

## SHLAA Proforma

### Site location

Site name	Turner Avenue Area Amenity Areas	Site reference	RH014
Site address and post code	Land nr Turner Avenue, Gosport, PO13 0BT	Ward	Rowner and Holbrook
Last updated	April 2019		

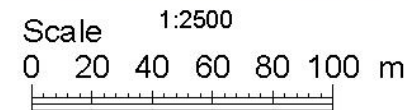
### Site details

Site description	Five separate amenity areas.
Topography	Flat with grass
Existing land use	Amenity area
Surrounding land use and storey heights	Residential (two storey)
Site size	0.38 ha over five amenity areas
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>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>	Sites assessed as medium value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		

<b>Issue</b>	<b>Suitability</b>	<b>Comments</b>	<b>Actions</b>
Is the site within a Defined Shopping Area?	<b>No</b>		
Is the site currently tourist accommodation?	<b>No</b>		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	<b>No</b>		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	<b>No</b>		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	<b>No</b>		
Does the site have any TPO trees?	<b>No</b>		
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>Yes</b>	Site within 400m of Portsmouth Harbour Brent Goose site (Secondary Network). A HRA will 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	<b>No</b>		

Issue	Suitability	Comments	Actions
SSSI or candidate SSSI?			
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>			
Is the site within or is adjacent to a Conservation Area?	<b>No</b>		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	<b>No</b>		
Does the site contain, or is adjacent to, any locally listed buildings?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>No</b>		

Issue	Suitability	Comments	Actions
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Sites all within 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>Yes</b>	Sites layouts and compact sizes means proposals will need to mitigate the impact of overlooking into existing dwellings. 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)?	<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>	Within Fleetlands helipad safeguarded area. Restrictions on development may apply. Under Policy LP15 statutory bodies will be	

Issue	Suitability	Comments	Actions
		consulted.	

### Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?		<b>Unknown</b> - Owned by GBC. Unclear if also owned by HCC.	
Is the site owned by a developer or is the owner willing to sell?		<b>Unknown</b>	
Is it necessary to acquire land off-site to develop this site?	<b>Yes</b>	Site sizes may necessitate using land-offsite. Need to check whether off-site land is available.	
Does the site have any legal issues (covenants, ransom strips)?		<b>Unknown</b>	
Are there any on-site constraints (pylons, rights of way, easements)?	<b>Yes</b>	Telephone masts and wires are situated on all 5 sites. May affect site viability.	
Are there any existing tenancies or operations on site?	<b>No</b>		

## 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>No</b>		
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	0.38 ha	Based on whole site.
Local area density	Medium	40dph
Development density	-	-
Capacity for dwellings	0	Based on visual site assessment.

Concluding comments	The site was assessed as medium value in the Open Space Monitoring Report. The sites are considered important to retain as they contribute to the overall character of the area and provide amenity space for residents. As a result the sites are discounted from the SHLAA.
Concluding actions	<b>No further action.</b>