

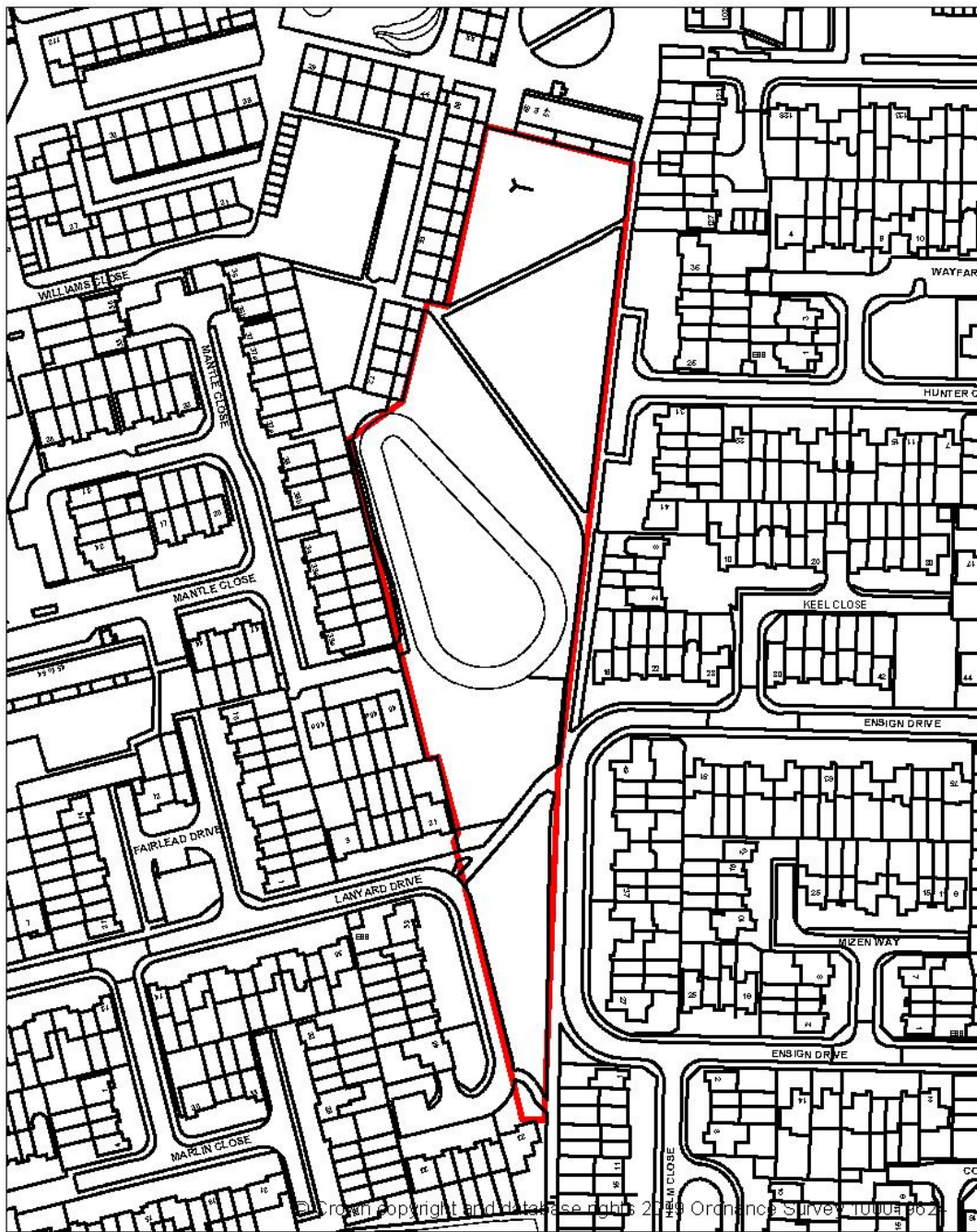
## SHLAA Proforma

### Site location

Site name	Central Rowner: Ensign Drive	Site reference	GR003
Site address and post code	Ensign Drive, Gosport, PO13 9QR	Ward	Grange
Last updated	March 2019		

### Site details

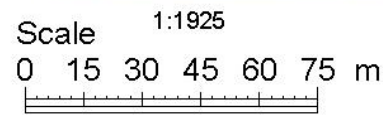
Site description	Large amenity area between housing
Topography	Mainly flat with grass and footpaths and mound in central part of site
Existing land use	Open space
Surrounding land use and storey heights	Residential (two and five storey)
Site size	1.20 ha
Development status	None



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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
<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 high value in the Open Space Monitoring Report. The site forms an important provision in the area. Opportunities exist for improving the site through the provision of childplay	

Issue	Suitability	Comments	Actions
		facilities, football pitches and benches. The site could also form a green corridor linking any development to the north with the Rowner Village to the south.	
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		
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		

Issue	Suitability	Comments	Actions
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, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	<b>No</b>		
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>No</b>		
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>		
<b>Heritage</b>			

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		
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Site 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>			

Issue	Suitability	Comments	Actions
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 safeguarded area for Fleetlands helipad. 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	The Council has no intention to sell this site.	
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)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Amenity space	

## 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>	The landowner has no intention to sell this site.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential decontamination costs. Funding or planning gain may be needed.	
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	1.20 ha	Based on whole site.
Local area density	Low	30dph
Development density	30dph	Density of developable area.
Capacity for dwellings	40	Based on initial visual assessment.

Concluding comments	The site has recently been assessed as high value in the open space monitoring report. The has merits as open space to serve the wider area, and could benefit from further improvement to increase its quality. Appropriate improvements could include child play provision, a football pitch, and benches. Given the value of this site, it is not considered suitable for residential development. If the neighbouring area to the north was to be developed, this site could form a green corridor linking areas to the north and south. As a result of this assessment, the site has been discounted from the SHLAA.
Concluding actions	<b>No further action.</b>