

SHLAA Proforma

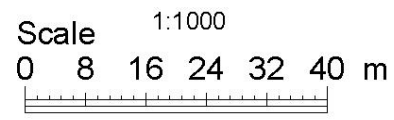
Site location

Site name	Land at Whitworth Close	Site reference	LL007
Site address and post code	Whitworth Close, Gosport, PO12 3NL	Ward	Leesland
Last updated	July 2020		

Site details

Site description	Former builders yard with large warehouse structure, offices, and parking.
Topography	Flat with hardstanding and mix of structures on site.
Existing land use	Former builder's yard - now unused.
Surrounding land use and storey heights	To the north and east are two storey terraced dwellings. To the south are two storey dwellings and the Leesland Church of England Infant School, beyond which is the Leesland C of E Controlled Junior School. To the west of the site are bungalows; further west is Leesland Play Park.
Site size	0.24 ha
Development status	19/00079/DEMO GPDO PART 11 NOTIFICATION – DEMOLITION OF STORAGE BUILDINGS 20/00262/FULL CONVERSION OF EXISTING BUILDINGS TO FORM 10 NO. HOUSES AND 8NO. FLATS WITH ASSOCIATED PARKING, REFUSE STORAGE AND LANDSCAPING. Refused 18/01/2021 21/00101/FULL at 113 Whitworth Road, Gosport, Hampshire PO12 3NL for the proposed CONVERSION

	OF EXISTING BUILDINGS TO FORM 10NO. HOUSES AND 8NO. FLATS WITH ASSOCIATED PARKING, REFUSE STORAGE AND LANDSCAPING. RESUBMISSION OF PLANNING APPLICATION 20/00262/FULL.
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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	Number of unused warehouse buildings. 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?	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		
Does the sites contain, or is adjacent to, any locally listed buildings?	Yes	Leesland Infant School 1894 – locally listed and located approximately 50m to the South. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	No		

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	Site is within 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 disturbance and overlooking impact on neighbouring dwellings. 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 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?	Yes	Buildings being demolished on site to facilitate future development of the site. Site subject to refused planning application.	
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?	Unknown	Builder's yard now unoccupied. Although site potentially still includes a number of flats above old offices. Further investigation will be required and confirmation 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?	Yes	Buildings on the site are currently being demolished to facilitate future development.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential demolition and decontamination 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?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.24 ha	Based on whole site.
Local area density	High	50dph
Development density	75dph	Density of developable area.
Capacity for dwellings	18 10 to 15	Based on planning application 20/00262/FULL Lower assumption due to concerns raised in refused application.

Concluding comments	The site is considered suitable for development. The area is characterised by residential properties which could be replicated on this site. There is potential for dwellings of a greater height on the south west corner of the site. Further detailed design work would need to be undertaken to understand the sites capacity for dwellings. The current landowner has permission to demolish some buildings on the site to facilitate future development. The site is therefore deemed available and achievable for residential development.
Concluding actions	Planning application 20/00262/FULL currently under consideration.