

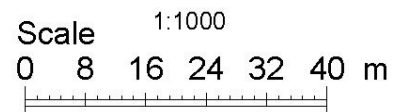
SHLAA Proforma

Site location

Site name	West of Ash Close Garage Site	Site reference	AG021
Site address and post code	Ash Close, Gosport, PO12 3UD	Ward	Anglesey
Last updated	February 2019		

Site details

Site description	Garage site to the west of Ash Close.
Topography	Flat with asphalt hardstanding
Existing land use	Garage site
Surrounding land use and storey heights	Residential flats (three storey) and dwellings (two storey)
Site size	0.05 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		
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?	No		
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. 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?	Yes	Chestnut in Garage Court. Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Potential in old garages. 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	Yes	Portsmouth Harbour SPA and Ramsar within 350m. An ecological survey may	

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Goose site or proposed Brent Goose site, or a biodiversity-offset site?		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?	Yes	Portsmouth Harbour SSSI within 350m. 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 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?	Yes	Site is in Bury Road No.3 Conservation Area. A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Listed buildings to the north of Bury Road. A Heritage Statement will be required. 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 it likely the site could be contaminated?	Yes	Site is in 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Surrounding buildings are all tall and quite densely developed so impact on existing properties will have to be considered. 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 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 area 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?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination and demolition of garages. 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

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.05 ha	Based on whole site.
Local area density	High	70dph
Development density	80dph	Density of developable area.
Capacity for dwellings	4	Based on initial visual assessment and broad density calculation.

Concluding comments	The site area was assessed as unable to accommodate five dwellings. As a result the site is unsuitable for the SHLAA. The site has potential for development although this would need to be sensitively designed due the density of the surrounding area (e.g. loss of parking may be an issue for adjacent properties).
Concluding actions	No further action.