

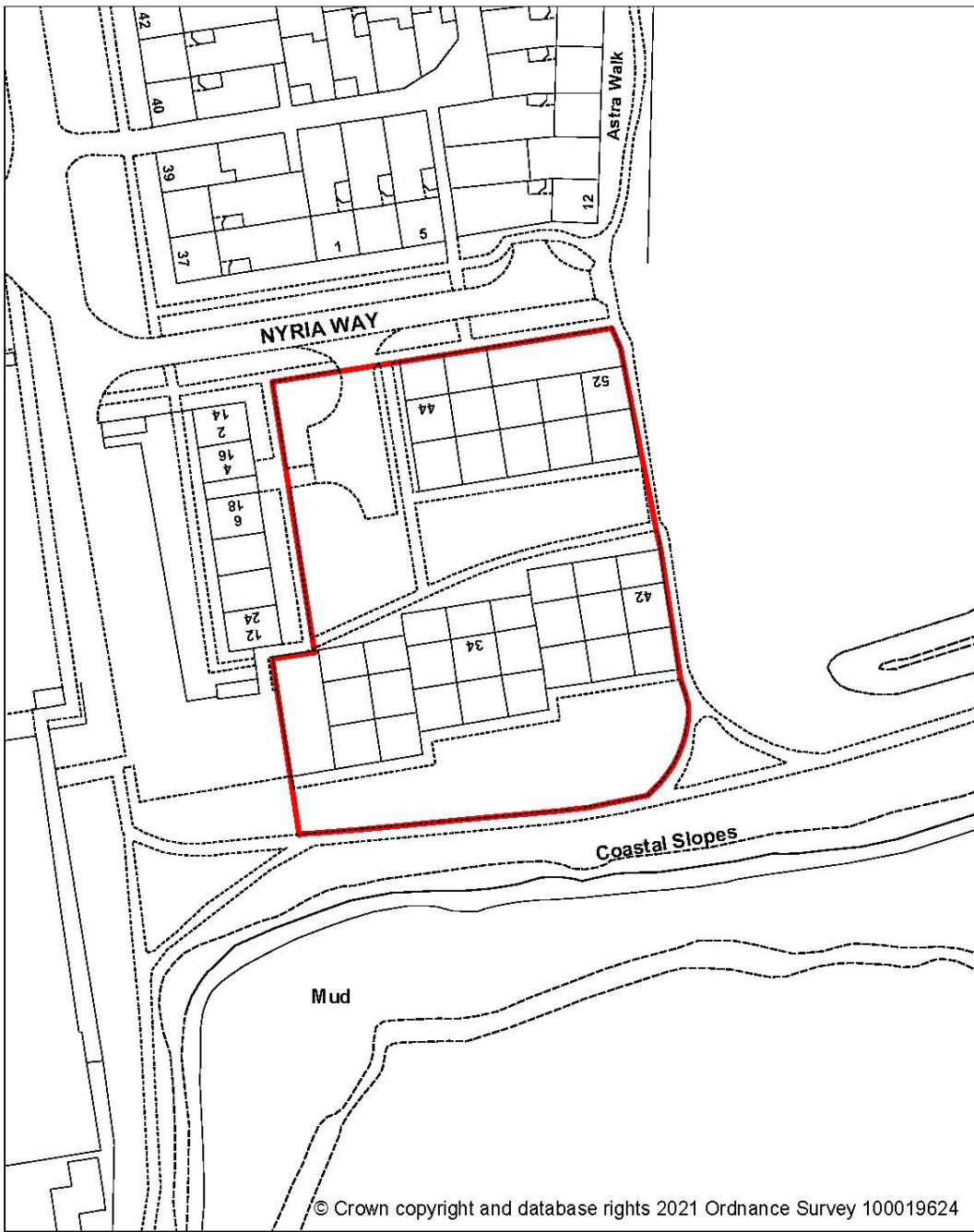
## SHLAA Proforma

### Site location

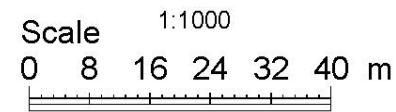
Site name	Nyria Way	Site reference	TN029
Site address and post code	Willis Road/ Nyria Way, Gosport, PO12 1NF	Ward	Town Ward
Last updated	April 2021		

### Site details

Site description	Row of nine bungalows to the south of Nyria Way.
Topography	Flat
Existing land use	Residential dwellings
Surrounding land use and storey heights	Residential Flats (three storeys), Asda supermarket and open space leading to Haslar Lake shoreline.
Site size	0.25 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
<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>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	No	Within 20m of Flood Zone 2.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in Flood Zone 2 and 3 by 2115. Strategic Flood Risk Assessment is required.	
<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?	Yes	Site less than 20m away from Portsmouth Harbour SPA and Ramsar site. Within 400m of Brent Goose site (Primary Network). An ecology survey may be required.	

Issue	Suitability	Comments	Actions
		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?	<b>Yes</b>	Site less than 20m away from Portsmouth Harbour SSSI. 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 SINC, candidate SINC or a Local Green Space?	<b>No</b>		
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>	Satisfactory vehicular access can be gained from Nyria Way although the current dwellings do not have immediate highway access.	
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>		

Issue	Suitability	Comments	Actions
<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		
Is the site likely to be of archaeological interest?	No		
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Inside multiple 20m buffer areas and and Historic Landfill Buffer Area (50m). A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
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		
<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)?	No		

## 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?	No		
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)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	The existing dwellings are occupied. Existing residents would need to be considered in the event of any development.	



## Achievable

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

## Conclusion

Suitable	Available	Achievable
----------	-----------	------------

Issue	Figure	Assumptions
Developable area	0.25 ha	Based on whole site.
Local area density	60dph	Medium/ High
Development density	80 dph	Based on developable area.
Capacity for dwellings	20	Based on initial visual assessment and density calculation.

Concluding comments	Potential development site although existing residents would need to be fully considered. The site is not considered available or achievable.
Concluding actions	<b>No further action.</b>