

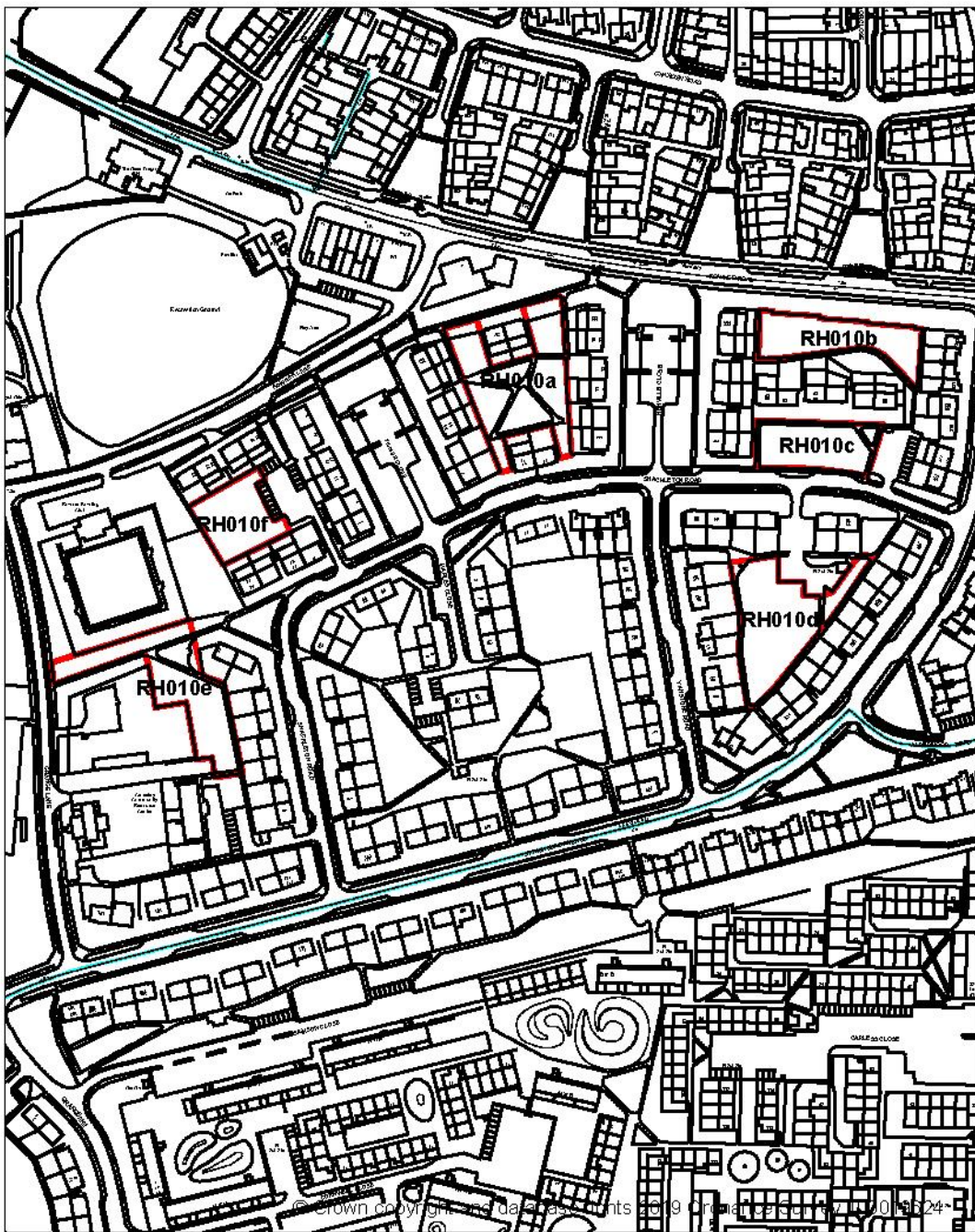
SHLAA Proforma

Site location

Site name	Shakleton Road Amenity Areas	Site reference	RH010
Site address and post code	Shackleton Road, Gosport, PO13 9SQ	Ward	Rowner and Holbrook
Last updated	April 2019		

Site details

Site description	Amenity green spaces between housing Note – Site 10f overlaps with RH001 Shackleton Road
Topography	Flat with grass and trees
Existing land use	Open space
Surrounding land use and storey heights	Residential (two storey)
Site size	1.2 ha over 6 amenity areas
Development status	None



If this map has been transmitted electronically, use the scale bar in preference to the written scale

Scale 1:3562
0 25 50 75 100 125 m

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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?	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		
Does the site have any TPO trees?	Yes	H/RH/10/d has 50 protected trees. Proposals will need to protect and enhance the trees.	
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			

Issue	Suitability	Comments	Actions
Goose site or proposed Brent Goose site, or a biodiversity-offset site?			
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Sites in proximity to The Wild Grounds 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 to Rowner Copse SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	No	<p>Not to all amenity areas.</p> <p>Access to 10b would only be achievable via new infrastructure on Rowner Road.</p> <p>Vehicular access unlikely achievable for 10a. highway infrastructure works may be required.</p>	
Can safe pedestrian and cycle access be achieved?	Yes		

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck access be provided?	No	Not to all amenity areas. See note above. highway infrastructure works may be required.	
Heritage			
Is the site within or is adjacent to a Conservation Area?		H/RH/10/f adjacent to Rowner Conservation Area. A Heritage Statement will be required.	
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		
Contamination			
Is it likely the site could be contaminated?	Yes	Sites within 20m buffer area. a Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Some sites due to limited site size. 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)?	Yes	H/RH/10b adjacent to Rowner Road. 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 in 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?	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		
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	Unknown		

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	Potential contamination. 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?	Yes	Access roads and highway related infrastructure could be needed. Infrastructure estimates will be necessary.	

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	-	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 are considered unable to accommodate any significant development. The open spaces contribute to the attractive appearance of the area and provide amenity space. Although some dwellings may be appropriate on some sites, overall these fall under the threshold for the SHLAA.
Concluding actions	No further action.