

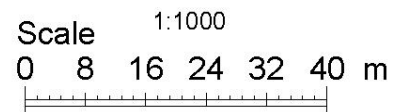
## SHLAA Proforma

### Site location

|                            |                                  |                |        |
|----------------------------|----------------------------------|----------------|--------|
| Site name                  | Land at Wheeler Close            | Site reference | FT003  |
| Site address and post code | Wheeler Close, Gosport, PO12 4XN | Ward           | Forton |
| Last updated               | April 2021                       |                |        |

### Site details

|   |   |
|---|---|
| Site description                        | Former garage site now used for residents parking. The site includes two separate areas where garages have been demolished, a small amenity area, and part of the Wheeler Close access road. Access can be gained from Wheeler Close. Potential for comprehensive redevelopment and more suitable site layout if existing dwellings immediately to the south were included in the SHLAA site. |
| Topography                              | Flat with concrete hardstanding, small area of grass in amenity area.   |
| Existing land use                       | Residents parking   |
| Surrounding land use and storey heights | Residential (two storeys) to all sides of site. To the south of the site is a small amenity area. To the far south is the Forton Recreation Area.   |
| Site size                               | 0.22 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>Yes</b>  | Current residential allocation. |         |
| 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>   |                                 |         |
| Is the site within a Defined Shopping Area?             | <b>No</b>   |                                 |         |
| Is the site currently tourist accommodation?            | <b>No</b>   |                                 |         |

| Issue  | Suitability | Comments   | Actions |
|--|-------------|--|---------|
| <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 within 400 m of Portsmouth Harbour Brent Goose site (Primary Network), SPA and Ramsar site. 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 SINIC, candidate SINIC or a Local Green Space?  | No          |          |         |
| <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?  | Yes         | Western boundary of site slightly in 20 m buffer area. A Contaminated Land Assessment will be required.                |         |
| <b>Amenity</b>  |             |  |         |
| Is development likely to have an adverse impact upon neighbouring amenity?  | No          |  |         |
| 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         |  |         |
| Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?   | Yes         | Site is within safeguarded area for aerodrome at Daedalus. Statutory bodies will be consulted. Restrictions may apply. |         |

## Availability

| Issue   | Availability | Comments   | Actions |
|---|--------------|--|---------|
| Does the site have multiple owners?                                   | No           | Site is owned by GBC (Housing).  |         |
| Is the site owned by a developer or is the owner willing to sell?     | Yes          |  |         |
| 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          | Access to rear of existing properties required.                            |         |
| Are there any existing tenancies or operations on site?               | Yes          | However a suitable design could accommodate existing parking requirements. |         |

## Achievable

| Issue  | Achievability | Comments                                    | Actions |
|--|---------------|---|---------|
| Is there a realistic prospect that the site would come forward for development within the plan period?   | Yes           | The Council is looking to develop the site. |         |
| 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

|                 |                  |                   |
|-----------------|------------------|-------------------|
| <b>Suitable</b> | <b>Available</b> | <b>Achievable</b> |
|-----------------|------------------|-------------------|

| Issue                  | Figure  | Assumptions                       |
|------------------------|---------|-----------------------------------|
| Developable area       | 0.22 ha | Based on whole site.              |
| Local area density     | High    |                                   |
| Development density    | 50dph   | Density of developable area.      |
| Capacity for dwellings | 6       | Based on initial site assessment. |

|                     |  |
|---------------------|--|
| Concluding comments | The site is considered developable and is expected to form part of the Council's initial affordable housing programme. |
| Concluding actions  | <b>Allocate residential</b>  |