

## SHLAA Proforma

### Site location

Site name	Land south of Fort Road	Site reference	AG008
Site address and post code	Fort Road, Gosport, PO12 2DW	Ward	Anglesey
Last updated	February 2019		

### Site details

Site description	Former MOD compound with a number of derelict buildings, a Scheduled Ancient Monument (Battery No.2) and surrounding green space.
Topography	Generally flat except for Battery No.5. Site is higher than surrounding land and contains lots of vegetation and trees.
Existing land use	None since the site became redundant.
Surrounding land use and storey heights	Open space and a golf course to the south and residential and a Navy facility to the north.
Site size (hectares)	1.8 ha
Development status	20/00284/FULL - PARTIAL DEMOLITION AND CONVERSION OF EXISTING BUILDINGS TO FORM 10 DWELLINGS AND ERECTION OF 6 NEW BUILD DWELLINGS WITH ASSOCIATED LANDSCAPING AND PARKING (Scheduled Monument) (as amended by plans received 27.10.2020)



## 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>No</b>	Review of the Urban Area Boundary may be required.	
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>		

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	Yes	Part of the site is within Flood Zone 2 and 3. A Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Part of the site is predicted to be within Flood Zone 2 and 3. A Strategic Flood Risk Assessment is required.	
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	Yes	Site contains dense woodland to the north – potential for ancient or veteran trees. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

Issue	Suitability	Comments	Actions
Does the site have any TPO trees?	<b>No</b>		
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>Unknown</b>	An Ecology Assessment will be required.	
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?	<b>Yes</b>	Site within 400m of Solent Maritime SAC. Adjacent to multiple Brent Goose Sites (Core Primary). Within 400m of SSSI, Ramsar and SPA. An ecological 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 SSSI or candidate SSSI?	<b>Yes</b>	Gilkicker Lake SSSI is 300m away. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Gosport Golf Course is to the south, a SINC and a Brent Goose site. Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	Yes	Access would need to be achieved from Clayhall Road.	
Can safe pedestrian and cycle access be achieved?	No	There is no footpath along Fort Road. Highway infrastructure works may be required. Potential to explore cycle/foot link on land adjacent for access to Stokes Bay.	
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	Site is adjacent to the Anglesey Conservation Area (No. 2). Proposals will need to preserve or enhance the character of the conservation area.	
Does the site contain, or is adjacent to, any	Yes	Site contains a Scheduled	

Issue	Suitability	Comments	Actions
Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?		Ancient Monument (Battery No. 5). A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain any locally listed buildings?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>Yes</b>	Battery No. 5 is an area of archaeological interest. An archaeological assessment would be required.	
<b>Contamination</b>			
Is there a possibility the site could be contaminated?	<b>Yes</b>	Land is a former MOD site so likely contaminated. 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 have regard to the residential dwellings to the north, minimising overlooking of their rear gardens. Proposal will need to minimise amenity impacts.	

Issue	Suitability	Comments	Actions
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		
<b>Services</b>			
Is the site serviced by utilities?	Yes		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No		

### Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Understood to be wholly owned by QinetiQ.	
Is the site owned by a developer or is the owner willing to sell?	Yes	QinetiQ have previously expressed an interest in developing the site.	
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)?	No		



Issue	Availability	Comments	Actions
Are there any existing tenancies or operations on site?	<b>No</b>		

## Achievable

Issue	Achievability	Comments	
Is there a realistic prospect that the site would come forward for development within the plan period?	<b>Yes</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential contamination, ecology and heritage issues. Extensive demolition and clearance will also be required. 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

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
-----------------	------------------	-------------------

Issue	Figure	Assumptions
Developable site size	1.8 ha	Based on whole site.
Local area density	Low	30dph
Development density	8 dph	Density of developable area.
Capacity for dwellings	15	Approximately 15 high-end dwellings are considered acceptable.

Concluding comments	Sensitive site which has some capacity for development. Level of density identified is considered appropriate given the significant constraints on the site which include a scheduled ancient monument, being outside the urban area and significant viability concerns.
Concluding actions	Undertake SFRA work and continue discussions with site promoter.