

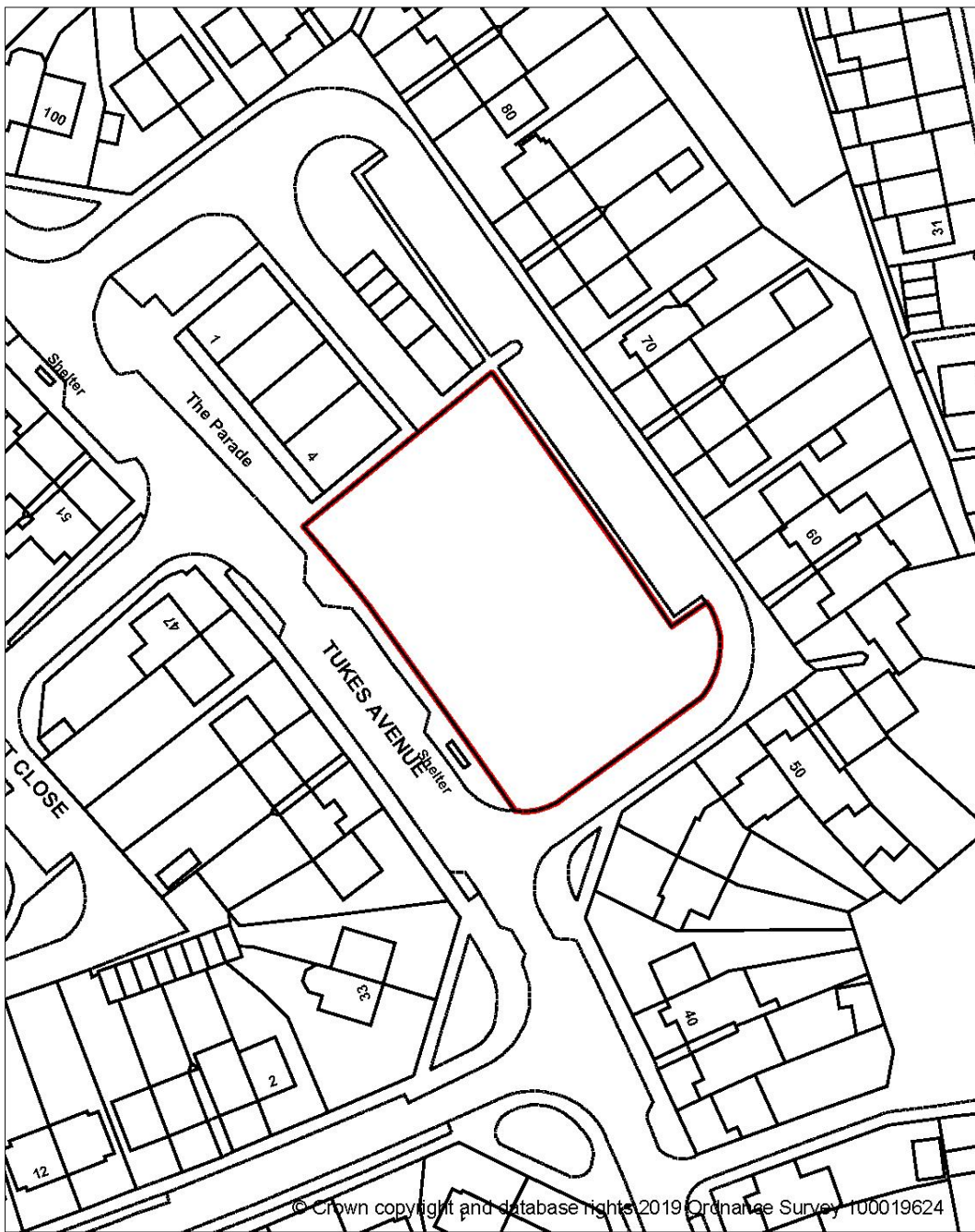
SHLAA Proforma

Site location

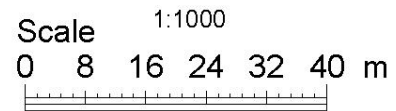
Site name	Land at Tukes Avenue	Site reference	BN013
Site address and post code	Tukes Avenue, Gosport, PO13 0SQ	Ward	Bridgemary North
Last updated	June 2021		

Site details

Site description	Area of landscaping with bushes and flowers adjacent to a small shopping precinct.
Topography	Flat with grass, bushes, flowerbeds and trees.
Existing land use	Open space and landscaped amenity area.
Surrounding land use and storey heights	Commercial / residential flats (three storey), and houses (two storey)
Site size	0.19 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?	Yes	Site assessed as low value in the Open Space Monitoring Report. Low value open space may be appropriate for development but the requirements of Policy LP35 must be met.	

Issue	Suitability	Comments	Actions
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	Adjacent to an Existing Neighbourhood Shopping Centre.	
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	Site is 400m from a Brent Goose site (low use) at Tukes Avenue Field. An ecology survey may be required. Development will	

Issue	Suitability	Comments	Actions
		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		
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 parks and gardens)?	No		

Issue	Suitability	Comments	Actions
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?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals would need to minimise impacts upon surrounding shops / residential units. 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)?	Yes	Consideration of adjacent shops will need to be made to minimise amenity impacts of deliveries etc. Appropriate mitigation will be required.	
Services			
Is the site serviced by utilities?	Yes		

Issue	Suitability	Comments	Actions
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 owner willing to sell?	No	The Council has confirmed they have no intentions to sell or develop the site.	
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 Council has confirmed they have no intentions to sell or develop the site.	
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	0.19 ha	Based on whole site.
Local area density	Medium	
Development density	40dph	Density of developable area.
Capacity for dwellings	20	Initial visual assessment based on flats

Concluding comments	The site is not considered developable at this time as the Council has no intentions to sell or develop the site, it is therefore discounted from the SHLAA.
Concluding actions	No further action.