

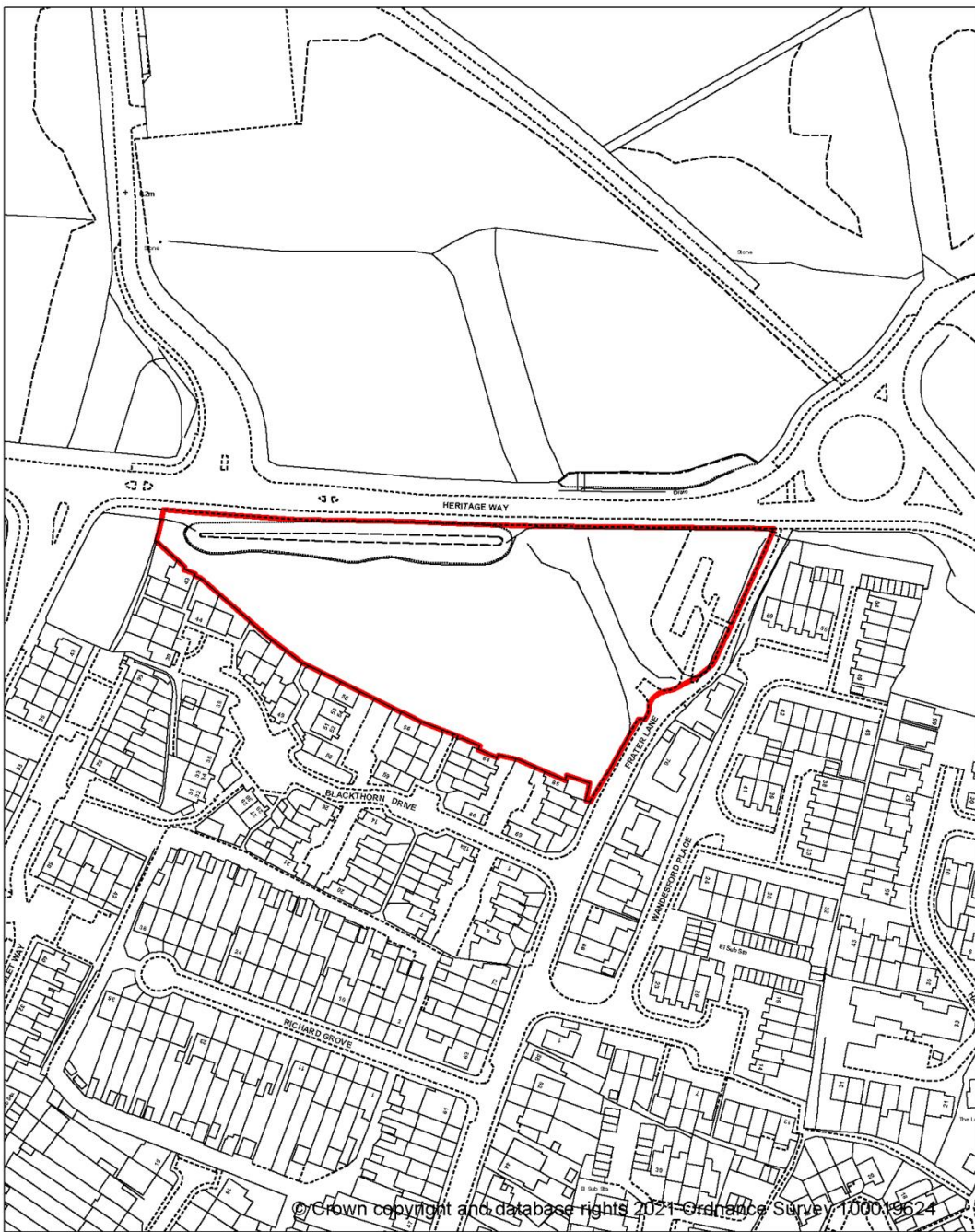
SHLAA Proforma

Site location

Site name	Land at Heritage Way and Frater Lane	Site reference	EL006
Site address and post code	Heritage Way, Gosport, PO12 4AZ	Ward	Elson
Last updated	April 2021		

Site details

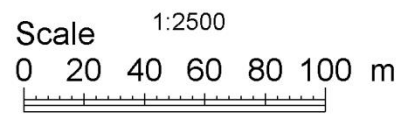
Site description	Area of amenity space to South of Heritage Way and North of Blackthorn Drive with access from Frater Lane.
Topography	Largely flat with densely grown vegetation and numerous large trees
Existing land use	Open space
Surrounding land use and storey heights	To the south are two storey dwellings. To the north is the MoD Defence Munitions site.
Site size	0.77 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?	No	Review of the Urban Area Boundary may be required.	
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?	Yes	Site assessed as medium value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	No		

Issue	Suitability	Comments	Actions
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		
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)?	Unknown		
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 adjacent to four Brent Goose sites. Site within 300 m of Portsmouth Harbour SPA and Ramsar site. An ecological survey	

Issue	Suitability	Comments	Actions
		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	Within 300 m of Portsmouth Harbour SSSI. An ecological 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 SINC, candidate SINC or a Local Green Space?	No		
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		

Issue	Suitability	Comments	Actions
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?	Yes	Part of site in 20 m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		

Issue	Suitability	Comments	Actions
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 in safeguarding 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?	No	Owned by GBC	
Is the site owned by a developer or is the owner willing to sell?	Yes	Subject to full Council approval the site is considered developable.	
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 used as open space and has footpath crossing it. 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?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and site clearance. Environmental Health advise further investigation of the site to ascertain if a historic landfill presents any concerns. This is necessary at an early stage to ensure the site is 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	1.29ha	Marked site plus additional land adjacent to Heritage Way.
Local area density	Medium	
Development density	42dph	Density of developable area.
Capacity for dwellings	55	Based on initial visual assessment.

Concluding comments	Potential development site although previously identified as open space of medium value in the open space monitoring report. Site could potentially be developed on the basis that land at Ham Lane (EL007) is improved as an open space. It will also be necessary to investigate land contamination on the site at an early stage.
Concluding actions	Allocate residential.