

SHLAA Proforma

Site location

Site name	Land between Carisbrooke Road and Merstone Road.	Site reference	PC007
Site address and post code	Carisbrooke Road, Gosport, PO13 0NY	Ward	Peel Common
Last updated	May 2019		

Site details

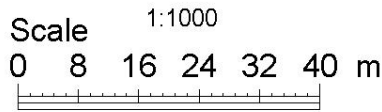
Site description	Amenity area between dwellings and Carisbrooke Road.
Topography	Flat with grass, mature trees, bus shelter and lampposts.
Existing land use	Open Space
Surrounding land use and storey heights	Residential (two storey) and commercial units.
Site size	0.30 ha
Development status	None



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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?	Yes		
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?	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?	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	The site does contain a number of mature trees though.	
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?	No		
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 SINC, candidate SINC or a Local Green Space?	No		

Issue	Suitability	Comments	Actions
Access			
Can satisfactory vehicular access be achieved?	Yes	Would likely require a new junction from the main road to gain vehicle access to the site.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes	See above comment.	
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?	No		

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Existing dwellings that front onto Carisbrooke road could have reduced amenity. Proposal will need to minimise amenity impacts.	
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 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?	Unknown		
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)?	Yes	Existing properties require access over site. May affect site viability.	
Are there any existing tenancies or operations on site?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown		
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	0.16 ha	Based on whole site.
Local area density	High	50dph
Development density	20dph	Density of developable area.
Capacity for dwellings	3	Based on initial visual assessment.

Concluding comments	The site is a relatively thin strip of land between existing dwellings and the road. Development would base within close proximity to these existing dwellings and likely result in a reduce quality of life for residents. It is considered that this site forms an attractive feature in the streetscene and should be retained as an amenity area. Given the access and amenity constraints the site has been assessed as unable to accommodate 5 or more dwellings. As such the site is unsuitable for inclusion in the SHLAA.
Concluding actions	No further action.