

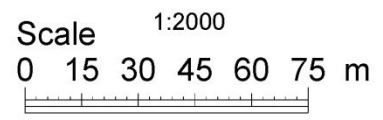
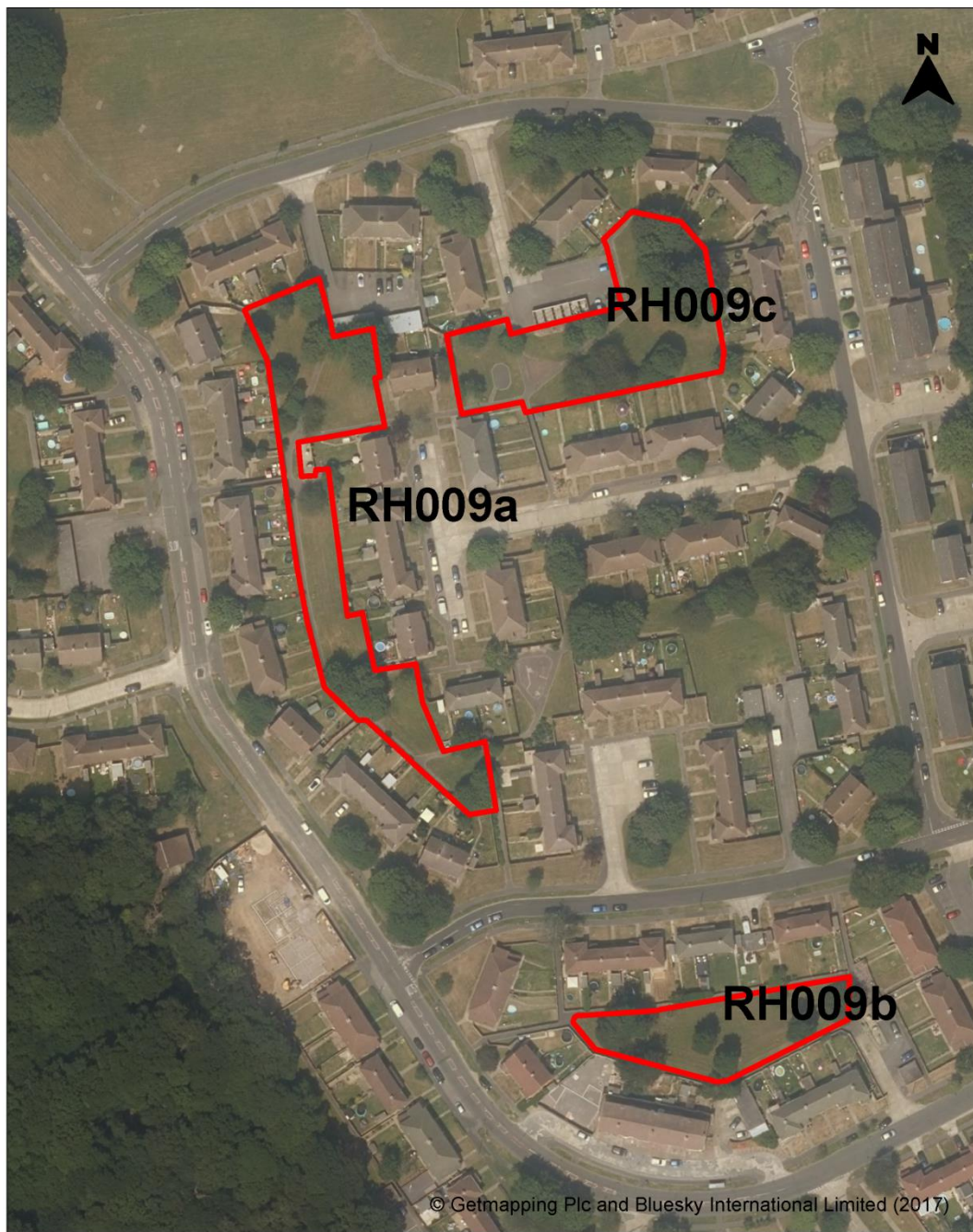
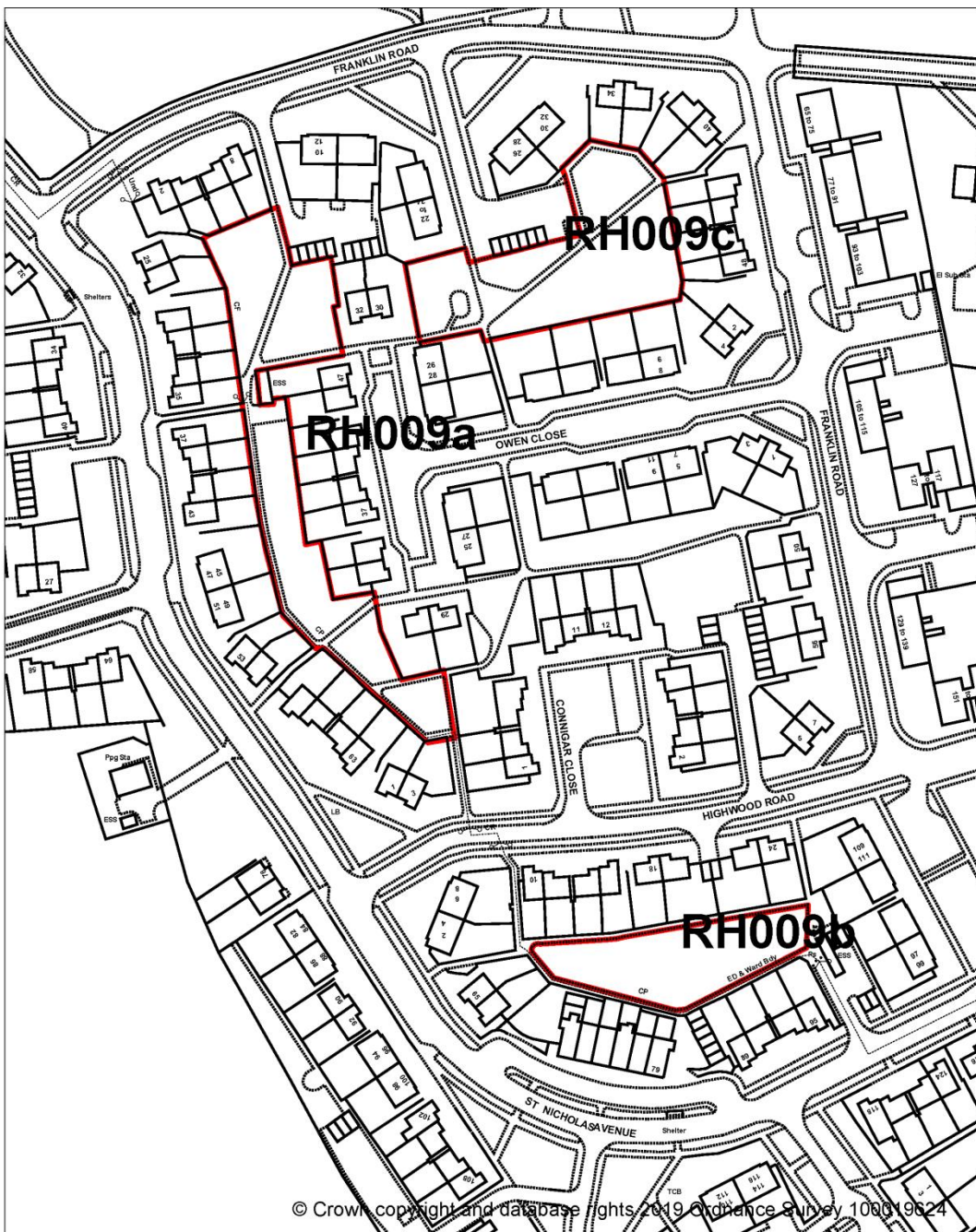
SHLAA Proforma

