

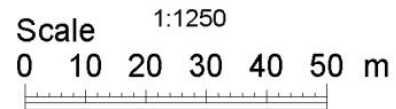
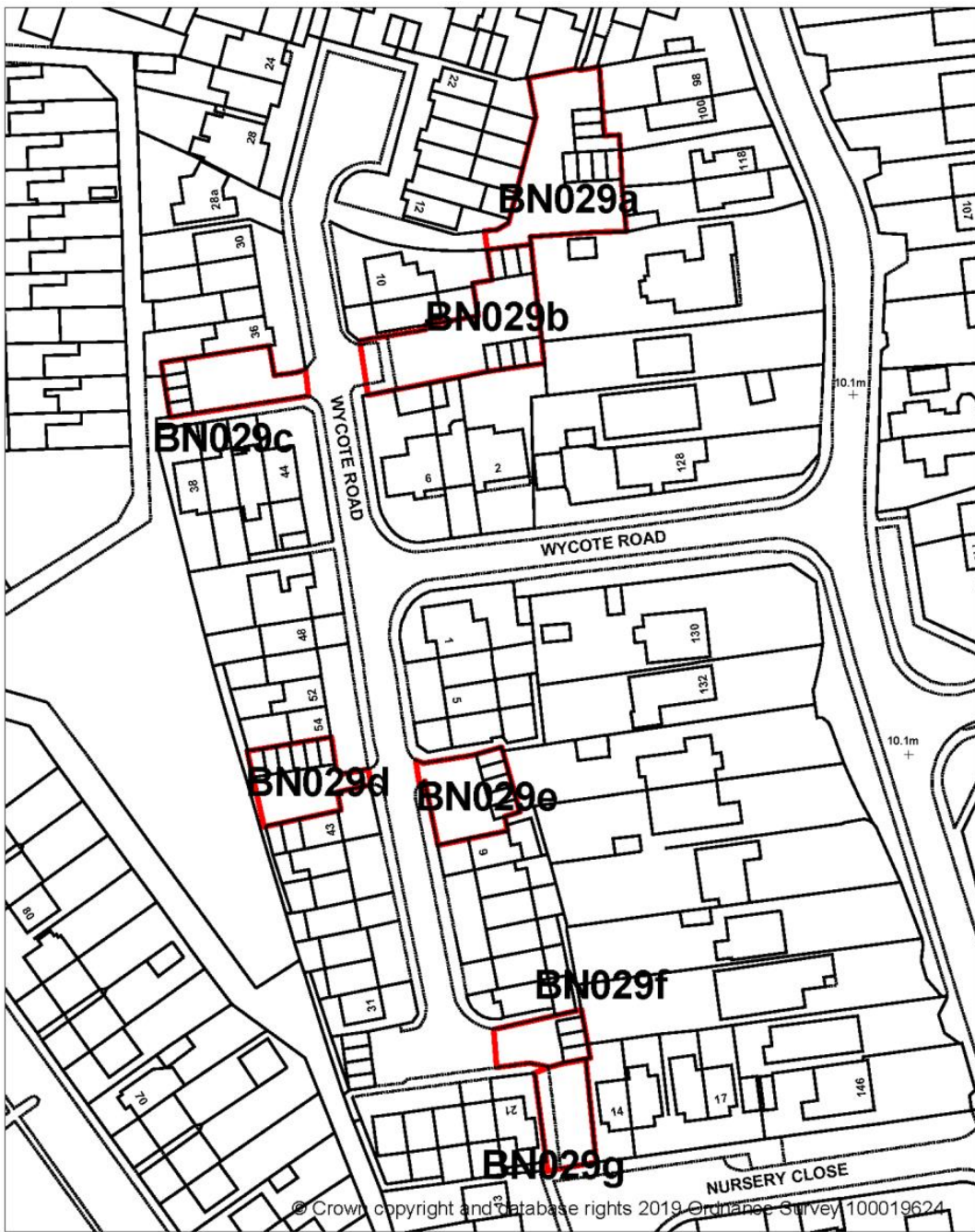
SHLAA Proforma

Site location

Site name	Wycote Road	Site reference	BN029
Site address and post code	Wycote Road, Gosport, PO13 0TG	Ward	Bridgemary North
Last updated	February 2019		

Site details

Site description	Garage sites in Wycote Road
Topography	Flat with hardstanding
Existing land use	Garage sites
Surrounding land use and storey heights	Residential (two storey)
Site size	0.18 ha over seven areas.
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		
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?	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		
Access			
Can satisfactory vehicular access be achieved?	Yes	Although access road to BN029 may need widening.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes	Although access road to BN029 may need widening.	
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		
Is the site likely to be of archaeological interest?	No		

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	Part of BN029 in 20m buffer area. Rest of lettered sites are not. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact on 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		
Services			
Is the site likely to be 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 in safeguarded area for Fleetlands helipad and aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Unknown		
Is the site owned by a developer or is the owner willing to sell?	No		
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Garages appear to be in use. 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		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Demolition of existing garages. Funding or planning gain may be needed to make the site viable.	
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	0.18 ha	Based on all seven sites.
Local area density	Medium	45dph
Development density	40dph	Density of developable area.
Capacity for dwellings	7	Based on initial visual assessment and house on each separate site.

Concluding comments	Overall, all the sites are below the threshold for the SHLAA. The capacity figure is based on dwellings on individual sites. All of the sites provide parking or storage areas for neighbouring properties and are considered best retained for this use. The sites are therefore discounted from the SHLAA.
Concluding actions	No further action.