

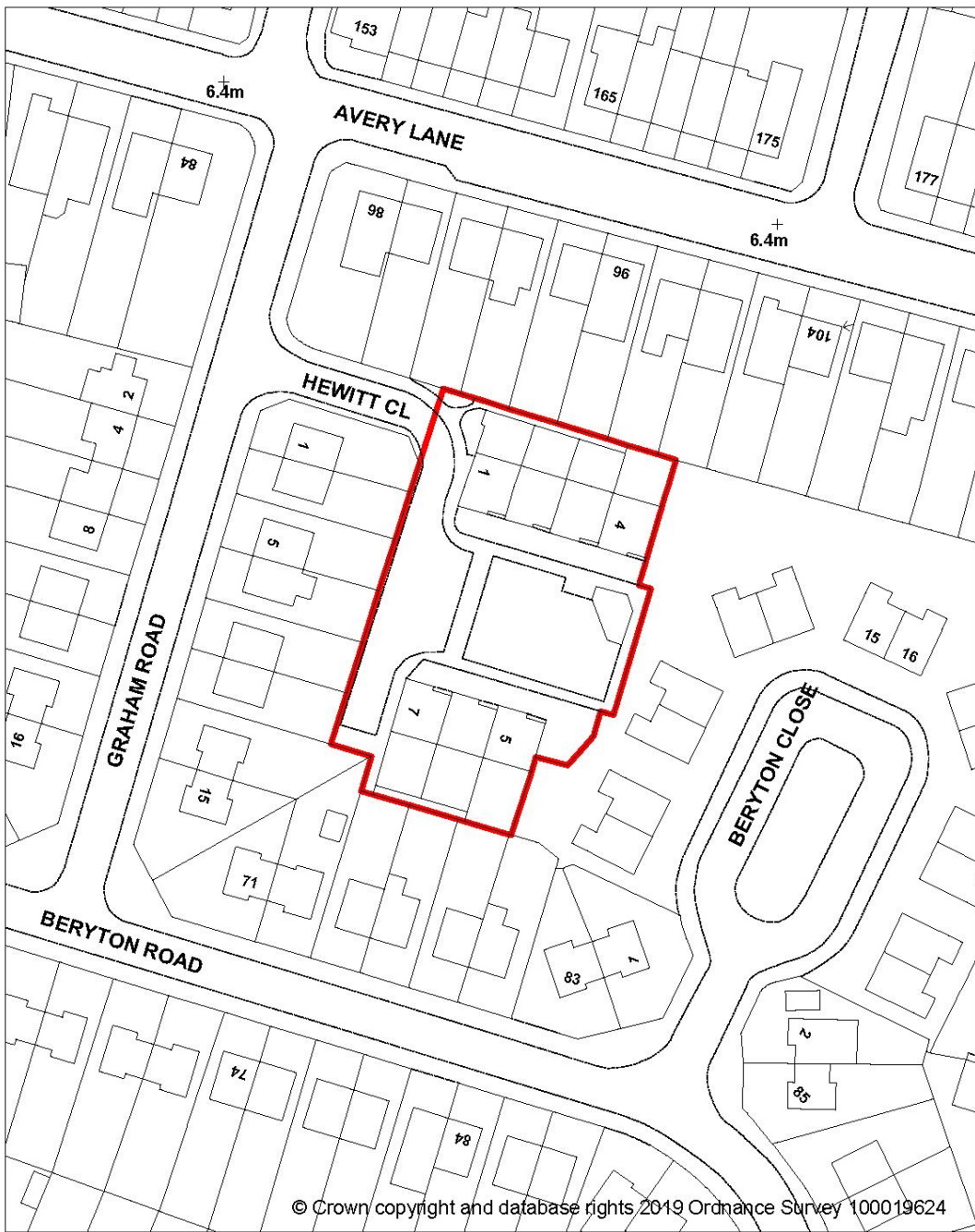
SHLAA Proforma

Site location

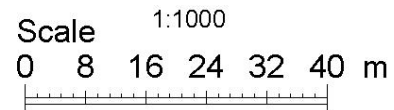
Site name	Hewitt Close	Site reference	FT016
Site address and post code	Hewitt Close, Gosport, PO12 4SS	Ward	Forton
Last updated	January 2020		

Site details

Site description	Seven Council owned bungalows located in Hewitt Close.
Topography	Flat with concrete highway to west of site and grassed area in front of bungalows.
Existing land use	Residential
Surrounding land use and storey heights	Residential (two storeys)
Site size	0.19 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		
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		
Is the site currently tourist accommodation?	No		

Issue	Suitability	Comments	Actions
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 biodiversity-offset site?	No		
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 SINC, candidate SINC or a Local Green Space?	No		

Issue	Suitability	Comments	Actions
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		
Contamination			
Is it likely the site could be contaminated?	No		

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		
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 within safeguarded area for aerodrome at Daedalus. Statutory bodies will be consulted. Restrictions may apply.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site is owned by GBC (Housing).	
Is the site owned by a developer or is the owner willing to sell?	No	The Council is not currently looking to develop the site.	
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)?	Unknown	Access to the rear of surrounding properties may need to be retained.	
Are there any existing tenancies or operations on site?	Yes	Existing occupiers will need to be relocated or accommodation reprovided on the site.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	There is no indication that the Council will develop this site.	
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	0.19 ha	Based on whole site.
Local area density	50/60 dph	Medium
Development density	60 dph	Density of developable area.
Capacity for dwellings	11	Based on density assumption.

Concluding comments	The Council is not currently looking to develop this site. The site offers suitability for redevelopment given the poor condition of the existing housing stock. It is important that any new development does not negatively impact the amenity of surrounding occupiers.
Concluding actions	No further action.