

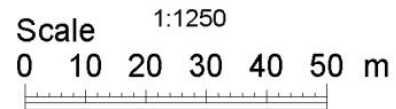
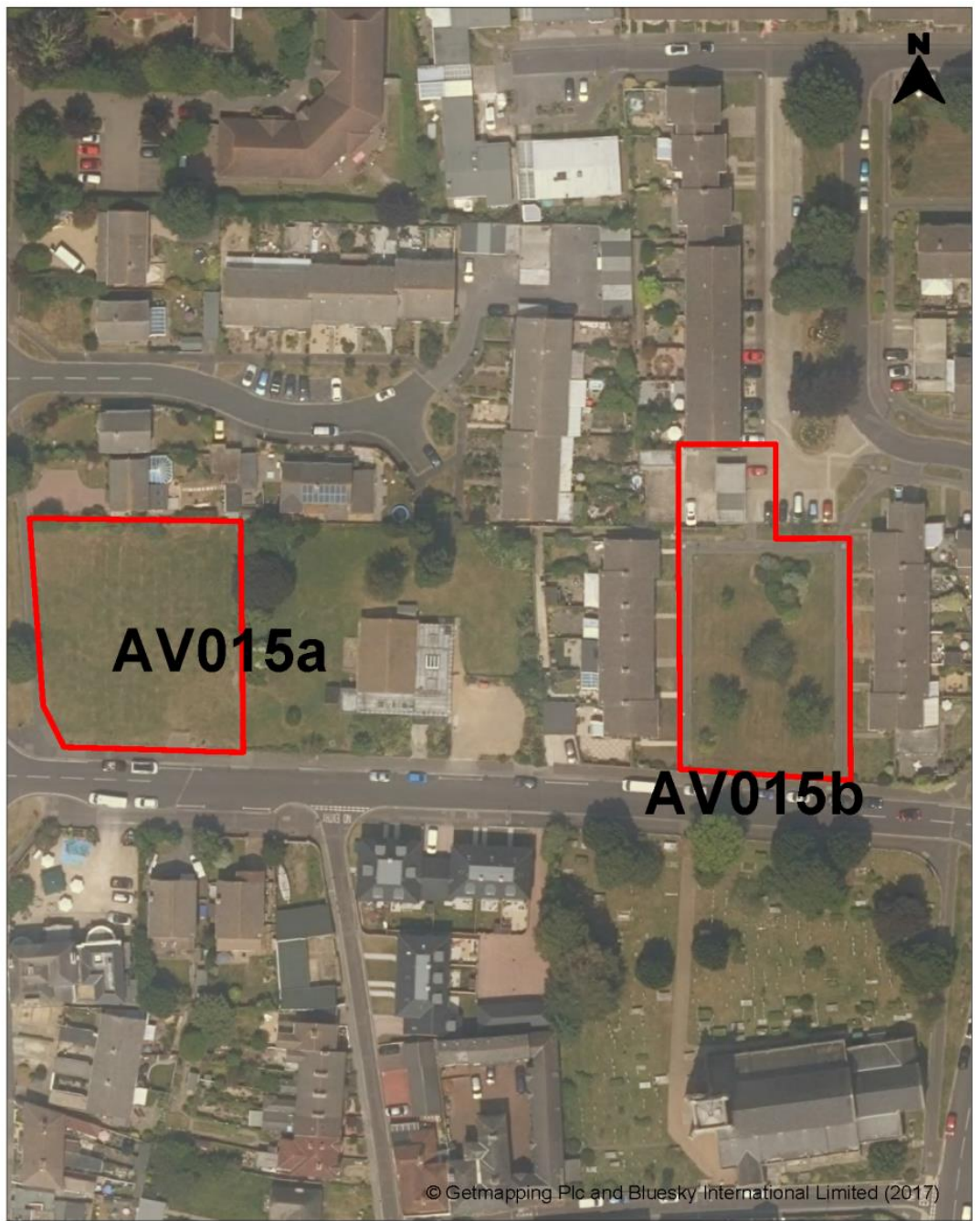
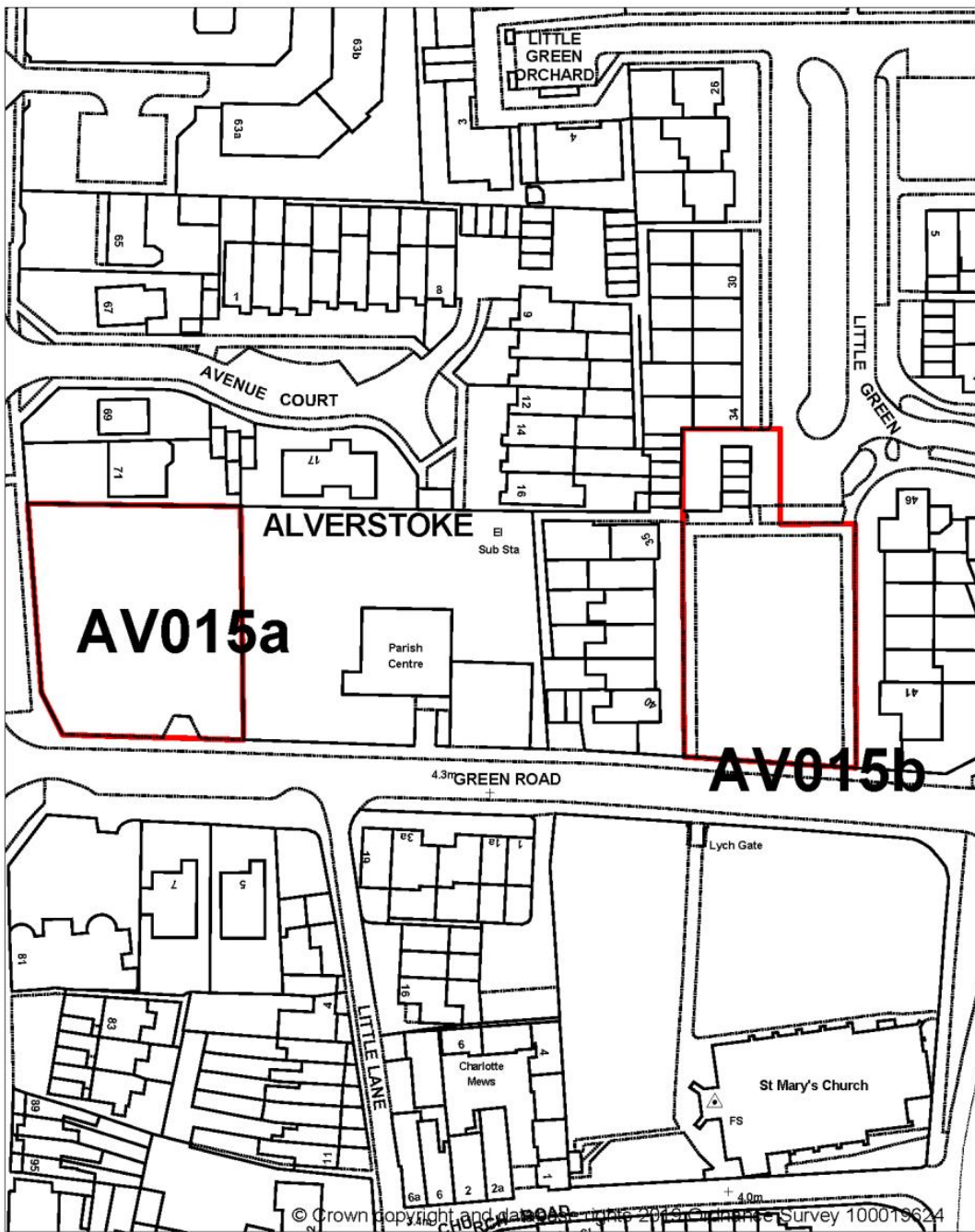
SHLAA Proforma

