

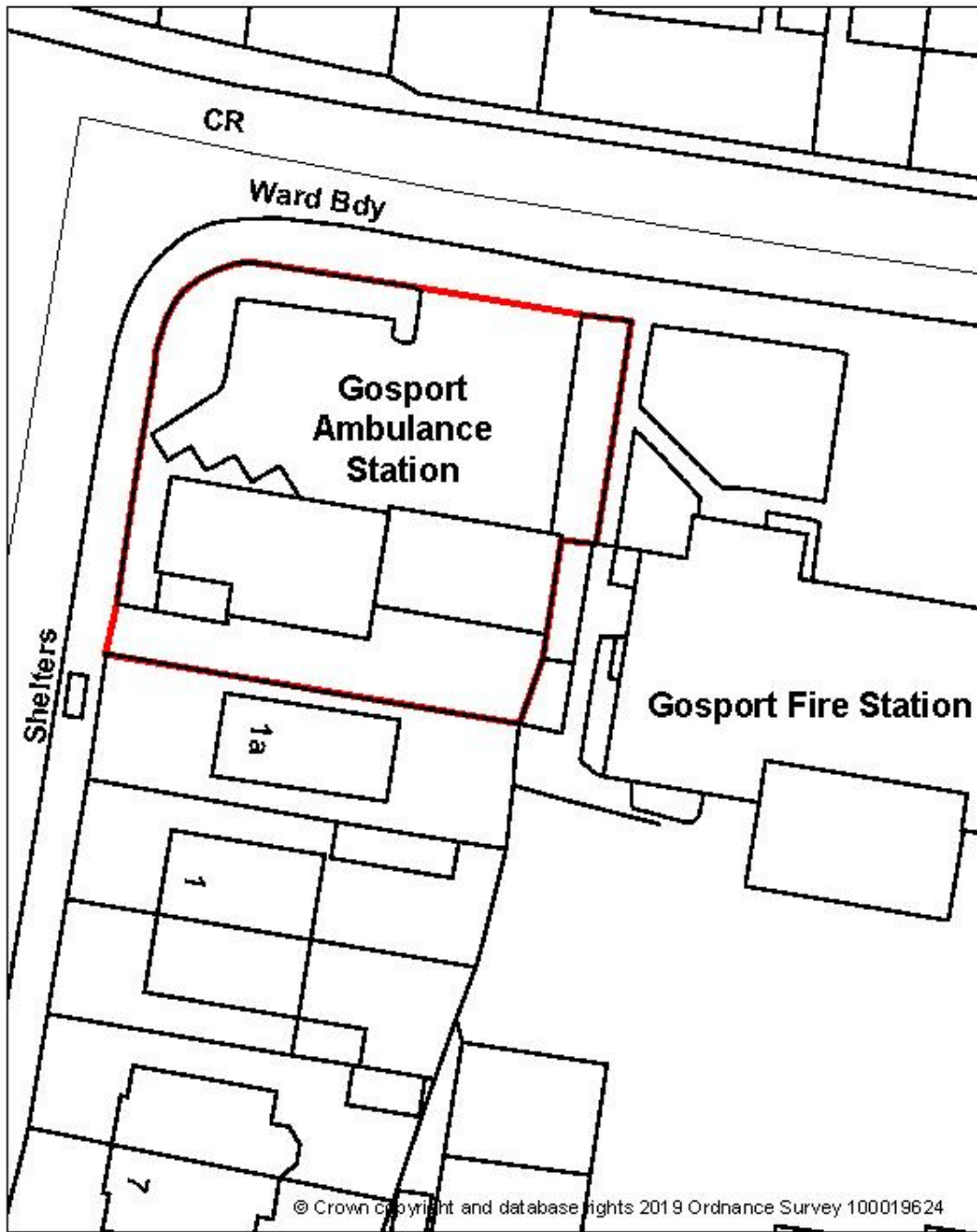
## SHLAA Proforma

### Site location

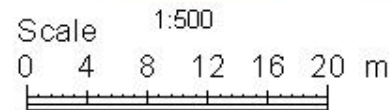
Site name	Gosport Ambulance Station	Site reference	AV006
Site address and post code	Privett Road, Gosport, PO12 3SR	Ward	Alverstoke
Last updated	February 2019		

### Site details

Site description	Ambulance station (one storey) with forecourt.
Topography	Flat, with a couple of mature on-site trees.
Existing land use	Ambulance station
Surrounding land use and storey heights	Fire station (three storey), bungalow (one storey), residential (two storey), and retirement home (three storey).
Site size (hectares)	Approx. 0.1 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
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		
<b>Ecology</b>			
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?	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?	No		

Issue	Suitability	Comments	Actions
<b>Access</b>			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck be provided?	Yes		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	Yes	Adjacent to Bury Road Conservation Area (No. 3). A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.	
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		

Issue	Suitability	Comments	Actions
<b>Contamination</b>			
Is there a possibility the site could be contaminated?	<b>Yes</b>	Land is within a contaminated land buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Proposals will need to not have an impact upon the operational needs of the adjacent fire station. 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)?	<b>Yes</b>	The fire station may have an adverse impact upon residential units at this location.	
<b>Services</b>			
Is the site serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>No</b>	Within the safeguarded area for aerodrome at Daedalus. Restrictions on development may apply. Statutory bodies will need to be consulted.	

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	The NHS is the owner.	
Is the site owned by a developer or is the owner willing to sell?	No	The landowner has been contacted through the Call for Sites. No response was received.	
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	Used as an ambulance station. 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?	<b>No</b>	The site is still operational. No indication from the landowner regarding the sites availability has been received. It is therefore assumed to be unavailable at this time.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	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?	<b>No</b>		



## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable site size	0.1 ha	Based on whole site.
Local area density	Medium	50dph
Development density	100dph	Density of developable area.
Capacity for dwellings	10	Based on broad density estimate.

Concluding comments	Potentially suitable for residential development but still currently operational with a critical public service. No response was received regarding the site being available from the landowner. The site is therefore considered unavailable at this time. Should the owner wish to develop the site in the future, an alternative and suitable provision for the existing use will likely need to be found within the Borough.
Concluding actions	<b>No further action.</b>