

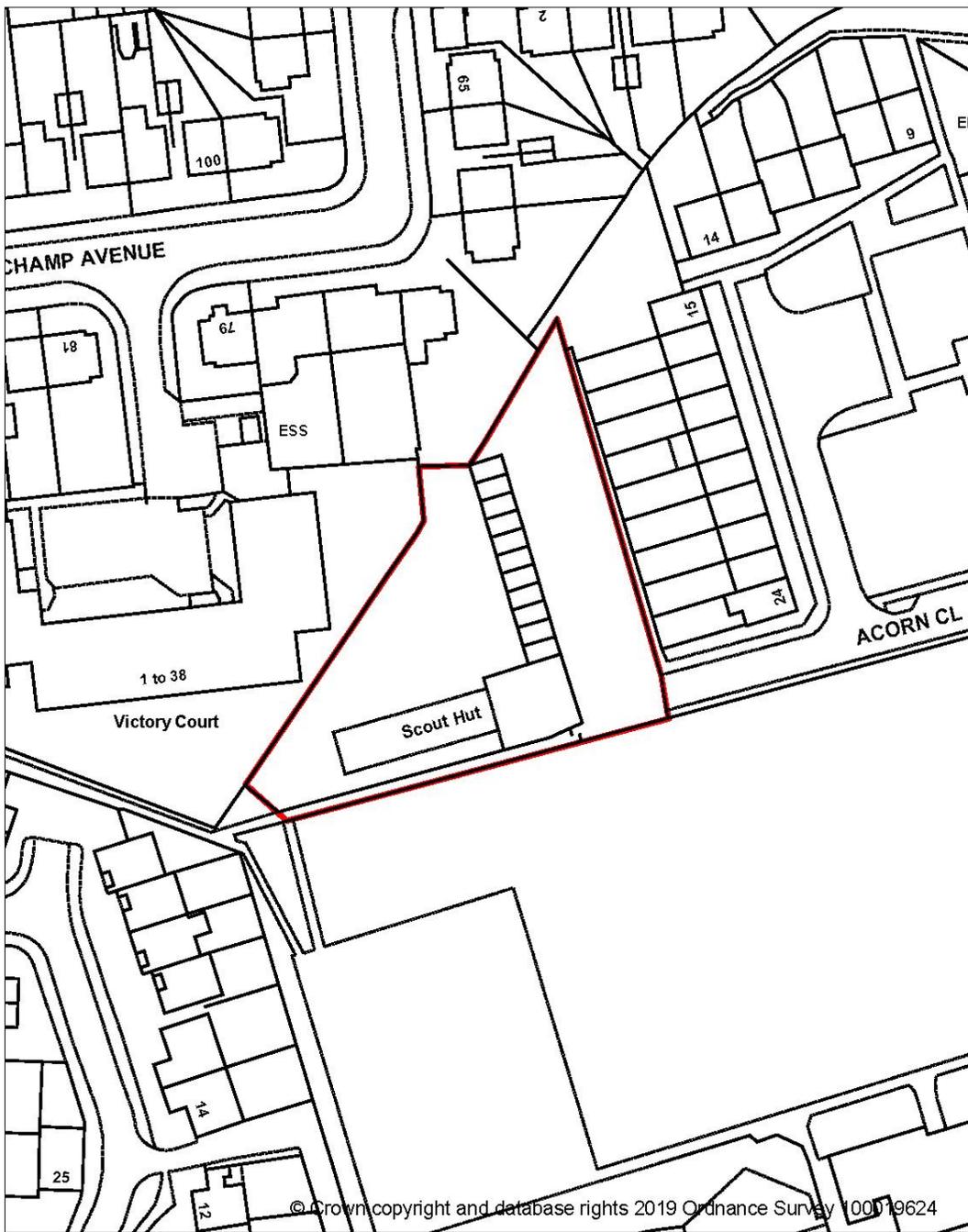
## SHLAA Proforma

### Site location

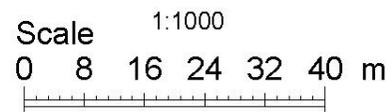
Site name	Acorn Close Scout Hut	Site reference	BS030
Site address and post code	Acorn Close, Gosport, PO13 0DA	Ward	Bridgemary South
Last updated	January 2020		

### Site details

Site description	Garage site with parking, scout hut and grassed area.
Topography	Flat with hardstanding concrete to western half and grassed area to eastern half.
Existing land use	Garages, parking and scout hut.
Surrounding land use and storey heights	To the south is Rowner Junior School. To the west are three storey flats. To the north and east are two storey residential dwellings.
Site size	0.20 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>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>Yes</b>	A scout hut occupies the site. Proposals will need to comply with the requirements of Policy LP32.	

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	No		
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)?	Unknown	Potentially due to vegetation. Further investigation 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?	No		
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?	Yes	Site within 110m of Oakdene wood SINC. Proposals should protect the habitat.	
<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 access 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>	Site is in 20m 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>No</b>		
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 likely to be serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>Yes</b>	Site in safeguarded area for Fleetlands helipad and aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	<b>Yes</b>	Garage part of site owned by GBC. Scout Hut is subject to a leasehold agreement. There is no indication that the Scout hut is moving and the Council has no intention to pursue this.	
Is the site owned by a developer or is the owner willing to sell?	<b>No</b>	The Council has no intention to develop this site.	
Is it necessary to acquire land off-site to develop this site?	<b>No</b>		
Does the site have any legal issues (covenants, ransom strips)?	<b>Unknown</b>		
Are there any on-site constraints (pylons, rights of way, easements)?	<b>Unknown</b>		
Are there any existing tenancies or operations on site?	<b>Yes</b>	Garages and Scout Hut in use. The site is leasehold and the community facility will not be relocated.	

## Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	<b>No</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential decontamination and demolition costs. 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?	<b>No</b>		

## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.2 ha	Based on whole site
Local area density	Medium/High	Based on local area.
Development density	35dph	Density of developable area.
Capacity for dwellings	7	Based on initial visual assessment.

Concluding comments	There is no intention to develop this site. Part of the site is occupied by a Scout Hut which is protected by Policy LP32 and subject to a leasehold agreement with the Council. The Council has no intention to sell or develop the site. While there are numerous qualities of the site which make it suitable for some residential development, due to its allocation as a community use the site is unsuitable at this time.
Concluding actions	<b>No further action.</b>