

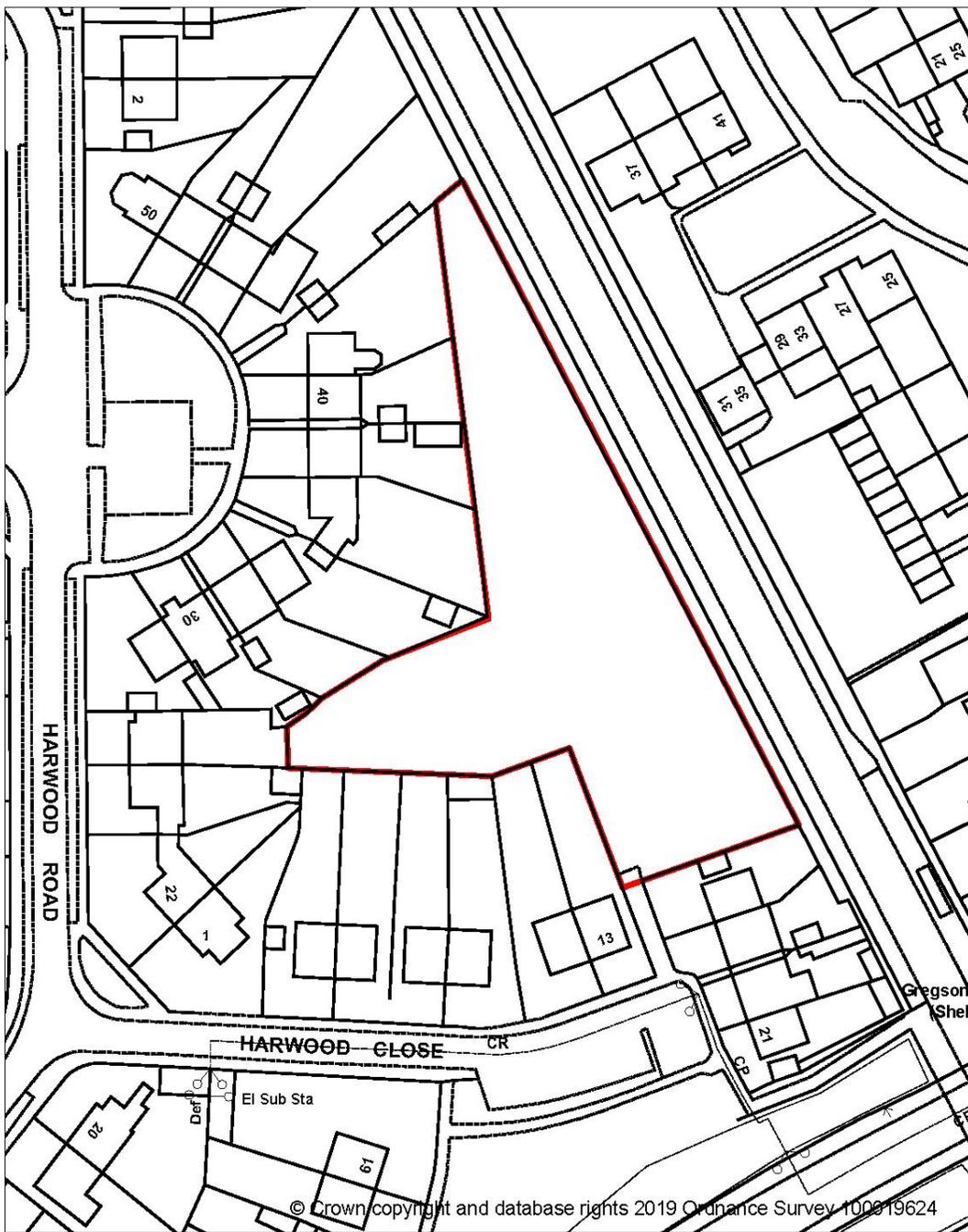
SHLAA Proforma

Site location

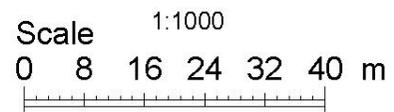
Site name	Harwood Close	Site reference	BN014
Site address and post code	Harwood Close, Gosport, PO13 0TY	Ward	Bridgemary North
Last updated	January 2020		

Site details

Site description	Amenity green space
Topography	Flat and open with some onsite trees and vegetation
Existing land use	Open space
Surrounding land use and storey heights	Residential (two-storey) and BRT route
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
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 low value in the Open Space Monitoring Report. Low value open space may be appropriate for development but the requirements of Policy LP35 must be met.	

Issue	Suitability	Comments	Actions
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		
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	Yes	Within 400 m of Fleetlands Brent Goose site (high importance). An ecology survey may be required.	

Issue	Suitability	Comments	Actions
biodiversity-offset site?		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?	No		
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?	No	A basic access road exists however highway works are likely to be required.	
Can safe pedestrian and cycle access be achieved?	No	A footway / cycleway does not currently exist.	
Can adequate emergency service and refuse truck be provided?	No	Access road is currently not wide enough for emergency vehicles. Highway infrastructure works may be required.	
Heritage			
Is the site within or is adjacent to a Conservation Area?	No		
Does the site contain, or is adjacent to, any	No		

Issue	Suitability	Comments	Actions
Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?			
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	Eastern side of the site is identified as being potentially contaminated. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals will need to minimise the impact upon the surrounding 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)?	No		

Issue	Suitability	Comments	Actions
Services			
Is the site serviced by utilities?	Yes		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is within the Fleetlands helipad and Daedalus aerodrome Safeguarding Zones. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site is owned by GBC (Housing).	
Is the site owned by a developer or is the owner willing to sell?	No	The land owner is unlikely to sell this site for residential development.	
Is it necessary to acquire land off-site to develop this site?	Yes	It may be necessary to gain additional land for access purposes. Need to check whether off-site land is available.	

Issue	Availability	Comments	Actions
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	No		

Achievable

Issue	Achievable	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	The land owner is unlikely to sell this site for residential development.	
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?	Yes	Highway access issues would need investment. Infrastructure estimates will be necessary.	

Conclusion

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

Issue	Figure	Assumptions
Developable area	0.25 ha	Based on whole site.
Local area density	Medium	
Development density	30dph	Density of developable area.
Capacity for dwellings	7	Based on initial visual assessment.

Concluding comments	Land ownership constraints mean gaining access to the site would be difficult. The site also provides an area for local residents to use and is considered appropriate to protect. The site is therefore discounted from the SHLAA.
Concluding actions	No further action.