

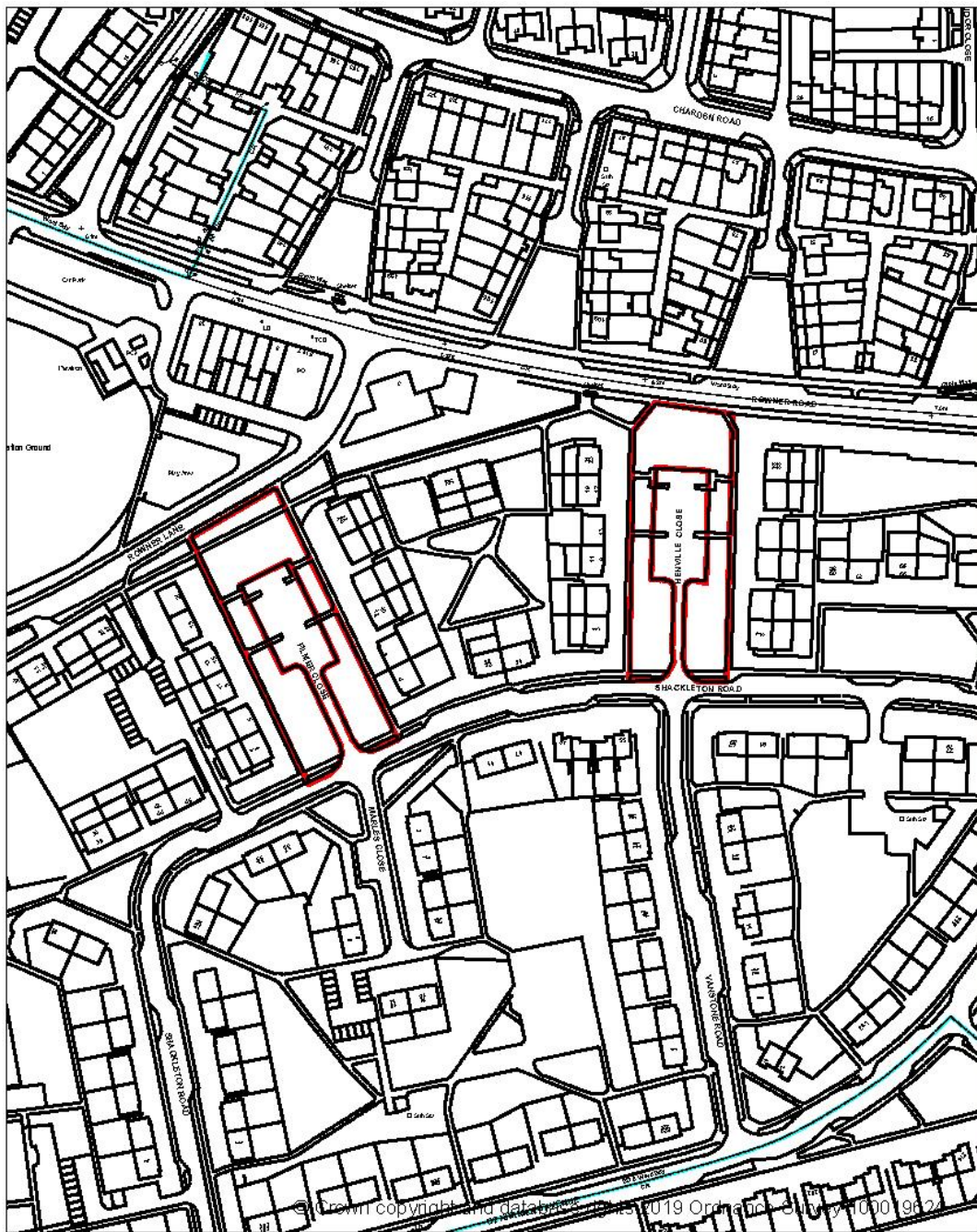
SHLAA Proforma

Site location

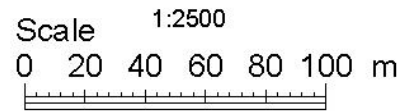
Site name	Filmer and Henville Close	Site reference	RH011
Site address and post code	Gosport, PO13 9SD	Ward	Rowner and Holbrook
Last updated	April 2019		

Site details

Site description	Area of grass between residential parking area and dwellings. Asphalt pathways cross the sites to provide access to the existing properties. The properties in Filmer and Henville Close have recently been refurbished to modern standards.
Topography	Flat with grass and large trees
Existing land use	Open space and parking
Surrounding land use and storey heights	Residential (two storeys) and Rowner Lane/ Rowner Road to the north.
Site size	0.5 ha
Development status	None



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



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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	Site assessed as low value in the Open Space Monitoring Report 2019.	
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)?	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		
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?	Yes	Site within 160 m of Rowner Copse SINC. Proposals should protect the habitat.	

Issue	Suitability	Comments	Actions
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 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 is within 20m buffer. A Contaminated Land	

Issue	Suitability	Comments	Actions
		Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Limited space on site could lead to issues of overlooking into existing dwellings. 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 than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is 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?	Unknown	Uncertain -Looks to be HCC Highways and/ or 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 is used as car parking for neighbouring properties. Confirmation will be needed if they can be ended or relocated. Confirmation need 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	0.5 ha	Based on whole site.
Local area density	Medium	40dph
Development density		Density of developable area.
Capacity for dwellings	2	Based on initial visual assessment.

Concluding comments	The two sites provide very limited scope for development. Any development would be very close to the frontages of existing dwellings. This would also likely be constrained by the need for parking for existing dwellings in Filmer Close and Henville Close and any new construction. The site has been assessed as unable to accommodate 5 or more dwellings and is therefore excluded from the SHLAA.
Concluding actions	No further action.