

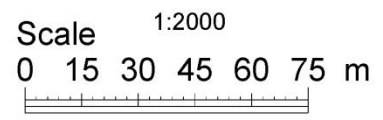
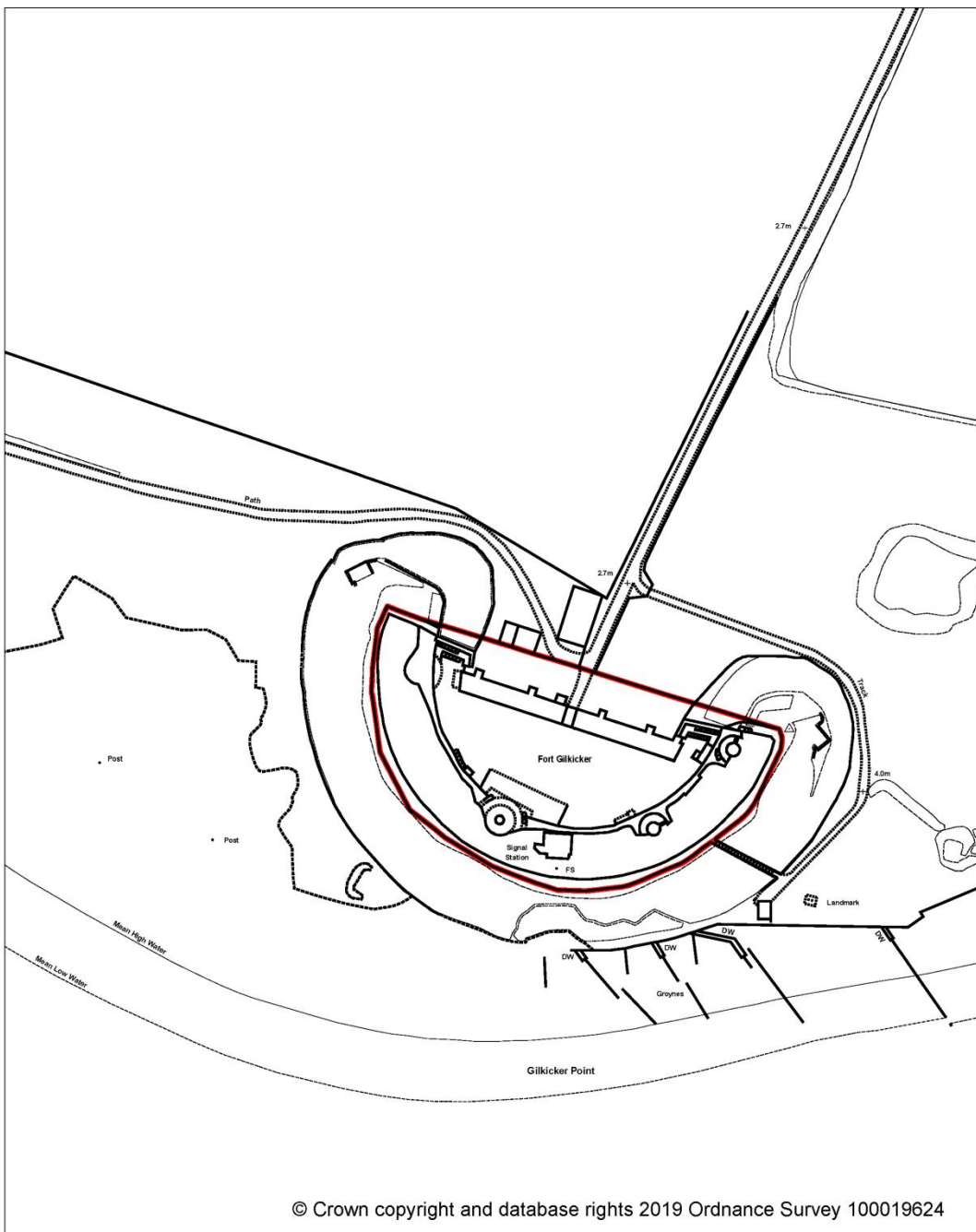
SHLAA Proforma

