

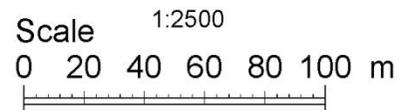
## SHLAA Proforma

### Site location

Site name	Brewers Lane Amenity Areas	Site reference	BS018
Site address and post code	Brewers Lane, Gosport, PO13 0JU	Ward	Bridgemary South
Last updated	March 2019		

### Site details

Site description	Amenity areas to the north and south of Brewers Lane
Topography	Sites have an incline from adjacent housing to Brewers Lane where they meet road bridge over former railway line. Mature vegetation and trees are situated along the sites borders with Brewers Lane and Henry Cort Way (BRT).
Existing land use	Open space
Surrounding land use and storey heights	Residential (two storey), bungalows and BRT.
Site size	0.34 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>Yes</b>	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.	

<b>Issue</b>	<b>Suitability</b>	<b>Comments</b>	<b>Actions</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>		
Is the site currently tourist accommodation?	<b>No</b>		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	<b>No</b>		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	<b>No</b>		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	<b>No</b>		
Does the site have any TPO trees?	<b>No</b>		
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>Unknown</b>		
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	<b>Yes</b>	Site within 400m of Portsmouth Harbour Brent Goose Site (Primary and	

Issue	Suitability	Comments	Actions
Goose site or proposed Brent Goose site, or a biodiversity-offset site?		Secondary Network). 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?	<b>No</b>		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>Yes</b>	Site within 100 m of Oakdene Wood SINC. Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>No</b>		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered	<b>Yes</b>	Brewers Lane Railway Bridge (Grade II listed) runs immediately adjacent	

Issue	Suitability	Comments	Actions
parks and gardens)?		to each site on east and west sides of former railway line. 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?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>No</b>		
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Site within 20 m buffer area. 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>	Due to small site size, development may be situated within close proximity of existing dwellings. 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>		

Issue	Suitability	Comments	Actions
<b>Services</b>			
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. Part of eastern site is within safeguarded area for storage of defence munitions. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

### Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Unknown	Site is owned by either GBC/ or HCC Highways	
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?	No		

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)?	Yes	Access required to existing dwellings. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Site used as amenity space for existing dwellings. 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)?	Yes	Potential decontamination costs and conservation of listed Bridge. 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

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

Issue	Figure	Assumptions
Developable area	Approx. 0.25 ha	Based on site area which is relatively flat.
Local area density	High	
Development density	8dph	Density of developable area.
Capacity for dwellings	2	Based on initial visual assessment.

Concluding comments	Sites topography is largely unsuitable for development. The open space plays an integral role in the street scene and is part of the Listed bridge. It is therefore highly unsuitable for development and should be retained.
Concluding actions	<b>No further action.</b>