

SHLAA Proforma

Site location

Site name	Northway Garage Site	Site reference	BN006
Site address and post code	Northway, Gosport, PO13 0XE	Ward	Bridgemary North
Last updated	January 2020		

Site details

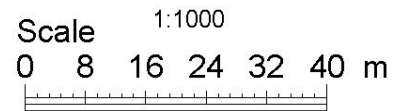
Site description	Car garages and parking and rear access to row of terraced properties. Access is from Bridgemary Road.
Topography	Flat area of hardstanding with garages. An electrical substation is situated in the sites south east corner.
Existing land use	Garages, parking area and access to rear of properties
Surrounding land use and storey heights	Residential (two-storey)
Site size	0.08 ha
Development status	None



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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		
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		
Is the site currently tourist accommodation?	No		

Issue	Suitability	Comments	Actions
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 400 m of Fleet lands Brent Goose site (Secondary Network). 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		

Issue	Suitability	Comments	Actions
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		
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	No		

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proximity to existing dwellings would mean proposals would need to minimise impacts upon the surrounding residential properties.	
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 Safeguarding Zone for Fleetlands helipad and Daedalus aerodrome. Restrictions on development may apply. Statutory bodies will need to be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site is owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	Unknown		
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	Garages and parking are in use. The site also serves as rear access to the gardens of the terraced row of dwellings. 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?	Unknown		
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	0.08 ha	Based on whole site.
Local area density	High	60dph
Development density	50dph	Density of developable area.
Capacity for dwellings	4	Based on surrounding housing densities.

Concluding comments	The site has the potential to accommodate a limited number of dwellings due to the limited size and relatively close proximity to the existing terraced row. As a result, the site was assessed as unable to accommodate five or more dwellings. Potential development would need to consider local parking requirements and any amenity impact on existing occupiers.
Concluding actions	No further action.