

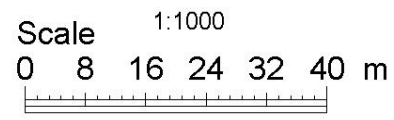
SHLAA Proforma

Site location

Site name	Paffard Close	Site reference	GR015
Site address and post code	Paffard Close, Gosport, PO13 9RY	Ward	Grange
Last updated	March 2019		

Site details

Site description	Area of amenity space behind housing
Topography	Flat with grass and trees
Existing land use	Open space
Surrounding land use and storey heights	Residential (two storey) and woodland
Site size	0.32 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	Site is adjacent to The Wild Grounds ancient woodland.	
Does the site have any TPO trees?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown		
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		

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site adjacent to The Wild Grounds SSSI. A HRA will 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 SINC, candidate SINC or a Local Green Space?	No		
Access			
Can satisfactory vehicular access be achieved?	No	Vehicular access could only be gained by demolishing existing garages. Highway infrastructure works may be required.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	No	See above. Highway infrastructure works may be required.	

Issue	Suitability	Comments	Actions
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?	Yes	Site 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	Small site size could lead to issues of overlooking. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future	No		

Issue	Suitability	Comments	Actions
occupiers (industrial uses, major roads)?			
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 within safeguarded area for Fleetlands helipad. 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,	No		

Issue	Availability	Comments	Actions
rights of way, easements)?			
Are there any existing tenancies or operations on site?	Yes	Amenity area for existing residents. 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 of existing garages to attain access to site. 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	0.32 ha	Based on whole site.
Local area density	Medium	40dph
Development density	-	-
Capacity for dwellings	0	Based on visual assessment.

Concluding comments	Site layout limits the level of development achievable. The site forms an attractive area of amenity for the existing houses and is considered appropriate to retain. Any development on the site would be in close proximity to the existing dwellings and is considered likely to lead to an unattractive built environment.
Concluding actions	No further action.