

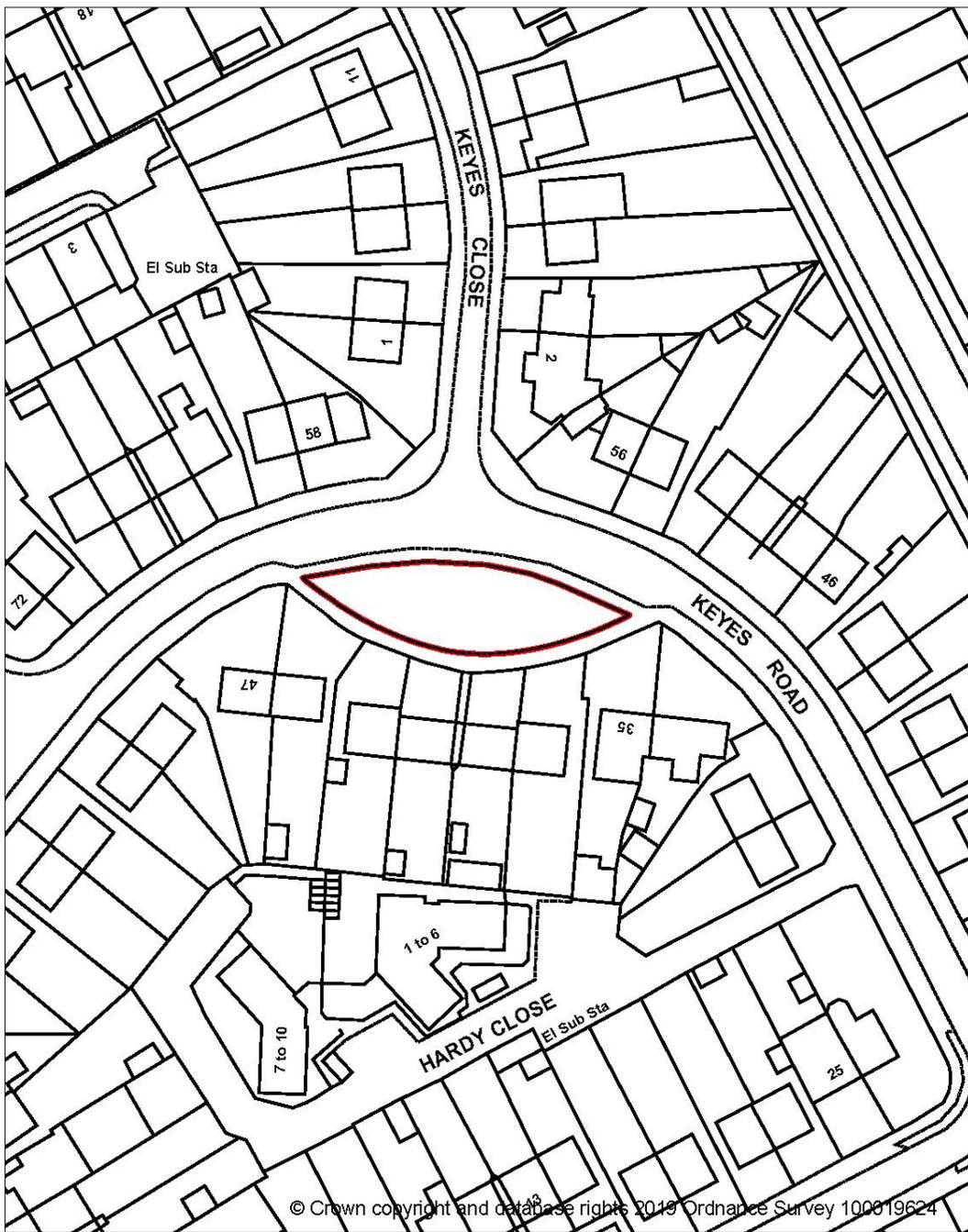
SHLAA Proforma

Site location

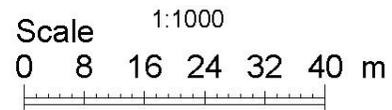
Site name	Keyes Road	Site reference	BS024
Site address and post code	Keyes Road, Gosport, PO13 0JA	Ward	Bridgemary South
Last updated	March 2019		

Site details

Site description	Area of amenity space to front of existing dwellings on corner of Keyes road
Topography	Flat with grass, small bushes, two trees and lamppost
Existing land use	Open space
Surrounding land use and storey heights	Residential (two storey)
Site size	0.04 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	No		

Issue	Suitability	Comments	Actions
biodiversity-offset site?			
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 SINIC, candidate SINIC 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		

Issue	Suitability	Comments	Actions
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?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Development of exposed corner plot would be highly prominent and detract from existing character of the area. 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		
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.	

Issue	Suitability	Comments	Actions
		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	Sited owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	No	The Borough Council has no intention to sell the site and it should be retained as open space.	
Is it necessary to acquire land off-site to develop this site?	Yes	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)?	Yes	Telegraph pole based on site. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	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?	No	The Borough Council has no intention to sell the site and it should be retained as open space.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Relocation of telegraph pole/wires. 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
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Issue	Figure	Assumptions
Developable area	0.04 ha	Based on whole site.
Local area density	High	
Development density	-	-
Capacity for dwellings	0	Based on initial visual assessment.

Concluding comments	The sites size and location makes it highly unsuitable for development. Although this open space is limited and likely serves limited amenity value, it is considered important to the character of the streetscene. The site should be retained as it currently is.
Concluding actions	No further action.