

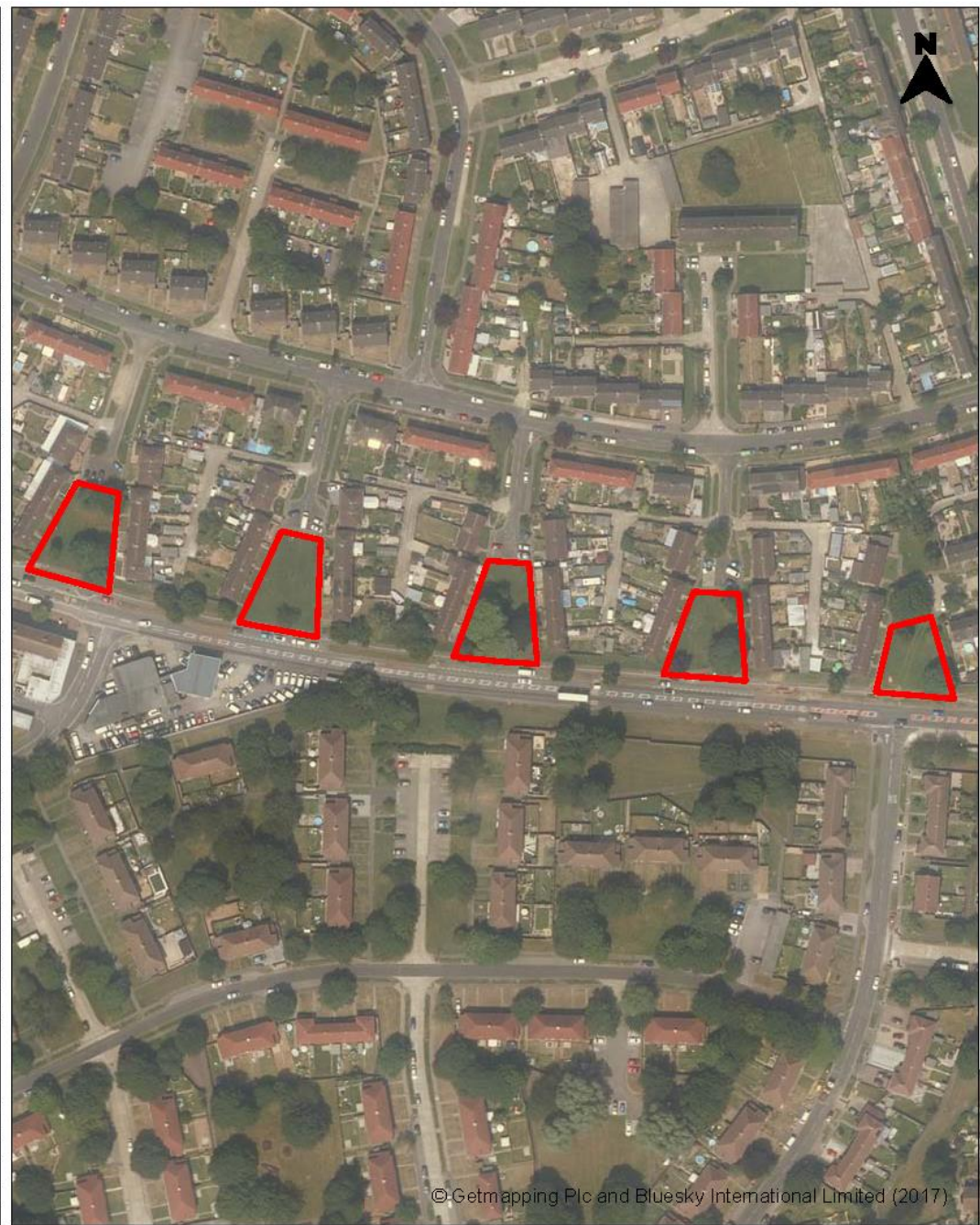
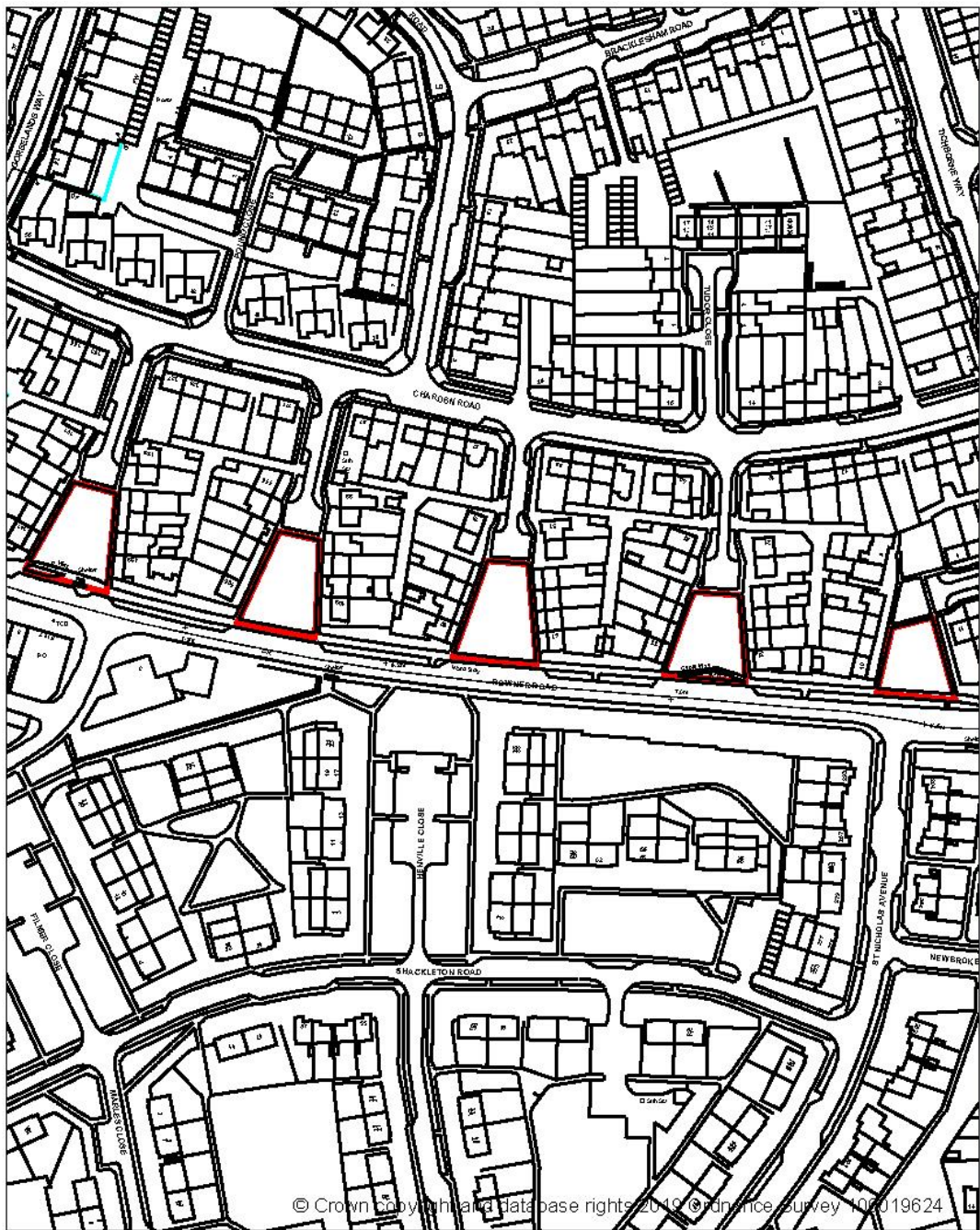
## SHLAA Proforma

