

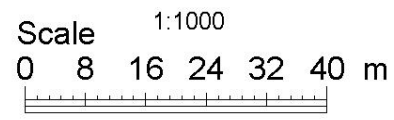
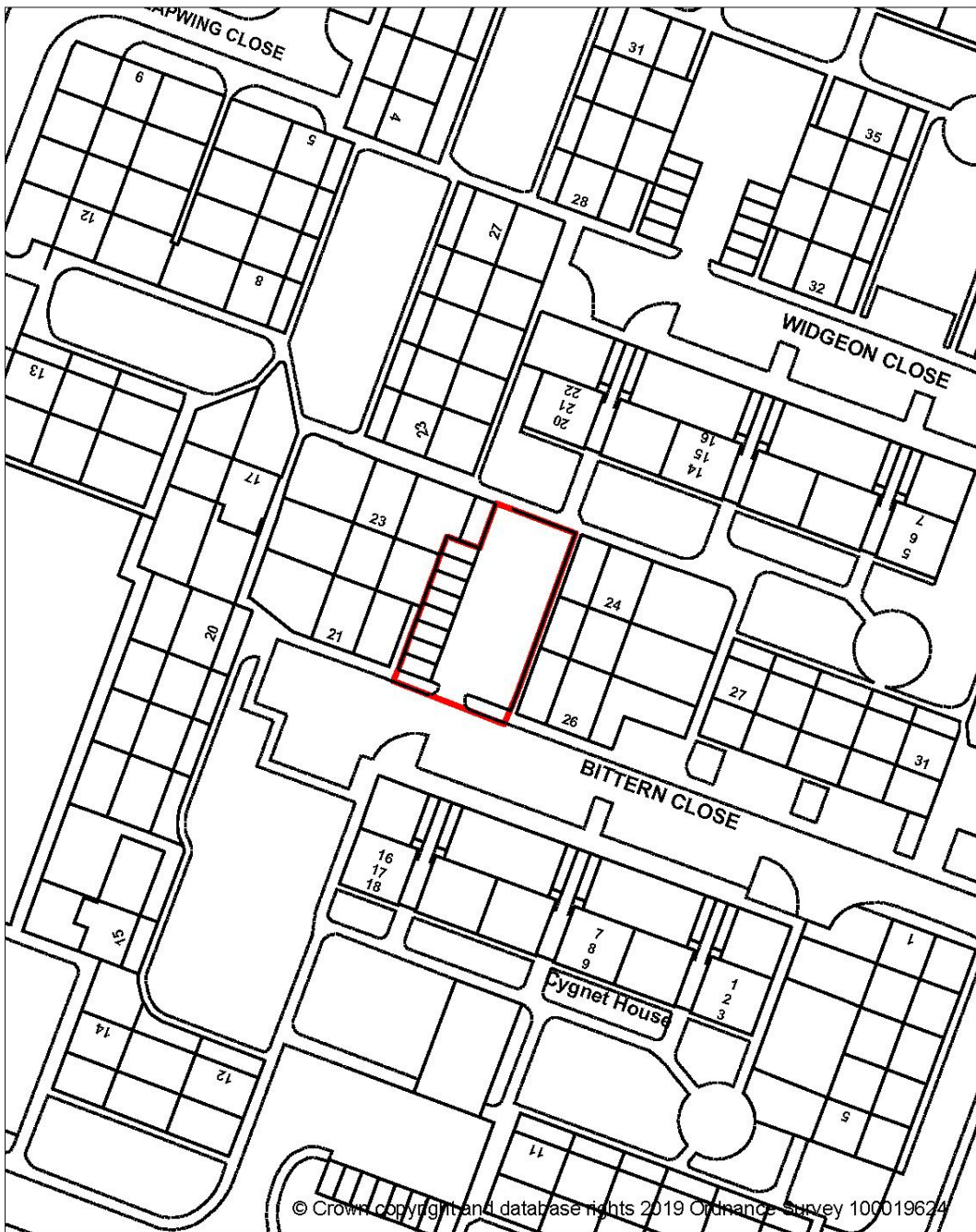
SHLAA Proforma

Site location

Site name	Bittern Close Garage Site	Site reference	HD023
Site address and post code	Bittern Close, Gosport, PO12 4JY	Ward	Hardway
Last updated	April 2019		

Site details

Site description	Garages and parking located to the north of Bittern Close. A substation is situated in the north west of the site.
Topography	Flat with hardstanding concrete
Existing land use	Garages and parking
Surrounding land use and storey heights	Residential (two/ three storeys)
Site size	0.05 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?	Yes	Site within 400m of Grove Road Recreation Ground (Primary Network) Brent Goose Site. Also within 400m of Portsmouth Harbour SPA and Ramsar. An ecology survey may be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site within 400m of Portsmouth Harbour 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?	No		
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		

Issue	Suitability	Comments	Actions
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 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?	Yes	Potential impact on neighbouring properties. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future	No		

Issue	Suitability	Comments	Actions
occupiers (industrial uses, major roads)?			
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 in safeguarded area for aerodrome at Daedalus. Statutory bodies will be consulted. Restrictions may apply.	

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)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Electricity substation is situated in the north west corner of the site.	
Are there any existing tenancies or operations on site?	Yes	Existing garages appear to be occupied. Confirmation will be needed that they can be ended/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. Potential cost of relocation of substation. 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	0.05 ha	Based on whole site
Local area density	60dph	High
Development density	60dph	Based on whole site
Capacity for dwellings	3	Based on density calculation.

Concluding comments	The enclosed nature of the site limits the number of dwellings that could be developed. Existing parking needs would need to be considered and potential complexities of land/garage ownership. The site has been assessed as unable to accommodate five or more dwellings.
Concluding actions	No further action.