

## SHLAA Proforma

### Site location

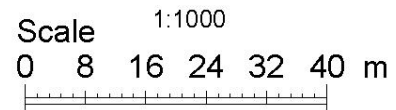
Site name	Osborn Crescent	Site reference	BN012
Site address and post code	Osborn Crescent, Gosport, PO13 0SN	Ward	Bridgemary North
Last updated	January 2020		

### Site details

Site description	Green open space
Topography	Flat and open with some border hedges.
Existing land use	Open space
Surrounding land use and storey heights	Residential (two-storey)
Site size	0.2 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 low value in the Open Space Monitoring Report. While low value open space may be appropriate for development it is considered that this densely developed area of	

Issue	Suitability	Comments	Actions
		the Borough would benefit from improvements to this open space. Development of this site would lead to a loss of amenity space in this area, contrary to the aims of the Gosport Borough Local Plan.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		
Is the site currently tourist accommodation?	<b>No</b>		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	<b>No</b>		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	<b>No</b>		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	<b>No</b>		

Issue	Suitability	Comments	Actions
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	Site is within 400 m of a Brent Goose site (low use) at Tukes Avenue Field. 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 SSSI or candidate SSSI?	No		
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?	No	Existing access road is poor quality.	
Can safe pedestrian and cycle access be achieved?	No	Existing accesses will need to be improved and footways installed.	

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck be provided?	No	As above. Highway infrastructure works may be required.	
<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		
<b>Contamination</b>			
Is it likely the site could be contaminated?	No		
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals will need to minimise impacts upon	



Issue	Suitability	Comments	Actions
		neighbouring properties. 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		
<b>Services</b>			
Is the site serviced by utilities?	Yes		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is within the Fleetlands helipad and Daedalus aerodrome Safeguarding Zones. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Land is owned by GBC (Housing).	
Is the site owned by a developer or is the	No	The land owner is unlikely	

Issue	Availability	Comments	Actions
owner willing to sell?		to sell the land for residential development.	
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	Achievable	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	The land owner is unlikely to sell the land for residential development.	
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	No		



<b>Issue</b>	<b>Achievable</b>	<b>Comments</b>	<b>Actions</b>
suitable for development?			

## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.2 ha	Based on whole site.
Local area density	Medium	
Development density	60dph	Density of developable area.
Capacity for dwellings	12	Based on development of the whole site.

Concluding comments	While the site has been assessed as low value, its importance in this urbanised part of the Borough is considered high. It is considered most appropriate to retain this site and consider improvements. Residential development of the site would likely result in an area with very little amenity space for existing and future residents.
Concluding actions	<b>No further action.</b>