

SHLAA Proforma

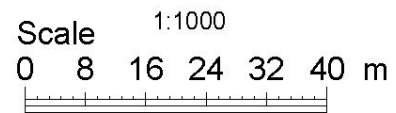
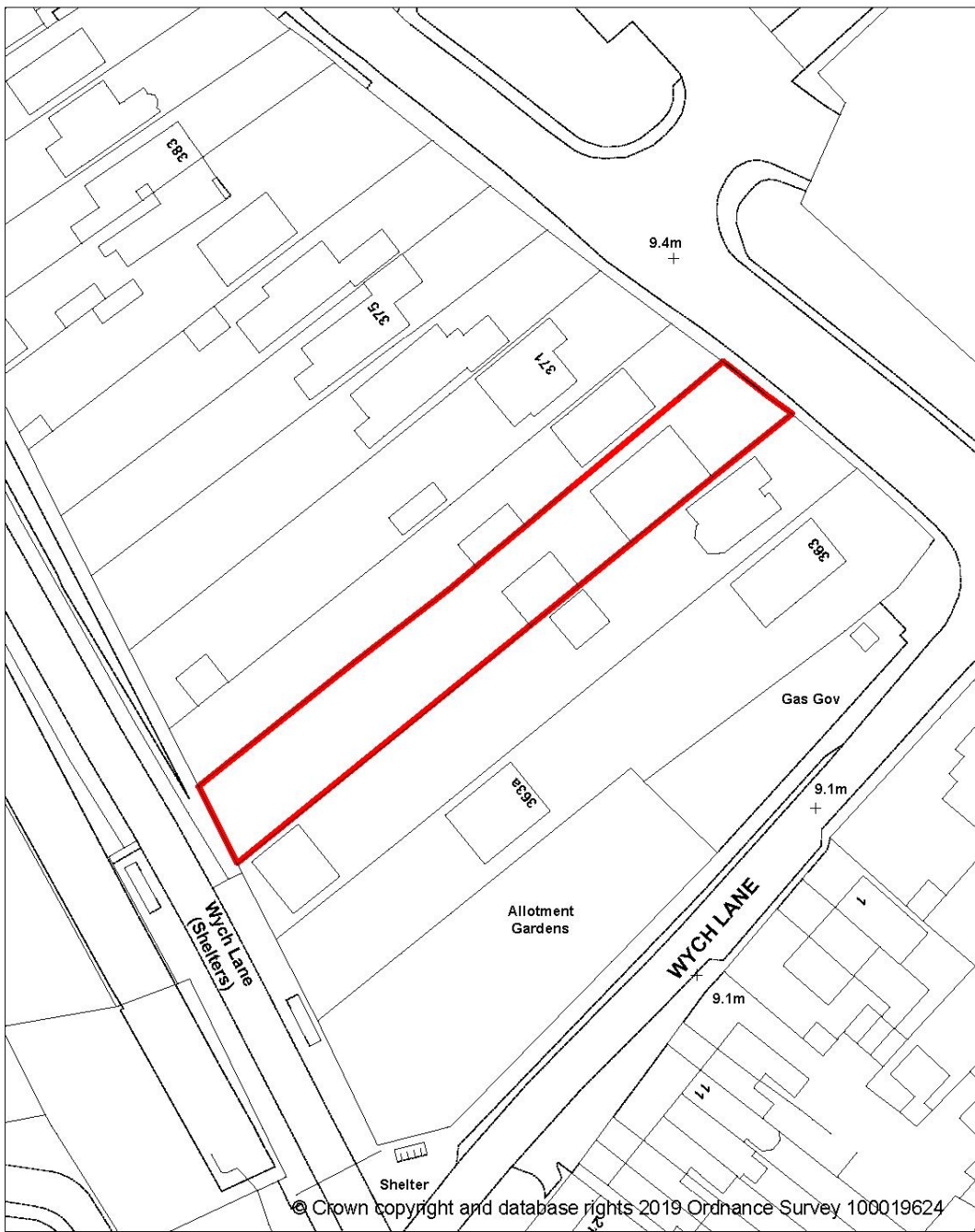
Site location

Site name	Land to rear of 363-367 Fareham Road	Site reference	BN035
Site address and post code	Fareham Road, Gosport, PO13 QAD	Ward	Bridgemary North
Last updated	February 2019		

Site details

Site description	Existing dwelling with parking to front and garden to rear.
Topography	Flat with garden to rear.
Existing land use	Residential
Surrounding land use and storey heights	Residential (one and two storey), Commercial units.
Site size	0.24 ha
Development status	<p>18/00524/FULL DEMOLITION OF EXISTING DWELLINGHOUSE; ERECTION OF 2NO. THREE BEDROOM AND 1NO. TWO BEDROOM DWELLINGHOUSES; ASSOCIATED PARKING AND LANDSCAPING Withdrawn 31st Jan 2019</p> <p>16/00582/OUT OUTLINE APPLICATION - ERECTION OF NINE DWELLINGS WITH INDICATIVE ACCESS FROM WYCH LANE Land Rear Of 363, 365 & 367 Fareham Road Gosport Hampshire PO13 0AD Decided Mar 2017 REFUSE.</p>

	<p>19/00409/FULL DEMOLITION OF EXISTING DWELLINGHOUSE AND ERECTION OF 1NO. FOUR BEDROOM HOUSE AND 1NO. FOUR BEDROOM BUNGALOW (AMENDMENT TO APPLICATION 18/00524/FULL)</p>
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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		
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)?	Unknown	Potential in garden. Further investigation will be required.	
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 within 280m of Brent Goose Site. 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?	No		

Issue	Suitability	Comments	Actions
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?	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
Contamination			
Is it likely the site could be contaminated?	Yes	Small sections at east and west of site are 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 overlooking and disturbance to adjacent properties/gardens. 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)?	Yes	Traffic and disturbance from Fareham Road at front of site and BRT to rear of site. Appropriate mitigation will be required.	
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)?	Yes	Site is in safeguarded area for Fleetlands helipad and aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15	

Issue	Suitability	Comments	Actions
		statutory bodies will be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Unknown	Presumed to be one owner.	
Is the site owned by a developer or is the owner willing to sell?	Unknown	Permission have previously been sought so developer may be willing to consider development.	
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 dwelling appears occupied. 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
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Issue	Figure	Assumptions
Developable area	0.05 ha	Based on whole site.
Local area density	Medium	40dph
Development density	40 dph	Density of developable area.
Capacity for dwellings	2	

Concluding comments	The application 16/00582/OUT was refused planning permission due to detriment to the areas character, inadequate access arrangements and highway safety, and lack of provision for off-street parking and vehicle manoeuvring. A second scheme was also withdrawn by the applicant. Having reviewed the planning history, it is considered that the number of dwellings achievable on the site is significantly lower than previously proposed and therefore under the SHLAA threshold. The Council has received a scheme in 2019 for just two dwellings to the rear of 367 Fareham Road but this was subsequently withdrawn by the applicant. The site is therefore considerably smaller than previously proposed and under the SHLAA threshold.
Concluding actions	No further action at this time.