

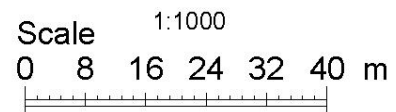
SHLAA Proforma

Site location

| | | | |
|----------------------------|----------------------------------|----------------|------------------|
| Site name | Laphorn Close Amenity Space | Site reference | BN019 |
| Site address and post code | Laphorn Close, Gosport, PO13 0SR | Ward | Bridgemary North |
| Last updated | February 2019 | | |

Site details

| | |
|---|---|
| Site description | Green open space with small area of car parking |
| Topography | Flat with trees and bushes |
| Existing land use | Amenity space |
| Surrounding land use and storey heights | Residential terraces (two storey) and semi-detached houses (two storey) |
| Site size | 0.12 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 medium value in the Open Space Monitoring Report. | |
| 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? | 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 within 150 m of Tukes Avenue Field, which is a Brent Goose site (Low Use). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated. | |

| Issue | Suitability | Comments | Actions |
|---|-------------|----------|---------|
| 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 | | |
| Does the site contain, or is adjacent to, any locally listed buildings? | No | | |

| Issue | Suitability | Comments | Actions |
|---|-------------|---|---------|
| 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 will need to minimise impacts upon surrounding residential dwellings. 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 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 Safeguarded Zone for Fleetlands helipad and Daedalus aerodrome. 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. | |
| Is the site owned by a developer or is the owner willing to sell? | No | The Borough Council has no intention to sell the site and it should be retained as 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? | Yes | Southern end of the site is used for car parking. 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? | No | The Borough Council has no intention to sell the site and it should be retained as open space. The sites scale and layout, and local parking needs make it unsuitable for 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 suitable for development? | No | | |

Conclusion

| | | |
|----------|-----------|------------|
| Suitable | Available | Achievable |
|----------|-----------|------------|

| Issue | Figure | Assumptions |
|------------------------|---------|----------------------------------|
| Developable area | 0.12 ha | Based on whole site. |
| Local area density | High | Terraced dwellings. |
| Development density | 40dph | Density of developable area. |
| Capacity for dwellings | 5 | Based on broad density estimate. |

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|---------------------|---|
| Concluding comments | The open space forms an integral part of the streetscene and was intentionally designed to form part of the character of the area. Development would likely be unsuitable as it would be in close proximity to the fronts of existing dwellings and would limit the amenity area available for residents. |
| Concluding actions | No further action. |