

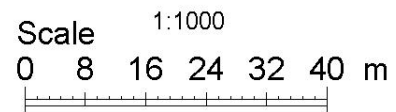
SHLAA Proforma

Site location

Site name	Lawn Close Garage Site	Site reference	RH005
Site address and post code	Lawn Close, Gosport, PO13 0BY	Ward	Rowner and Holbrook
Last updated	April 2019		

Site details

Site description	A former garage site which now provides residents parking and an access route to neighbouring properties. Access is gained from the South via Austerberry Way. Lawn Close provides rear vehicular access to numerous properties in Austerberry Way and Turner Avenue.
Topography	Flat with concrete hardstanding. Enclosed on all sides by existing dwellings.
Existing land use	Residents parking and vehicular access
Surrounding land use and storey heights	Residential (one storey and two storey)
Site size	0.08 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	Although adjacent to existing open space at Lawn Close.	
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?	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	No		

Issue	Suitability	Comments	Actions
SINC, candidate SINC or a Local Green Space?			
Access			
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		
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		

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	Site is within 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Access to properties at north of Lawn Close could be difficult to maintain if site is developed. 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 is within Fleetlands helipad safeguarded area. 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		
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Site viability limited by access requirements to properties in Lawn Close. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Site used for garages/parking. Confirmation will be 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
-----------------	------------------	-------------------

Issue	Figure	Assumptions
Developable area	Approx. 0.05	Based on maintaining access to rear of 1 to 6 Lawn Close.
Local area density	Medium	40dph
Development density	40dph	Density of developable area.
Capacity for dwellings	2	Based on density assumption.

Concluding comments	A row of six bungalows to the east of Lawn Close can only be accessed directly by vehicle over this site, this reduces the developable area. As a result the site is unable to accommodate 5 or more dwellings. Any development on the site would need to carefully consider the impact on neighbouring amenity and local parking requirements.
Concluding actions	No further action.