

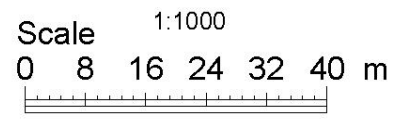
SHLAA Proforma

Site location

| | | | |
|----------------------------|--------------------------------|----------------|------------------|
| Site name | Fraser Road | Site reference | BN028 |
| Site address and post code | Fraser Road, Gosport, PO13 0UD | Ward | Bridgemary North |
| Last updated | February 2019 | | |

Site details

| | |
|---|--|
| Site description | Garages and parking to the south of Fraser Road. |
| Topography | Flat with hardstanding |
| Existing land use | Garages and parking |
| Surrounding land use and storey heights | Residential (two storey) |
| Site size | 0.06 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 | | |
| 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 400m of Bedenham Brent Goose Site (Primary 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? | Yes | | |
| Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space? | Yes | Site is within 400m of Bedenham SINC. Proposals should protect the habitat. | |

| 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 access 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 | 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? | Unknown | | |
| 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 | Site appears to be in use for 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? | Unknown | | |
| 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 |
|----------|-----------|------------|

| Issue | Figure | Assumptions |
|------------------------|---------|-------------------------------------|
| Developable area | 0.06 ha | Based on whole site. |
| Local area density | 40dph | Medium |
| Development density | 33dph | Density of developable area. |
| Capacity for dwellings | 2 | Based on initial visual assessment. |

| | |
|---------------------|---|
| Concluding comments | The enclosure of the site on all sides by existing housing and the need to consider local parking requirements reduces the sites capacity. The developable site area was assessed as unable to accommodate five dwellings and is unsuitable for inclusion in the SHLAA. |
| Concluding actions | No further action. |