

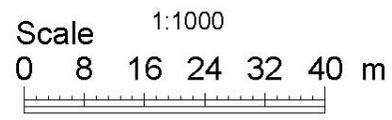
SHLAA Proforma

Site location

Site name	Green Crescent	Site reference	BS028
Site address and post code	Green Crescent, Gosport, PO13 0DL	Ward	Bridgemary South
Last updated	March 2019		

Site details

Site description	Garage site with vehicle access to Green Crescent and vehicle access lane to the North.
Topography	Flat with overgrown vegetation and trees to southern half of site.
Existing land use	Garages and parking
Surrounding land use and storey heights	The site is surrounded on all sides by Residential (two storey)
Site size	0.09 ha
Development status	<p>P.103/049/18 PREAPP FOR ERECTION OF 2NO. DETACHED DWELLINGS.</p> <p>K.14416 - Erection of 3no. terraced houses - withdrawn 02.09.94</p> <p>K.14416/1 - Erection of two pairs of semi detached dwellings - Regulatory Board resolved to grant planning permission - withdrawn 14.02.08 as applicant did not wish to progress the required Section 106 Agreement</p> <p>K.14416/2 - Erection of two pairs of semi detached dwellings - withdrawn 30.04.08</p> <p>14416/3 - erection of 5no. dwellings with associated amenity space and parking - withdrawn 20.10.10</p> <p>17/00395/FULL ERECTION OF 14 GARAGES Land Adjacent To 90 Green Crescent Gosport PO13 0DT Grant Permission May 2018.</p>



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 due to old garages. 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?	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 400m of Oakdene Wood and Rowner Copse SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes	Highway access may need widening.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes	See above.	
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		

Issue	Suitability	Comments	Actions
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is 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 impact on adjacent 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		
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 statutory bodies will be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Unknown		
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		
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	Site used for garages. 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 demolition. 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	0.09 ha	Based on whole site.
Local area density	Medium/High	
Development density	45dph	Density of developable area.
Capacity for dwellings	4	Based on initial visual assessment and broad density estimate.

Concluding comments	The sites owner has previously looked to develop the site however more recently there has been no indication that this is the case. The sites limited size and access constraints mean it is unlikely to be able to accommodate five or more dwellings. As a result, the site is unsuitable for the SHLAA.
Concluding actions	No further action.