

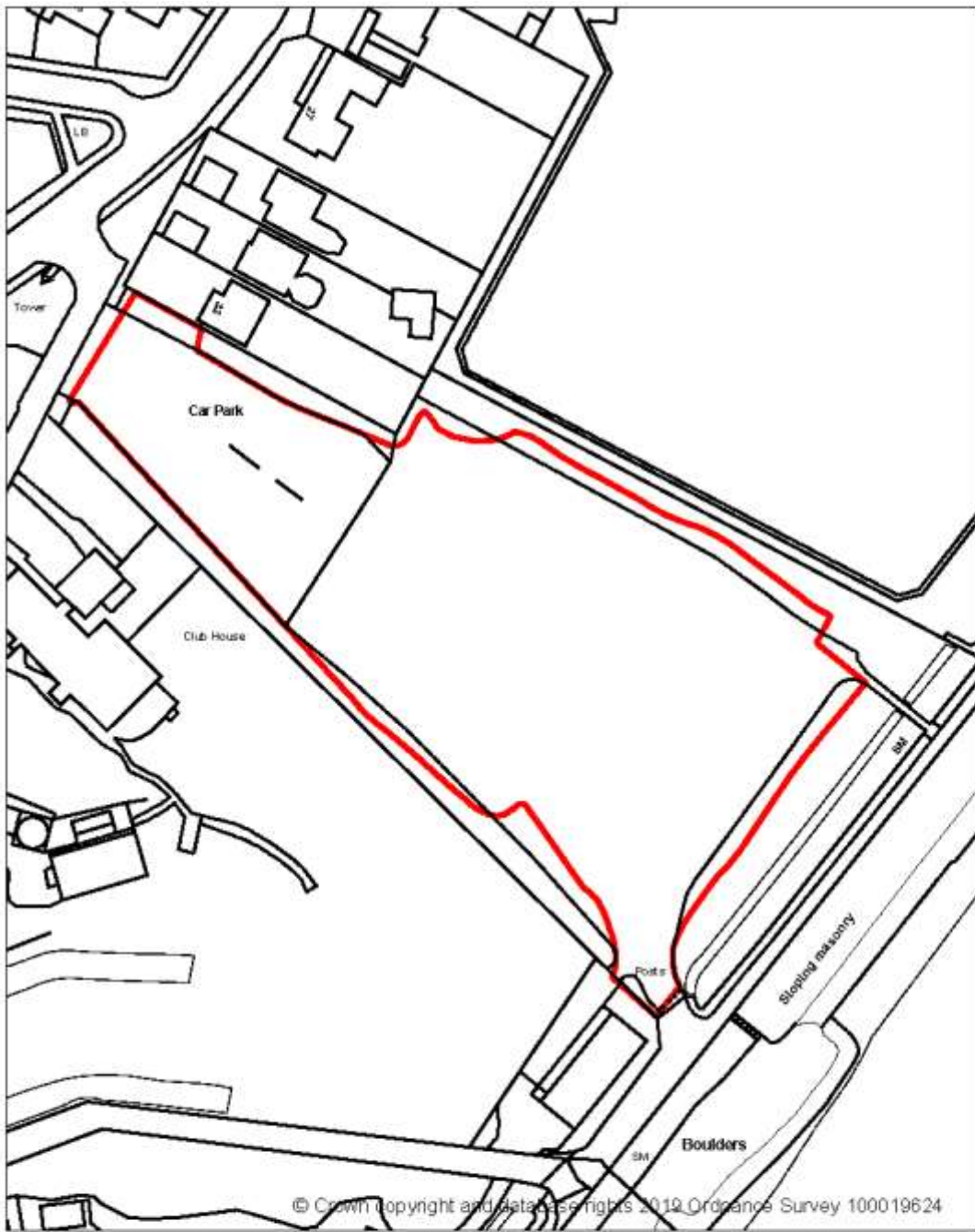
## SHLAA Proforma

### Site location

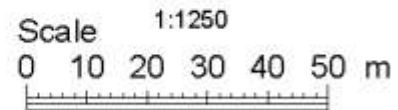
|                            |                                  |                |          |
|----------------------------|----------------------------------|----------------|----------|
| Site name                  | Fort Road Car Park               | Site reference | AG013    |
| Site address and post code | Military Road, Gosport, PO12 2AT | Ward           | Anglesey |
| Last updated               | January 2020                     |                |          |

