

## SHLAA Proforma

### Site location

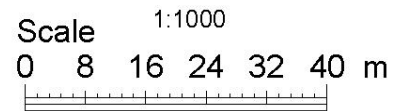
Site name	Harris Road/ Gregson Ave Amenity Area	Site reference	BS021
Site address and post code	Harris Road, Gosport, PO13 0YF	Ward	Bridgemary South
Last updated	March 2019		

### Site details

Site description	Amenity area between existing residential development and Juniper Court.
Topography	Flat with grass and small trees
Existing land use	Open space
Surrounding land use and storey heights	Residential (one storey bungalows and three storey flats)
Site size	0.07 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>Yes</b>	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.	

<b>Issue</b>	<b>Suitability</b>	<b>Comments</b>	<b>Actions</b>
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		
Is the site currently tourist accommodation?	<b>No</b>		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	<b>No</b>		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	<b>No</b>		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	<b>No</b>		
Does the site have any TPO trees?	<b>No</b>		
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>Unknown</b>		
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA,	<b>Yes</b>	Site is approximately 170m from Portsmouth Harbour	

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?		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?	<b>No</b>		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>Yes</b>	Site within 170m of Bedenham SINC. Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?			
Can safe pedestrian and cycle access be achieved?			
Can adequate emergency service and refuse truck access be provided?			
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
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		
<b>Contamination</b>			
Is it likely the site could be contaminated?	No		
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Development could potentially infringe on existing properties views and privacy. 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		
<b>Services</b>			
Is the site likely to be 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 in safeguarded are for the storage of defence munitions, 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?	Yes	Site is owned by GBC and footpath to dwellings owned by HCC. Agreement will be required from all the owners.	
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)?	Yes	Existing properties require access. May affect site viability.	

Issue	Availability	Comments	Actions
Are there any existing tenancies or operations on site?	<b>Yes</b>	Site used for amenity. 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?	<b>Unknown</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>No</b>		
Does the site require significant new infrastructure investment in order to be suitable for development?	<b>No</b>		



## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.07 ha	Based on whole site.
Local area density	50dph	High
Development density	-	-
Capacity for dwellings	0	Based on initial visual assessment.

Concluding comments	There is limited space on this site and any development would likely limit the amenity of existing occupiers in the adjacent bungalows to an unacceptable level. The open space is considered important to the character of this area and is appropriate to retain for the benefit of local residents.
Concluding actions	<b>No further action.</b>