habitat. | |
| 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 | | |
| 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, | No | | |

| Issue | Suitability | Comments | Actions |
|---|-------------|---|---------|
| scheduled ancient monuments or registered parks and gardens)? | | | |
| 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? | Yes | Site is in 20m 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 | Potential impact on existing properties due to close proximity to boundary. 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 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? | No | Site 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)? | Unknown | | |
| Are there any existing tenancies or operations on site? | Yes | Garages and parking appear to be in use. | |

| Issue | Availability | Comments | Actions |
|-------|--------------|--|---------|
| | | 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? | Unknown | | |
| Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)? | Yes | Demolition of existing garages and potential decontamination. 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

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| Suitable | Available | Achievable |
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| Issue | Figure | Assumptions |
|------------------------|---------|-------------------------------------|
| Developable area | 0.07 ha | Based on whole site. |
| Local area density | High | 60dph |
| Development density | 30dph | Density of developable area. |
| Capacity for dwellings | 2 | Based on initial visual assessment. |

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| Concluding comments | The site area was assessed as unable to accommodate five dwellings. As a result the site is unsuitable for the SHLAA. There is potential for some development although this would have to consider the impact of a loss of parking on neighbouring properties. |
| Concluding actions | No further action. |