Site location

Site name	St Nicholas Avenue Area Amenity Spaces	Site reference	RH009
Site address and post code	Land behind St Nicholas Avenue, Gosport, PO13 9TQ	Ward	Rowner and Holbrook
Last updated	May 2019		

Site details

Site description	Amenity spaces between existing dwellings
Topography	Largely flat with grass and trees
Existing land use	Open space
Surrounding land use and storey heights	The sites are surrounded on most sides by two storey dwellings.
Site size	0.66 ha over three amenity 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
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	Sites assessed as low value in the Open Space Monitoring Report 2019. 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	H/RH/09a approximately 50m away from The Wildgrounds 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	All four sites in proximity of The Wildgrounds SSSI. An ecology survey may 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?	Yes	Site in proximity of the Alver Valley SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes	Although not to whole of site H/RH/09a, likely only northern part.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes	Although not to whole of site H/RH/09a, likely only northern part.	
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	No		

Issue	Suitability	Comments	Actions
parks and gardens)?			
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 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	Due to site sizes, dwellings may be overlooked depending on how well designed site layout is. 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	Yes	Site within Fleetlands	

Issue	Suitability	Comments	Actions
than Southampton Airport Safeguarding Zone, which covers the whole borough)?		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?	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	Many properties have access to rear over site though.	
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Electricity substation on access road to site H/RH/09a. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	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)?	No		
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	Approx. 0.66 ha	Based on whole site.
Local area density	Medium	40dph
Development density	-	Density of developable area.
Capacity for dwellings	2	Based on visual site assessment.

Concluding comments	The sites form attractive amenity spaces for neighbouring dwellings and should be retained and enhanced for future use. Access would likely be difficult to gain without compromising on number of dwellings that could be achieved. The site is also below the threshold for the SHLAA.
Concluding actions	No further action.