

SHLAA Proforma

Site location

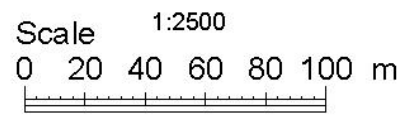
Site name	Tichborne Way	Site reference	RH003
Site address and post code	Tichborne Way, Gosport, PO13 OJT	Ward	Rowner and Holbrook
Last updated	May 2019		

Site details

Site description	Land containing the former railway line to the south of Tichborne way. The western portion of the site now contains the Hutfield Link, part of the Fareham to Gosport BRT and links the route to the normal road network. To the east of the site is an electricity substation. The site has the potential to be access by vehicle from Kielder Grove and The Coppice (existing cul de sacs to the south).
Topography	Flat with grass, trees and mature vegetation. A gravel pathway runs through the western portion of the site. To the far west of the site is an asphalt road with infrastructure associated with the BRT which slopes down to the former railway line.
Existing land use	Bus Rapid Transit and open space
Surrounding land use and storey heights	To both the north and south of the site is residential (two storey). To the east of the site beyond Fareham Road is the MoD Defence Munitions site.
Site size	1.03 ha
Development status	Large part of site now developed for Fareham to Gosport BRT.



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 high value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		

Issue	Suitability	Comments	Actions
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		
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?	Yes	Site within 400m of Portsmouth Harbour Brent Goose Secondary Network. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be	

Issue	Suitability	Comments	Actions
		demonstrated.	
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		
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	No		

Issue	Suitability	Comments	Actions
locally listed buildings?			
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?	No		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	Potential noise and vibration disturbance from BRT. Sewage treatment and substation to North of site. Appropriate mitigation will be required.	
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 the storage of defence munitions and Fleetlands helipad.	

Issue	Suitability	Comments	Actions
		Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Yes	HCC own the Land for the BRT. Agreement will be required from all the owners.	
Is the site owned by a developer or is the owner willing to sell?	No		
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)?	Yes	BRT runs through site. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	BRT runs through site. 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?	No	It is considered highly unlikely that the site would come forward for residential development due to its lack of suitability.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Contamination costs and removal of disused railway line infrastructure. 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	0.69 ha	Based on whole site minus land developed for BRT.
Local area density	Medium	40dph
Development density	10dph	Density of developable area.
Capacity for dwellings	5	Based on visual site assessment.

Concluding comments	The site is constrained by the Bus Rapid Transit which takes up the north western portion. There is no intention for the site to be released for residential development in the foreseeable future. The site is also considered largely unsuitable for significant development.
Concluding actions	No further action.