Site location

Site name	Green Road	Site reference	AV015
Site address and post code	Green Road, Gosport, PO12 2ET	Ward	Alverstoke
Last updated	February 2019		

Site details

Site description	Amenity areas to the north of Green Road
Topography	Flat with grass. AV015b has a number of trees and bushes on the site.
Existing land use	Open space and partly parking/garages.
Surrounding land use and storey heights	Residential (two storeys) and Community Church.
Site size	0.31 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?	Yes	Site assessed as high value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		

Issue	Suitability	Comments	Actions
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?	Yes	AV015a very slightly predicted to be in Flood Zone 2 by 2115. A Strategic Flood Risk Assessment will be required.	
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?	Yes	AV015b contains TPO. 64/33616/TO. Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	No		

Issue	Suitability	Comments	Actions
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 230m from Portsmouth Harbour SPA and Ramsar. Within 400m of Brent Goose Site (Primary Network). Ecological survey may be required.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site 230m from Portsmouth Harbour SSSI. Ecological survey may be required.	
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		
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?	Yes	AV015a is in Alverstoke No.1 Conservation Area.	

Issue	Suitability	Comments	Actions
		Site A considered important to the character of the Alverstoke Conservation Area. A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Listed buildings located to South of Green Road. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	Area to south of Green Road is area of archaeological potential for historic rural settlement. An Archaeological Assessment will be required.	

Issue	Suitability	Comments	Actions
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	Development of AV015b could impact existing properties which front onto open space. 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)?	No		

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Yes	AV015a owned by GBC. AV015b is unknown. Agreement will be required from all the owners.	
Is the site owned by a developer or is the owner willing to sell?	No	GBC very unlikely to release site due to its contribution towards the Conservation area.	
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	Area used for amenity space. 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?	No	GBC very unlikely to release site due to its contribution towards the Conservation area.	
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	0.31 ha	Based on both sites.
Local area density	Medium	40dph
Development density	20dph	Density of developable area.
Capacity for dwellings	3	Based on initial visual assessment.

Concluding comments	AV015a is important to the character of the Conservation Area. AV015b is an important open space to the front of terraced dwellings and contributes toward the overall street scene character. The site was also assessed as unable to accommodate five dwellings. As a result, the site is not suitable for inclusion in the SHLAA.
Concluding actions	No further action.