

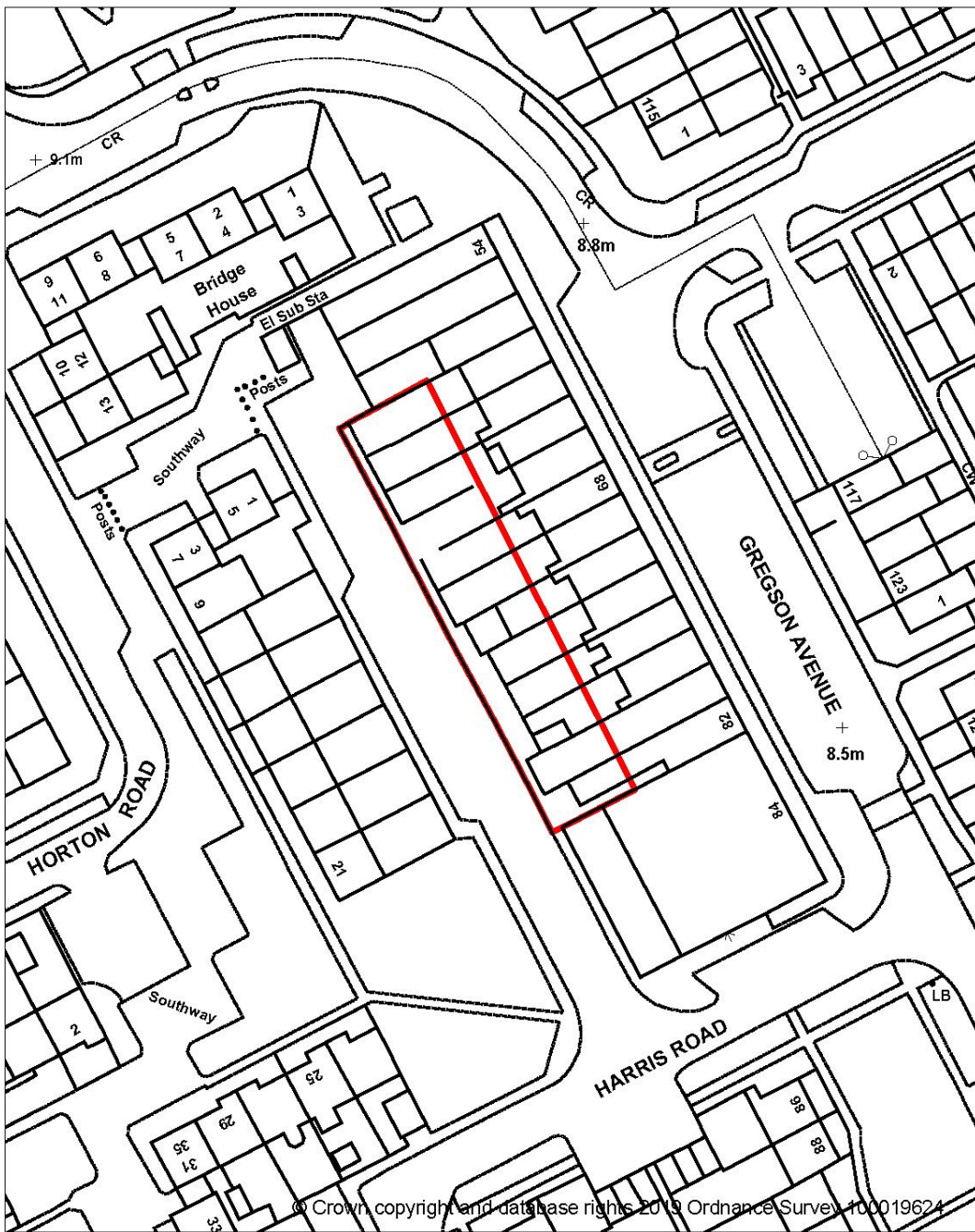
## SHLAA Proforma

### Site location

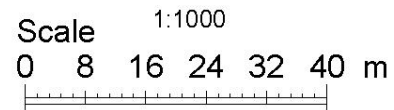
Site name	Harris Road – Rear of Gregson Avenue Shops	Site reference	BS032
Site address and post code	Gregson Avenue, Gosport, PO13 0UR	Ward	Bridgemary South
Last updated	January 2020		

### Site details

Site description	Garages/ parking and rear access to commercial units at Gregson Avenue. The site is accessed via Harris Road.
Topography	Flat with concrete hardstanding
Existing land use	Garages and parking
Surrounding land use and storey heights	Immediately to the west on the sites boundary are the commercial units which front Gregson Avenue. These are accompanied by two storeys (residential) above. The site is surrounded on the other sides by two storey dwellings.
Site size	0.09 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>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	Yes	Proposals will need to comply with the requirements of Policy LP27.	
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
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		
<b>Ecology</b>			
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 350m from 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.	

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?	Yes	Site 350m from Bedenham SINC. Proposals should protect the habitat.	
<b>Access</b>			
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		
<b>Heritage</b>			
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		
<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	Potential impact on existing flats above commercial units and restriction of access to rear of units. 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)?	Yes	Noise and disturbance from existing commercial units. Appropriate mitigation will be required.	
<b>Services</b>			
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	

Issue	Suitability	Comments	Actions
		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	Rear of commercial units. 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>No</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Demolition costs. 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?	<b>No</b>		



## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.09 ha	Based on whole site.
Local area density	High	50dph
Development density	45dph	Density of developable area.
Capacity for dwellings	5	Based on initial calculation.

Concluding comments	Given the fragmented land ownership on the site it is considered unachievable for development. It would likely be difficult to develop the site whilst retaining servicing access to the commercial units and residential properties. However, there may be potential for intensification of residential uses above the commercial units in the future.
Concluding actions	<b>No further action.</b>