### Site details

|   |   |
|---|---|
| Site description                        | Carpark and area of hardstanding/grassland running down to the sea. |
| Topography                              | Flat with mature tree near entrance and bund bordering the sea.     |
| Existing land use                       | Carpark and informal open space.                                    |
| Surrounding land use and storey heights | Two storey dwelling and one storey bungalow / golf clubhouse        |
| Site size (hectares)                    | 0.96 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>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. There is potential to incorporate this site into the Haslar Peninsula Regeneration Area with this site providing an improved open space. |         |
| Is the site in the Strategic Gap?           | <b>No</b>   |   |         |
| Is the site Protected Open Space?           | <b>No</b>   |   |         |

| 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          |  |         |
| <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? | Yes         | Adjacent to multiple Brent Goose sites. 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?                      | No          |   |         |
| Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space? | Yes         | Adjacent to Gosport Golf Course SINC. Proposals should protect the habitat.   |         |
| <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 Haslar Barracks (No.17). Proposals will need to preserve or enhance the character of the conservation area. |         |

| 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)? | Yes         | Site is adjacent to Fort Monckton Scheduled Ancient Monument. A Heritage Statement will be required. 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?  | No          |  |         |
| <b>Contamination</b>  |             |  |         |
| Is there a possibility the site could be contaminated?  | Yes         | A Contaminated Land Assessment and potential mitigation will be required.  |         |
| <b>Amenity</b>  |             |  |         |
| Is development likely to have an adverse impact upon neighbouring amenity?  | Yes         | Proposals will need to consider the operational needs of Fort Monckton, which is a secure site. Proposal will need to minimise amenity impacts.                      |         |
| Are neighbouring uses likely to have an   | No          |  |         |

| Issue   | Suitability | Comments | Actions |
|---|-------------|----------|---------|
| adverse impact upon the amenity of future occupiers (industrial uses, major roads)?                                       |             |          |         |
| Services  |             |          |         |
| Is the site serviced by utilities?  | Unknown     |          |         |
| 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           | GBC is the sole owner.  |         |
| Is the site owned by a developer or is the owner willing to sell? | No           | The land owner does not intend to sell this land for residential development. |         |
| Is it necessary to acquire land off-site to develop this site?    | No           |   |         |
| Does the site have any legal issues (covenants, ransom strips)?   | Unknown      |   |         |

| Issue   | Availability | Comments   | Actions |
|---|--------------|--|---------|
| Are there any on-site constraints (pylons, rights of way, easements)? | No           |  |         |
| Are there any existing tenancies or operations on site?               | Yes          | Site is recycling bins, which may need to be moved. 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?   | No            | The land owner does not intend to sell this land for residential development. |         |
| Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?   | No            | Potential flood defence issues.   |         |
| Does the site require significant new infrastructure investment in order to be suitable for development? | No            |   |         |



## Conclusion

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

| Issue                  | Figure  | Assumptions                                |
|------------------------|---------|--|
| Developable site size  | 0.96 ha | Based on whole site.                       |
| Local area density     | N/A     | Design led assumptions.                    |
| Development density    | 40dph   | Density of developable area.               |
| Capacity for dwellings | 38      | Flood defence bund may not be developable. |

|                     |  |
|---------------------|--|
| Concluding comments | Site is currently underused, but does provide a parking facility for visitors to the coast. It is considered best to include this site in the wider redevelopment of the Haslar Barracks site with the potential to provide a park to serve this development and the wider neighbourhood. Open space improvements would secure access to the coast. The site is therefore discounted from the SHLAA. |
| Concluding actions  | No further action  |