

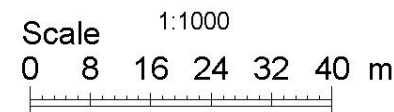
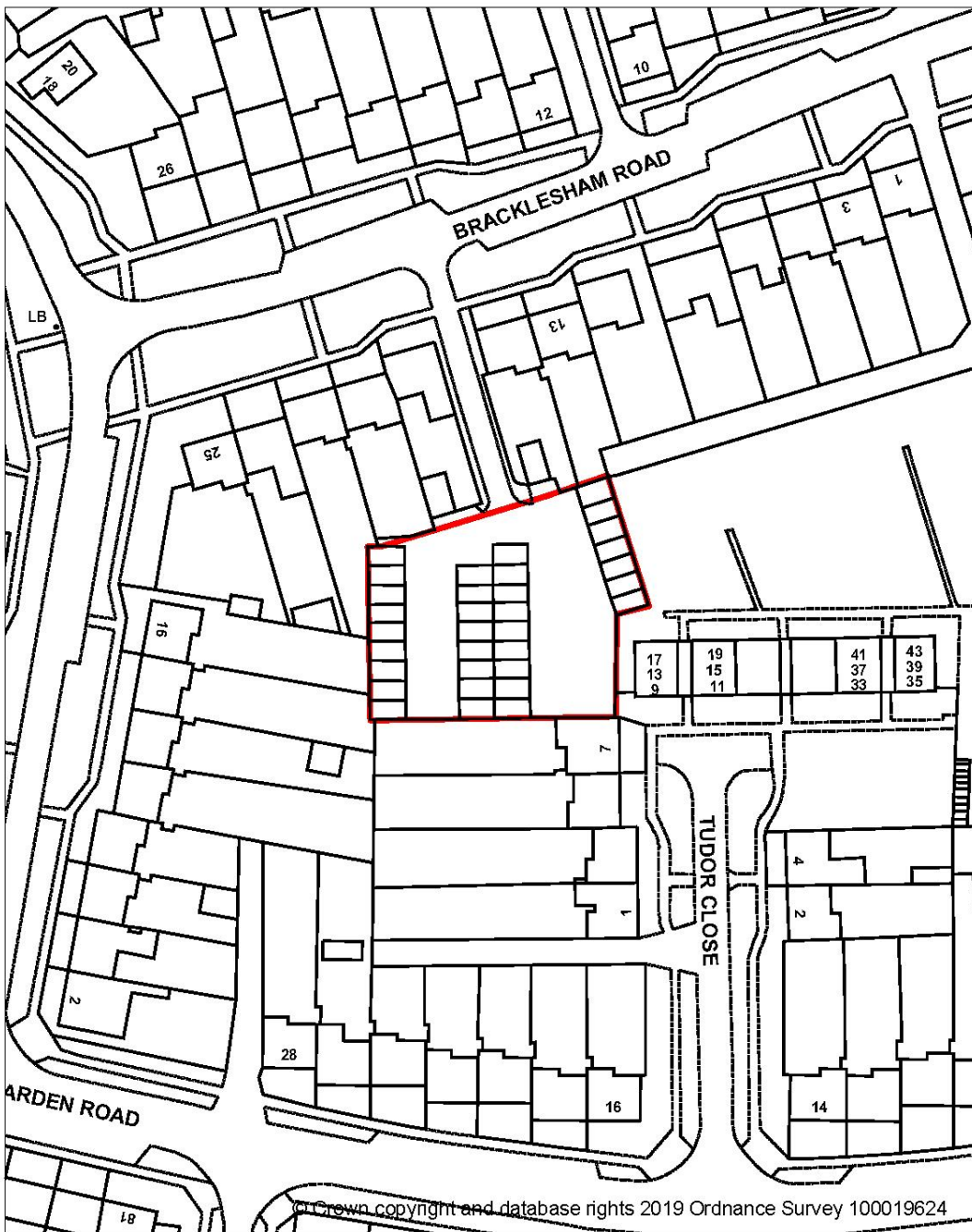
SHLAA Proforma

Site location

Site name	Tudor Close Garage Site	Site reference	RH006
Site address and post code	Tudor Close, Gosport, PO13 0EF	Ward	Rowner and Holbrook
Last updated	April 2019		

Site details

Site description	Existing car garages and residents parking to the south of Bracklesham Road. The site is accessed via a narrow road from Bracklesham Road and contains three separate garage buildings which serve adjacent properties. Garages constructed within the curtilage of existing properties outside this SHLAA sites boundary appear to gain access over the site.
Topography	Flat with concrete hardstanding and large mature trees to the south west.
Existing land use	Garages and parking
Surrounding land use and storey heights	Residential (two and three storey)
Site size	0.1 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?	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)?	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	Yes	Site 260 m from Rowner	

Issue	Suitability	Comments	Actions
SINC, candidate SINC or a Local Green Space?		Copse SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes	Although access road width may only allow vehicles to travel one way at a time.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	No	Access road not very wide. May be difficult to achieve satisfactory turning circle on site. Highway infrastructure works may be required.	
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		

Issue	Suitability	Comments	Actions
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site 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?	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 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	Site owned by GBC.	
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, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Site used for residents parking. 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	Demolition of existing garages and decontamination. 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	0.1 ha	Based on whole site
Local area density	Medium	40dph
Development density	40dph	Density of developable area.
Capacity for dwellings	4	Based on initial visual assessment.

Concluding comments	The number of dwellings achievable on the site is likely to be limited by the access road. Although the site could accommodate some residential development, it has been assessed as unable to accommodate 5 or more dwellings. The tenancies associated with garages on the site would also need to be carefully considered along with local parking requirements.
Concluding actions	No further action.