

SHLAA Proforma

Site location

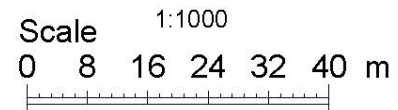
Site name	Lancaster Close Garage Site	Site reference	LW022
Site address and post code	Lancaster Close, Gosport, PO13 9AY	Ward	Lee West
Last updated	May 2019		

Site details

Site description	Garage site to the east of Lancaster Close.
Topography	Flat with concrete hardstanding
Existing land use	Garages and parking
Surrounding land use and storey heights	Residential (two storeys). To the east is the Alver Valley Country Park.
Site size	0.062 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 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?	Yes	Adjacent to Brent Goose Site at Alver Valley Country Park. An ecology survey may be required. Development will not be permitted unless -no adverse impact upon the habitat can be demonstrated.	

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Browdown SSSI 240m away. 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?	Yes	Browdown Common SINC 215m away. The Piggeries, Portsmouth Road SINC 160m away. Proposals should protect the habitat.	
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		

Issue	Suitability	Comments	Actions
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		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in 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	Potential impact on neighbouring properties. 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		

Issue	Suitability	Comments	Actions
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is in safeguarded area for aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Unknown		
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)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Existing garages appear to be in use. 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)?	Yes	Potential 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?	No		

Conclusion

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

Issue	Figure	Assumptions
Developable area	0.062 ha	Based on whole site.
Local area density	Medium	40dph
Development density	30dph	Density of developable area.
Capacity for dwellings	3	Based on initial visual assessment.

Concluding comments	There is potential for a small number of dwellings however local parking requirements and the amenity of neighbouring occupiers will need to be carefully considered. The council has received no indication from the landowner that they wish to develop so the site is considered unavailable and unachievable. The site was also assessed as unable to accommodate five or more dwellings.
Concluding actions	Site too small for inclusion in the SHLAA.