### Site location

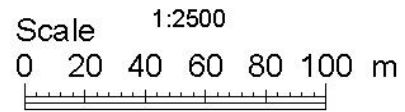
Site name	North of Rowner Road Amenity Areas	Site reference	RH012
Site address and post code	Rowner Road, Gosport, PO13 0BP	Ward	Rowner and Holbrook
Last updated	April 2019		

### Site details

Site description	Amenity spaces between terraced rows of housing. The site is formed of five separate amenity areas to the north of Rowner Road. Vehicular access to the individual sites can be gained from the north from Charden Road. To the immediate border of all amenity spaces are the front gardens of existing dwellings, as well as footpaths which provide access to the front of existing dwellings.
Topography	Flat with grass and various mature trees
Existing land use	Open space
Surrounding land use and storey heights	The sites are surrounded by existing two storey dwellings. To the south of the sites is Rowner Road, beyond which is more two storey residential.
Site size	Approx. 0.36 ha over five open spaces
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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>Yes</b>	Sites assessed as medium value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		

<b>Issue</b>	<b>Suitability</b>	<b>Comments</b>	<b>Actions</b>
Is the site within a Defined Shopping Area?	<b>No</b>		
Is the site currently tourist accommodation?	<b>No</b>		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	<b>No</b>		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	<b>No</b>		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	<b>No</b>	Site does contain some mature trees though.	
Does the site have any TPO trees?	<b>No</b>		
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>Unknown</b>		
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?	<b>No</b>		
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	<b>No</b>	Site within 125m of Rowner Copse SINC. Proposals should protect the habitat.	

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No		
<b>Access</b>			
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		
<b>Heritage</b>			
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		

Issue	Suitability	Comments	Actions
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Site within 20m buffer. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Neighbouring dwellings currently face out onto open space. 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)?	<b>No</b>		
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>Yes</b>	Site within Fleetlands helipad safeguarded area. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Owned by GBC.	
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	Telegraph poles for existing dwellings cross each amenity space. May affect site viability.	
Are there any existing tenancies or operations on site?	No		

## Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	<b>No</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential cost involved of moving telegraph poles and wires. 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?	<b>No</b>		



## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.36 ha	All five open spaces combined.
Local area density	High	Terraced
Development density	30dph	Density of developable area.
Capacity for dwellings	10	Based on initial visual assessment.

Concluding comments	The sites are considered highly important to the overall character of the area, particularly the open aspect the sites provide when viewed from the road. Development on the sites would also be constrained by access requirements to existing properties.
Concluding actions	<b>No further action.</b>