

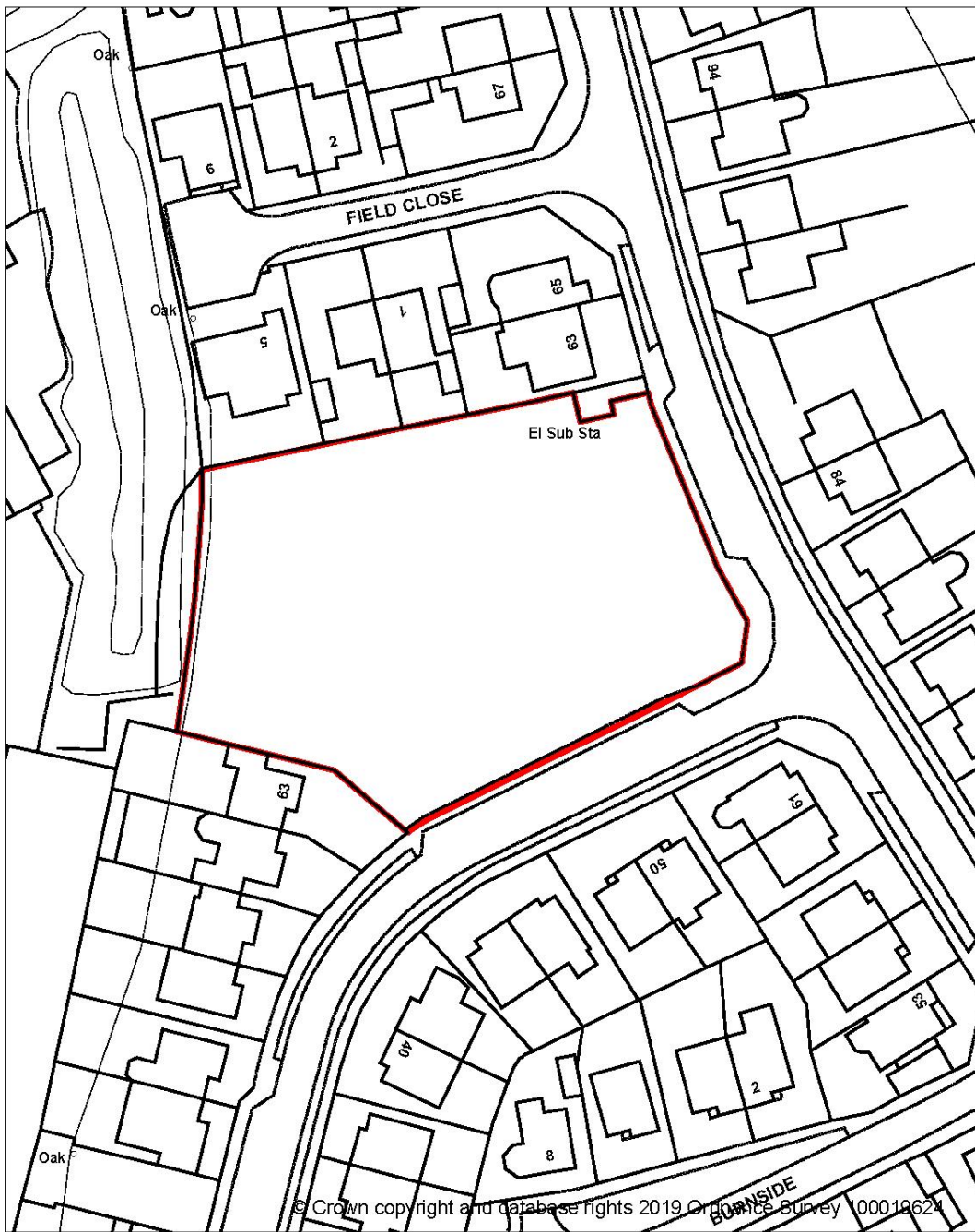
## SHLAA Proforma

### Site location

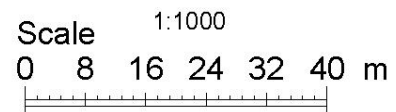
Site name	Meadow Walk	Site reference	BN008
Site address and post code	Meadow Walk, Gosport, PO13 0YX	Ward	Bridgemary North
Last updated	February 2019		

### Site details

Site description	Existing open space with a number of relatively mature trees fronting the road.
Topography	Flat with grass and numerous trees and vegetation around the sites boundary.
Existing land use	Open space and amenity area.
Surrounding land use and storey heights	Residential (two-storey), to the west is Fareham Borough with a number of industrial and commercial outlets.
Site size	0.36 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>		
Does the site have a community, culture or leisure use?	<b>No</b>		

Issue	Suitability	Comments	Actions
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		
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?	No		
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No		

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No		
<b>Access</b>			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck be provided?	Yes		
<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, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		

Issue	Suitability	Comments	Actions
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>No</b>		
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Proposals would need to minimise impacts upon the adjacent dwellings.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	<b>No</b>		
<b>Services</b>			
Is the site serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>Yes</b>	Site is within Daedalus aerodrome and Fleetlands helipad Safeguarded Zones. Restrictions on development may apply. Statutory bodies will need to be consulted.	

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site is GBC land.	
Is the site owned by a developer or is the owner willing to sell?	No	The Borough Council has no intention to sell this site and will retain the site for open space.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
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?	<b>No</b>	The Borough Council has no intention to sell this site and will retain the site for open space.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>No</b>		
Does the site require significant new infrastructure investment in order to be suitable for development?	<b>No</b>		



## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.36 ha	Based on whole site.
Local area density	Medium	40dph
Development density	40dph	Density of developable area.
Capacity for dwellings	14	Based on visual assessment.

Concluding comments	This open space is an integral part of the character of the area and has the potential to be improved for local residents. The site provides a facility for dog walking and amenity and the landowner has no intention to release the site for development.
Concluding actions	<b>No further action.</b>