

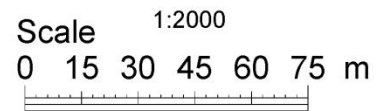
SHLAA Proforma

Site location

Site name	Land South of Naish Drive	Site reference	EL001
Site address and post code	Naish Drive, Gosport, PO12 4AP	Ward	Elson
Last updated	March 2019		

Site details

Site description	Land containing The Charity Farm, access road and rear gardens of properties on Elson Road. Vehicular access is from Chestnut Walk. Access also appears to be available via a narrow dirt track from Elson Road.
Topography	Flat with pastures, trees and hedges. The site is enclosed on all four sides.
Existing land use	Farm and residential gardens
Surrounding land use and storey heights	To the south and west of the site is two storey residential dwellings. To the west is the Quay West Business Centre which contains large warehouse buildings.
Site size	0.82 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		

Issue	Suitability	Comments	Actions
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?	Yes	Site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment is required.	
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 within 200 m of Portsmouth Harbour Brent Geese sites, SPA and Ramsar site. An ecology survey may be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site within 200 m of SSSI. 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 SINC, candidate SINC or a Local Green Space?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes	Access can be gained from Chestnut walk to West. Access road from Elson road is quite narrow.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes		
Heritage			

Issue	Suitability	Comments	Actions
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	Eastern part of site is in 20 m buffer area. A Contaminated Land Assessment will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact on the rear of existing neighbouring properties. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future	No		

Issue	Suitability	Comments	Actions
occupiers (industrial uses, major roads)?			
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 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	Agreement will be required from all the owners.	
Is the site owned by a developer or is the owner willing to sell?	No	The landowner of the majority of the site has confirmed verbally to the Council that they have no desire to sell or develop the site.	
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	Charity Farm and residential gardens. The land is not available.	

Achievable

Issue	Achievability	Comments	
Is there a realistic prospect that the site would come forward for development within the plan period?	No	The site is not expected to come forward in this plan period. The landowner has confirmed by telephone that they have no plans to develop or sell the site, and will continue to operate their business.	
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	0.50 ha	Site excluding narrow access road and residential gardens.
	0.77 ha	Site excluding narrow access road but including residential gardens.
Local area density	Medium	
Development density	40dph	Density of developable area.
Capacity for dwellings	20	Based on visual assessment and density calculation.

Concluding comments	The landowner of the majority of the site was contacted through the Call for Sites process. The owner confirmed they had no intention to sell the site or develop it. It is therefore considered important to not consider this site again in this plan period. While the site has potential suitability for residential development, its continued use by the existing business is a welcome addition to the Borough.
Concluding actions	No further action