

SHLAA Proforma

Site location

| | | | |
|----------------------------|--------------------------------|----------------|----------|
| Site name | Mabey Close | Site reference | AG018 |
| Site address and post code | Mabey Close, Gosport, PO12 2AX | Ward | Anglesey |
| Last updated | February 2019 | | |

Site details

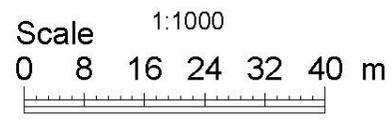
| | |
|---|--|
| Site description | Paved area to the north of Mabey Close. |
| Topography | Flat with paved hardstanding surface |
| Existing land use | Amenity area to front of dwellings |
| Surrounding land use and storey heights | Residential (one and two storey) and QinetiQ to the north. |
| Site size | 0.01 ha |
| Development status | None |



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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 | | |

| 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? | Yes | Site is in Flood Zone 2. A Strategic Flood Risk Assessment will be required. | |
| 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. 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? | 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 | Yes | Site within 400m of Brent Goose Site. Within 400m of Portsmouth Harbour | |

| Issue | Suitability | Comments | Actions |
|--|-------------|--|---------|
| Goose site or proposed Brent Goose site, or a biodiversity-offset site? | | SPA and Ramsar. 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 SSSI or candidate SSSI? | Yes | Site within 400m of 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? | No | | |
| Access | | | |
| Can satisfactory vehicular access be achieved? | Yes | | |
| Can safe pedestrian and cycle access be achieved? | Yes | | |

| Issue | Suitability | Comments | Actions |
|---|-------------|---|---------|
| 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 | | |
| 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. | |

| Issue | Suitability | Comments | Actions |
|---|-------------|--|---------|
| Amenity | | | |
| Is development likely to have an adverse impact upon neighbouring amenity? | Yes | Site is directly in front of the front elevation of existing terraced dwellings. Any development would likely result in a significant amenity impacts. Proposal would need to minimise amenity impacts to an acceptable level. | |
| 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 | Site owned by HCC and GBC. Agreement will be required from all the owners. | |
| 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? | Yes | Potentially due to small site size. Need to check whether off-site land is available. | |
| 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 | Amenity area for residents. 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 | 0.01 ha | Based on whole site. |
| Local area density | High | 50dph |
| Development density | 100dph | Density of developable area. |
| Capacity for dwellings | 1 | Based on initial visual assessment. |

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|---------------------|--|
| Concluding comments | The site area was assessed as unable to accommodate five dwellings. As a result the site is unsuitable for the SHLAA. The site also suffers from a risk of flooding and any development on the site would be very close to existing properties which would likely result in an unattractive residential environment. |
| Concluding actions | No further action. |