

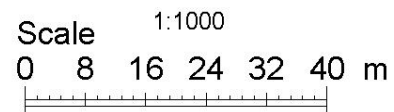
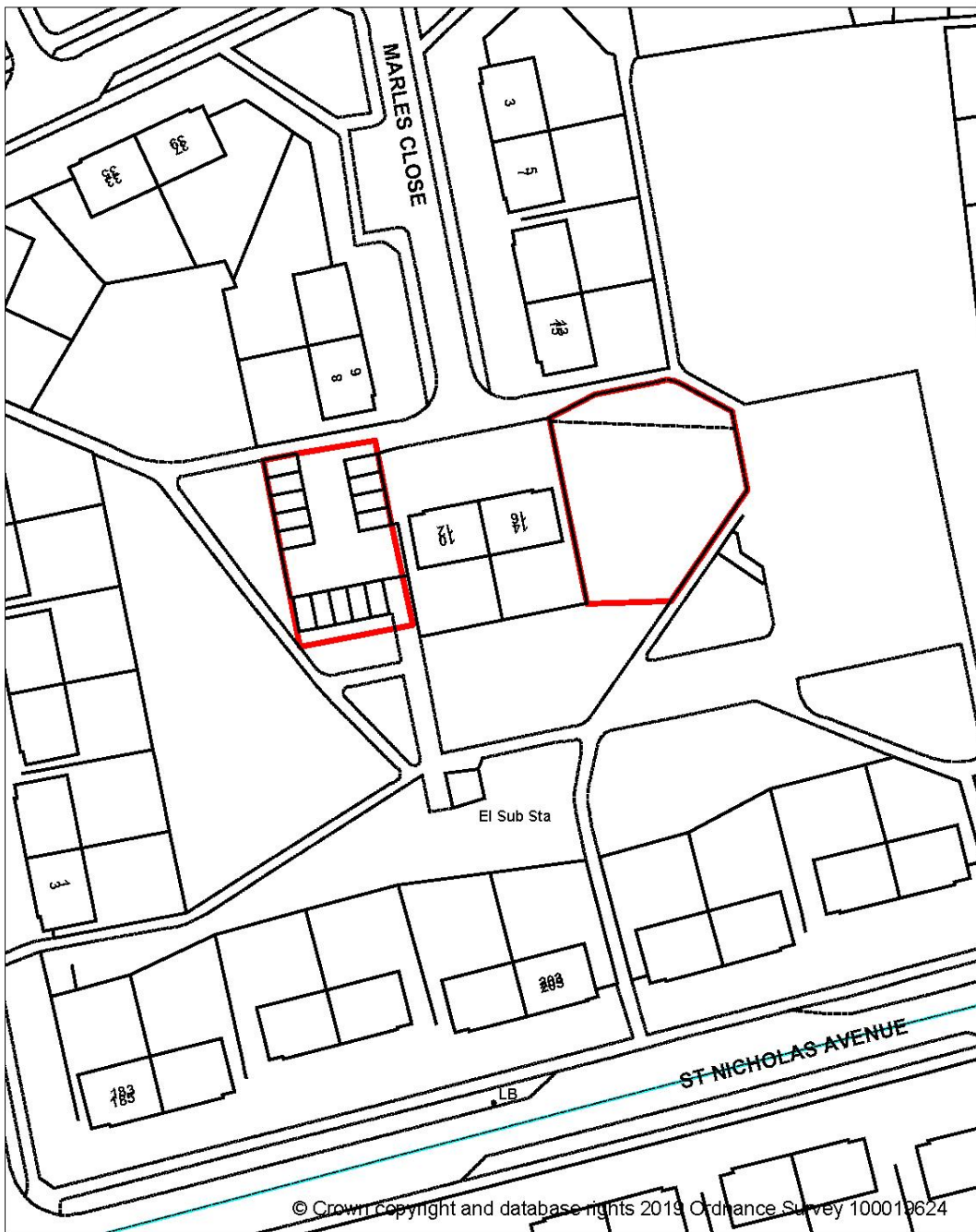
SHLAA Proforma

Site location

Site name	Marles Close	Site reference	RH016
Site address and post code	Marles Close, Gosport, PO13 9SH	Ward	Rowner and Holbrook
Last updated	April 2019		

Site details

Site description	The site consists of two areas to the south west and south east of two dwellings situated to the south of Marles Close. The western site is used as a car park and the eastern site an amenity area; both can be accessed from Marles Close.
Topography	Flat with asphalt hardstanding and flat with mix of grass and asphalt.
Existing land use	Parking and amenity area.
Surrounding land use and storey heights	The site is surrounded by semi-detached two storey dwellings on all sides. To the immediate borders of the site is a large grass amenity area with pathways.
Site size	0.11 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?	Yes	The eastern part of the site is protected open space which has been assessed as medium value in the Open Space Monitoring Report.	

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	The site falls within a blanket TPO which covers - 44NO. TREES - 27NO. ASH, 3NO. PRUNUS, 2NO. SYCAMORE AND 12NO. ALDER. All trees fall outside the boundary of the site. Proposals will need to protect and enhance the trees.	
Does the site contain any protected species	No		

Issue	Suitability	Comments	Actions
(bats, badgers, Great crested newts)?			
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 330m of Rowner Copse SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?			
Can safe pedestrian and cycle access be achieved?			
Can adequate emergency service and refuse truck access be provided?			
Heritage			
Is the site within or is adjacent to a Conservation Area?	No		

Issue	Suitability	Comments	Actions
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 in 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?			

Issue	Suitability	Comments	Actions
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is in safeguarded area for Fleetlands helipad and aerodrome at Daedalus. 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	Access required to amenity area.	
Are there any existing tenancies or operations on site?	Yes	Site appears to still be in use for parking. Confirmation will be	

Issue	Availability	Comments	Actions
		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	Potential decontamination costs. 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	0.11 ha	Based on whole site.
Local area density	Medium	40dph
Development density	35dph	Density of developable area.
Capacity for dwellings	4	Based on initial visual assessment.

Concluding comments	It is considered most appropriate to retain the site in its current use as the site is unable to accommodate five or more dwellings. The adjacent open area has been assessed as medium value in the Open Space Monitoring Report, thus limiting any opportunities for comprehensive development.
Concluding actions	No further action.