

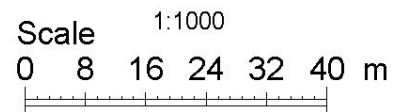
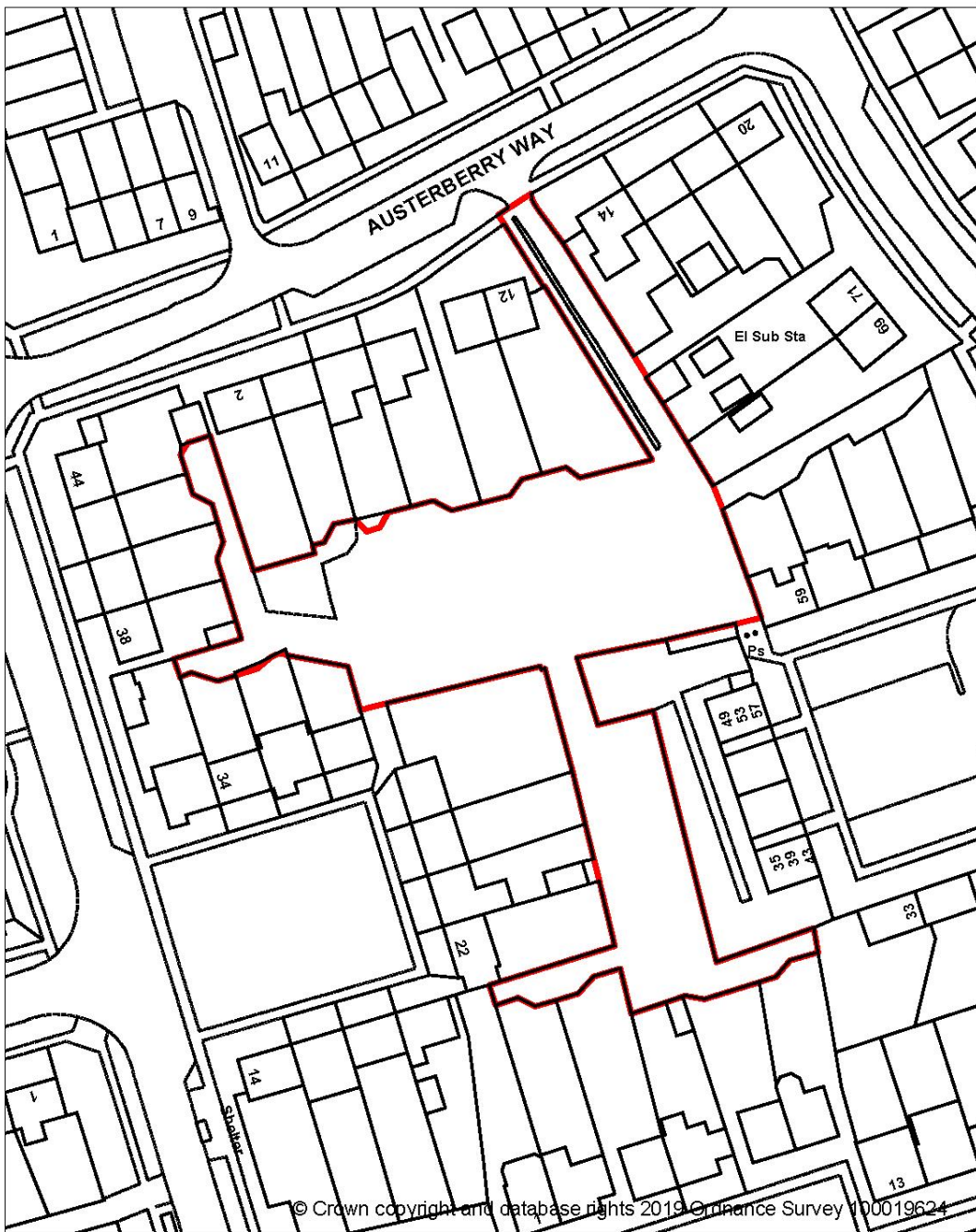
SHLAA Proforma

Site location

Site name	Austerberry Way Garage Site	Site reference	RH004
Site address and post code	Austerberry Way, Gosport, PO13 0BS	Ward	Rowner and Holbrook
Last updated	May 2019		

Site details

Site description	Large area of concrete hardstanding behind housing. The site is used for residents parking. Former garages have now been demolished. The site is access via a fairly narrow road from Austerberry Way.
Topography	Flat with hardstanding and no vegetation. The site is enclosed on all sides by the rear of existing residential properties.
Existing land use	Residents parking
Surrounding land use and storey heights	The site is surrounded on all sides by terraced two storey residential dwellings. To the south east of the site is a three storey residential block.
Site size	0.27 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	No		

Issue	Suitability	Comments	Actions
leisure use?			
Is the site within a Defined Shopping Area?	No		
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?	No		
Does the site contain, or is in proximity of, a	No		

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?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes	Access road not very wide. And may be difficult to develop whole site as it will likely be difficult to achieve vehicle access.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes	Access road not very wide.	
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		

Issue	Suitability	Comments	Actions
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?	Yes	Site is within 20m buffer. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Development on site may limit access to the rear of 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)?	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,	Yes	Site within Fleetlands helipad safeguarded area.	

Issue	Suitability	Comments	Actions
which covers the whole borough)?		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 (Housing).	
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)?	Yes	Legal advice that this site is not developable because of the access issues. Further legal advice may be required.	
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	Yes	Site still being used for parking and garages. Confirmation will be	

Issue	Availability	Comments	Actions
		needed 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?	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	Approx. 0.14 ha	Based on awkward site layout which will likely render the southern part of the site unusable.
Local area density	Medium	40dph
Development density	40dph	Density of developable area.
Capacity for dwellings	4	Based on initial visual site assessment.

Concluding comments	Potential development site however viability is limited by site layout and access requirements for existing neighbouring dwellings. Site too small for inclusion in the SHLAA.
Concluding actions	No further action.