

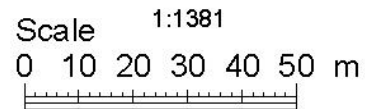
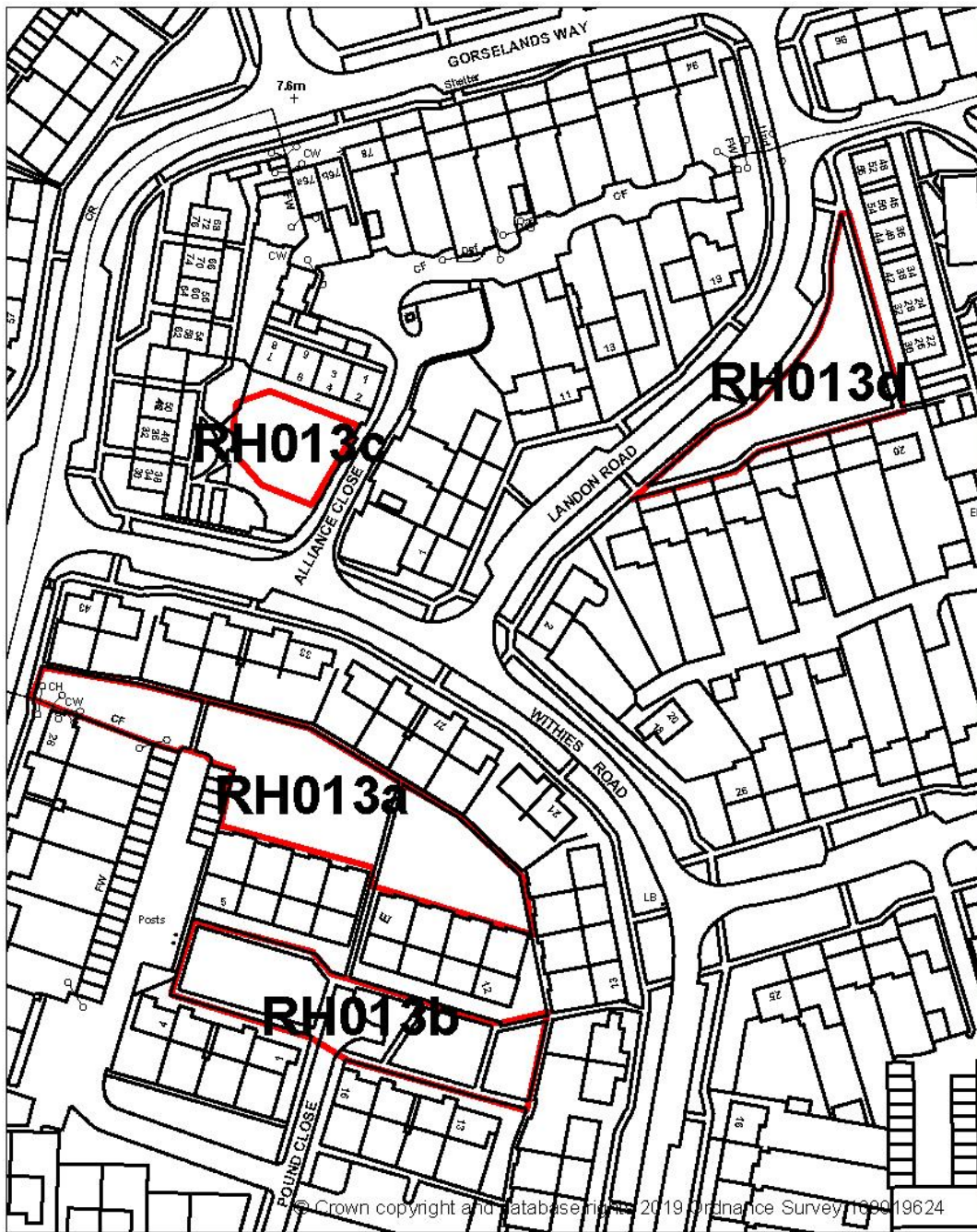
## SHLAA Proforma

### Site location

Site name	Withies Road Area Amenity Areas	Site reference	RH013
Site address and post code	In area of Withies Road, Gosport, PO13 0EL	Ward	Rowner and Holbrook
Last updated	April 2019		

### Site details

Site description	This SHLAA site is formed of four amenity spaces. Site A is located behind dwellings to the South of Withies Road. Site B is located to the east and west of Pound close between dwellings. Site C is located to the East of Alliance Close. Site D is located to the West of Landon Road. All sites can be accessed by vehicle.
Topography	All sites are flat grassed areas with trees and various amounts of vegetation.
Existing land use	Open space
Surrounding land use and storey heights	Site A is bounded to the north and south by rear gardens and terraced rows of two storey dwellings. Site B is surrounded to the north and south by terraced rows of two storey dwellings. Site C is located to the west of three storey residential buildings and to the south of two storey terraced dwellings. Site D is immediately west of three storey flats, to the west of the site are two storey semi-detached dwellings.
Site size	Approx. 0.39 ha over four open spaces
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 2019.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		



Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
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		
<b>Ecology</b>			
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		

Issue	Suitability	Comments	Actions
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	Site in proximity of Rowner Copse SINC. Proposals should protect the habitat.	
<b>Access</b>			
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		
<b>Heritage</b>			
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		

Issue	Suitability	Comments	Actions
Is the site likely to be of archaeological interest?	No		
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Sites 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?	Yes	Small site sizes could cause issues with 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)?	No		
<b>Services</b>			
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 within Fleetlands helipad safeguarded area. Restrictions on development may apply. Under Policy LP15	

Issue	Suitability	Comments	Actions
		statutory bodies will be consulted.	

### Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	<b>Unknown</b>	Some show as owned by GBC.	
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>Unknown</b>	<b>Potentially</b> – some amenity areas small.	
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>Unknown</b>		
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	0.39 ha	Based on four amenity spaces.
Local area density	Medium	40dph
Development density		Density of developable area.
Capacity for dwellings	2	Based on visual site assessment.

Concluding comments	These open spaces are considered important to protect with some assessed as medium value in the Open Space Monitoring Report. In addition, the scope for development is particularly limited although site A has some potential. That said, overall the sites capacity falls below the threshold for the SHLAA.
Concluding actions	<b>No further action.</b>