

## SHLAA Proforma

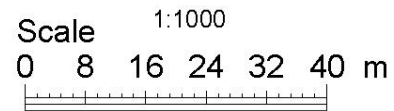
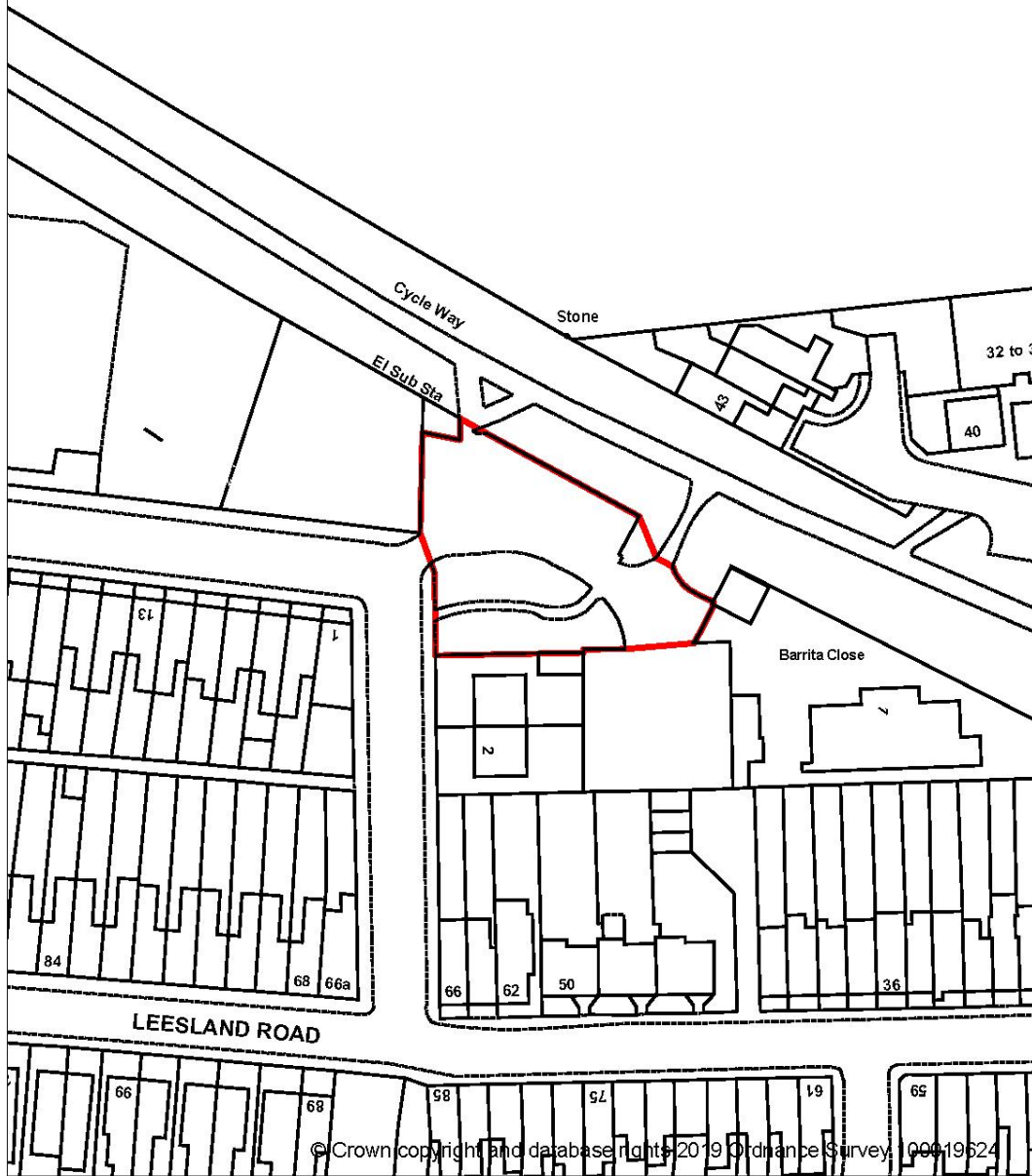
### Site location

Site name	Norman Road Garage Site	Site reference	LL003
Site address and post code	Norman Road, Gosport, PO12 3NQ	Ward	Leesland
Last updated	April 2019		

### Site details

Site description	Former Garage sites now a car park with access road to a new build dwelling (1 Barrita Close) and the strategic cycle network.
Topography	Flat with hardstanding and trees to North and East of site.
Existing land use	Residents parking and access road
Surrounding land use and storey heights	Residential (two storeys). To the north of the site is a cycle path beyond which is allotments.
Site size	0.08 ha
Development status	None

# Allotment Gardens



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>	Site adjacent to existing open space with cycleway.	
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?	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		
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?	No		
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No		

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SINC, candidate SINC 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		
Is the site likely to be of archaeological interest?	No		

Issue	Suitability	Comments	Actions
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Site in 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>No</b>		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	<b>No</b>		
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>Yes</b>	Site in safeguarded area for 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?	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	Access to Barrita Close needs to be maintained.	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	Access to Barrita Close needs to be maintained.	
Are there any existing tenancies or operations on site?	Yes	Parking currently used. Confirm 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>Unknown</b>		
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 to make the site viable.	
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	0.05 ha	Site minus maintaining access road.
Local area density	50dph	High
Development density	20dph	Density of developable area.
Capacity for dwellings	1	On green space to south of site.

Concluding comments	If the access road to the existing property is maintained the site is dissected and its size is reduced significantly. The principal of development may be acceptable on the site providing an appropriate design is produced and constraints overcome. That said the site is unable to accommodate five or more dwellings.
Concluding actions	<b>Site too small for inclusion in the SHLAA.</b>