

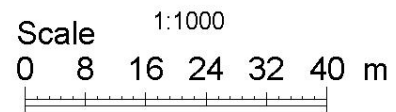
SHLAA Proforma

Site location

Site name	Former Finsbury's Garage	Site reference	PVAL005
Site address and post code	Privett Road, Gosport, PO12 2SU	Ward	Privett
Last updated	April 2019		

Site details

Site description	Former car garage next to main road
Topography	Flat with disused single-storey building and large area of hardstanding
Existing land use	None
Surrounding land use and storey heights	Residential (two-storey) and MOD playing fields
Site size	0.13 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	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		
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 is opposite HMS Sultan Playing Fields, which is a SINC and a Brent Goose site (Core Primary). Site is also within 400m of The Enterprise Academy Brent Goose site / SINC and Bay House School Brent Goose site /	

Issue	Suitability	Comments	Actions
		SINC. 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 SSSI or candidate SSSI?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	See above. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck be provided?	Yes		

Issue	Suitability	Comments	Actions
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?	Yes	Site is near the historic settlement of Privett, which is an area of archaeological interest. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Land is identified as being potentially contaminated. A Contaminated Land Assessment will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		

Issue	Suitability	Comments	Actions
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		
Services			
Is the site 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 the Safeguarded Area for Daedalus aerodrome. 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		
Is the site owned by a developer or is the owner willing to sell?	Unknown	The site has been refurbished as a car wash, it is uncertain if the owner would wish to redevelop the site as housing at this current time.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	Yes	The site has been refurbished as a car wash. Confirmation would be required that the tenancy could be relocated or ended.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	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?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.13 ha	Based on whole site.
Local area density	Medium	40dph
Development density	40dph	Density of developable area.
Capacity for dwellings	4	Based on visual assessment.

Concluding comments	The site is undergoing refurbishment with significant investment as a car wash so is considered unavailable at this time. That said the site could be a potential development site that could accommodate a development providing suitable access and parking could be provided.
Concluding actions	No further action.