

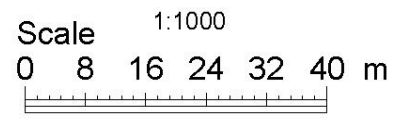
## SHLAA Proforma

### Site location

Site name	Land at Stoners Close	Site reference	BN002
Site address and post code	Tukes Close, Gosport, PO13 0SF	Ward	Bridgemary North
Last updated	February 2021		

### Site details

Site description	Large former garage site with a small area of informal green space. The garages have been demolished leaving a largely clear site with remaining concrete surface.
Topography	Flat with no on-site trees or bushes.
Existing land use	None
Surrounding land use and storey heights	Residential (two storey and bungalows)
Site size	0.19 ha
Development status	GBC has the intent to develop the land for housing.  <a href="#">03/10425/FULL</a>   Erection Of 5no. Two Storey Dwellings Associated Car Parking And Landscaping   Withdrawn on Mon 09 Jun 2003



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>Yes</b>	Residential allocation in Adopted Local Plan.	
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		
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		
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	No		

Issue	Suitability	Comments	Actions
Space?			
<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 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		
Is the site likely to be of archaeological interest?	No		

Issue	Suitability	Comments	Actions
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Part of the site is within a contaminated land buffer area. As a former carpark / garages, contamination may also be an issue. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Proposals will need to consider impact upon the adjacent residential 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)?	<b>No</b>		
<b>Services</b>			
Is the site serviced by utilities?	<b>No</b>	Confirmation will be required from utilities that they can provide services.	

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 within the Daedalus aerodrome and Fleetlands helipad Operational Safeguarding Zones. Restrictions on development may apply. Statutory bodies will need to be consulted.	

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site is GBC land.	
Is the site owned by a developer or is the owner willing to sell?	Yes	GBC Housing are planning to develop the site as part of the Council's house building programme.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Commissioned plans by GBC identify underground electrical cables running	

Issue	Availability	Comments	Actions
		<p>east/west along the very southern border of the site. This should not impact development of the site and would not limit capacity.</p> <p>Existing residential properties backing onto the site also appear to have rear access over the land. Planning policy does not know if there is a legal basis for this access. The site can be designed to maintain this access.</p>	
Are there any existing tenancies or operations on site?	<b>No</b>	Garages are no longer in use.	



## Achievable

Issue	Achievability	Comments	
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc.)?	Yes	Potential contamination. 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

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.19 ha	Based on whole site.
Local area density	Medium/High	50/60dph
Development density	42 dph	Density of developable area.
Capacity for dwellings	8	Based on GBC Housing Scheme (4x3B & 4x2B houses)

Concluding comments	This brownfield site is assessed as having good suitability for residential development. As landowner, the Council is looking to take the site forward for redevelopment with affordable housing. The site is therefore considered achievable within the plan period.
Concluding actions	<b>Allocate in Local Plan</b>