Site location

Site name	Fort Gilkicker	Site reference	AG006
Site address and post code	Military Rd, Stokes Bay, Gosport, PO12 2NJ	Ward	Anglesey
Last updated	February 2019		

Site details

Site description	Victorian-era fortress, currently disused.
Topography	The fort is on slightly raised ground, with mounds of earth around the structure.
Existing land use	Fort is abandoned. Minor MOD use (radar).
Surrounding land use and storey heights	Golf course and beach
Site size (hectares)	Approximately 1.2 ha
Development status	Planning permission (ref. 08/00423/FULL) has been granted for redevelopment to 26 dwellings. Development has been implemented but construction is currently stalled.



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?	No		
Is the site allocated for development?	Yes	The site has an existing residential allocation.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No	The site is surrounded by Protected Open Space.	
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?	Yes	Whole of the site is within Flood Zone 2 and 3. A Strategic Flood Risk Assessment required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Whole of the site is predicted to be within Flood Zone 2 and 3. A Strategic Flood Risk Assessment required.	
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)?	Yes	Site contains the 'Gilkicker Weevil' which is a priority species. Proposals will need to protect the species. Ecological assessment undertaken as part of Planning	

Issue	Suitability	Comments	Actions
		Application.	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, or a biodiversity-offset site?	Yes	Site is within 400 m of the Portsmouth Harbour SPA/ Potential SPA /SSSI/Ramsar. Gosport Park is also within 400 m of a Brent Goose site. Within 400m of Solent Maritime SAC. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated. Contributions will be required via Bird Aware Solent.	
Does the site within, or is in proximity of, a SSSI or candidate SSSI?	No	A SSSI (Gilkicker Lake) is within 100 m.	
Does the site within, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site is within a SINC, and adjacent to another SINC. Proposals should protect the habitat.	
Access			

Issue	Suitability	Comments	Actions
Can satisfactory vehicular access be achieved?	Yes	Access road (Military Road) has been widened to accommodate vehicles.	
Can safe pedestrian and cycle access be achieved?	Yes	Yes, although road could do with improvements (markings, widening, signage etc).	
Can adequate emergency service and refuse truck be provided?	Yes		
Heritage			
Is the site within or adjacent to a Conservation Area?	No		
Does the site contain any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Yes, site is a Scheduled Ancient Monument, and a grade II* listed building. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	An Archaeological assessment is required.	
Contamination			

Issue	Suitability	Comments	Actions
Is there a possibility the site could be contaminated?	Yes	As a former MOD facility, the site is possibly contaminated. A Contaminated site assessment 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)?	Yes	The site is surrounded by a beach, so the privacy of the occupiers will need to be carefully considered. Appropriate mitigation will be required.	
Services			
Is the site serviced by utilities?	Yes		
Is the site within an Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Statutory bodies will be consulted. Restrictions may apply.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No		
Is the site owned by a developer or is the owner willing to sell?	Yes		
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)?	No	The Solent Way/England coastal path, a long-distance walking route passes around the fort. There is also a claim for a right of way around the fort. Clarification will be needed on the route of the proposed PRow.	
Are there any existing tenancies or operations on site?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	While the site has stalled at this time, it is still considered developable within the plan period.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	The residential element is expected to cross-subsidise the cost of heritage conservation. Funding or planning gain may be needed to make the site viable. Likely to be flood mitigation issues aswell.	
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 site size	1.2 ha	Based on whole site.
Local area density	N/A	Design led assumptions.
Development density	N/A	Design led assumptions.
Capacity for dwellings	26	Planning permission has been granted for 26 dwellings.

Concluding comments	The site has permission for conversion to 26 residential units. The site has significant heritage conservation, ecology and flood risk challenges but is considered developable within the plan period.
Concluding actions	Allocate in Local Plan