

SHLAA Proforma

Site location

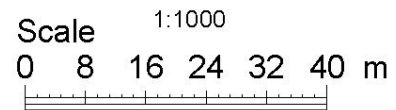
Site name	Land at 21 Wych Lane	Site reference	BN009
Site address and post code	Wych Lane, Gosport PO13 0SU	Ward	Bridgemary North
Last updated	February 2019		

Site details

Site description	Existing residential property with large garden.
Topography	Mostly flat with some onsite trees located to the western boundary.
Existing land use	Garden land
Surrounding land use and storey heights	Bungalow (one-storey), housing (two-storeys), Bus Rapid Transit Route.
Site size	0.16 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?	No		
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)?	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, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Within 400m of Fleetlands which is a Brent Goose site (secondary network) and a SINC, and Newgate Lane field, which is a Brent Goose site. An ecology survey may be required. Development will not be	

Issue	Suitability	Comments	Actions
		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?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	See above. 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 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, scheduled ancient monuments or registered	No		

Issue	Suitability	Comments	Actions
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	Southern boundary of the site is identified as being potentially contaminated. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		
Services			
Is the site serviced by utilities?	Yes		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone,	Yes	Site is within the Fleetlands helipad and	

Issue	Suitability	Comments	Actions
which covers the whole borough)?		Daedalus aerodrome Safeguarding 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	Land is owned by 21 Wych Lane.	
Is the site owned by a developer or is the owner willing to sell?	No	There has been no indication from the property owner that the land is available throughout the call for sites process.	
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)?	No		
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?	No	The landowner would need to be willing to sell/develop part of their garden. There is no indication that the land owner intends to do so.	
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	0.16 ha	Based on whole site.
Local area density	Medium/High	50/60dph
Development density	30dph	Density of developable area.
Capacity for dwellings	5	Based on initial design led assumption.

Concluding comments	Throughout the call for sites process and Local Plan review the Council has received no indication from the landowner of this garden site that they would wish to sell or develop. Although in principal the site is considered a suitable location for residential development, with accessibility to the Bus Rapid Transit offering an opportunity to build at higher density, the site is considered unavailable and thus unachievable. It is not considered appropriate to pursue this site any further at this time.
Concluding actions	No further action. Council will work proactively should the landowner seek advice.