

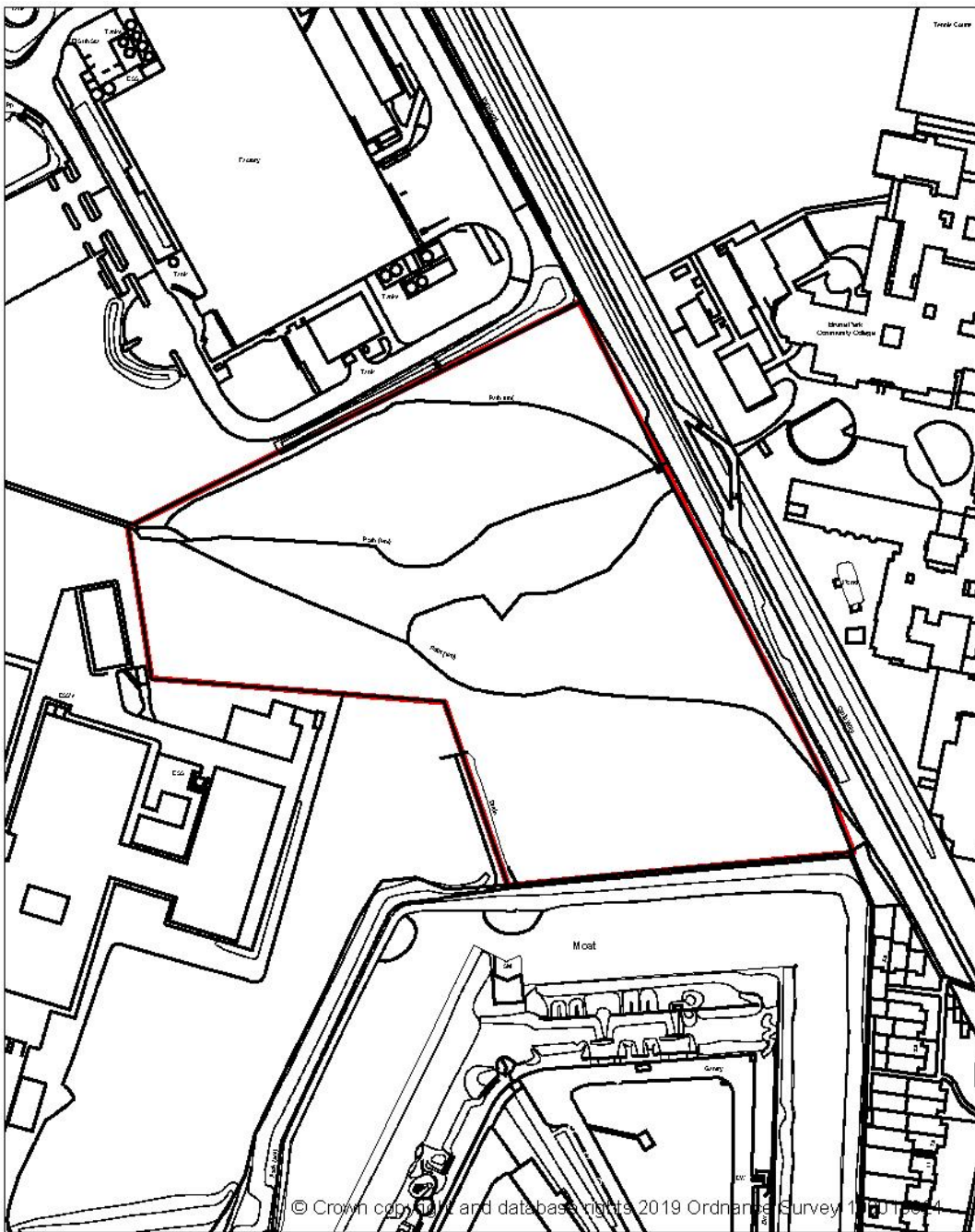
## SHLAA Proforma

### Site location

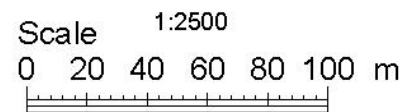
Site name	Land south of Huhtamaki	Site reference	BH002
Site address and post code	Grange Road, Gosport, PO13 9UP	Ward	Brockhurst
Last updated	March 2019		

### Site details

Site description	Large area of scrubland next to Huhtamaki industrial unit and Fort Rowner.
Topography	Mainly flat with lots of vegetation.
Existing land use	None
Surrounding land use and storey heights	Industrial unit (1 storey), offices (1 storey), historic fort (1 storey), BRT
Site size	2.89 ha
Development status	Site is an employment land allocation in the local plan.



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>Yes</b>	Site is allocated for employment land.	
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>Yes</b>	Evidence of lack of employment need is required.	
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)?	Unknown	Potentially ancient and veteran trees.	
Does the site have any TPO trees?	Yes	Tree preservation order covers the southern portion of the site (ref. 94/00143/TO). Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Potentially due numerous trees and vegetation.	
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		

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No		
<b>Access</b>			
Can satisfactory vehicular access be achieved?	No	Vehicle access across the Huhtamaki site or HMS Sultan would be required. Highway infrastructure works may be required.	
Can safe pedestrian and cycle access be achieved?	Yes	There is an existing foot and cycle path across the land.	
Can adequate emergency service and refuse truck be provided?	No	Vehicle access across the Huhtamaki site or HMS Sultan would be required. Highway infrastructure works may be required.	
<b>Heritage</b>			
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)?	Yes	Site is adjacent to Fort Rowner, which is a Grade II listed building. A Heritage Statement will be required. Proposals will need to preserve or	

Issue	Suitability	Comments	Actions
		enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>Yes</b>	Site is adjacent to Fort Rowner, which is an area of archaeological interest. An archaeological assessment will be required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Land is identified as being potentially 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>No</b>		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	<b>Yes</b>	Industrial uses could have an adverse impact upon residential amenity. Appropriate mitigation would be required from residential proposals.	

Issue	Suitability	Comments	Actions
<b>Services</b>			
Is the site serviced by utilities?	<b>No</b>	Confirmation will be required from utilities that they can provide services.	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>Yes</b>	Site is within the safeguarded area for Fleetlands helipad and the 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		
Is the site owned by a developer or is the owner willing to sell?	Unknown	The landowner of the site has previously indicated that they wish the site to be retained for future expansion of Huhtamaki.	
Is it necessary to acquire land off-site to develop this site?	Yes	Access would be required across the Huhtamaki site or HMS Sultan. Need to check whether off-site land is available.	
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?		Site has a number of informal foot/cycle routes across it which could be claimed as public rights of way.	
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?	<b>Unknown</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>No</b>		
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>
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Issue	Figure	Assumptions
Developable area	2.4 ha	Minus the southern area containing TPO.
Local area density	Low	30dph
Development density	30dph	Density of developable area.
Capacity for dwellings	70	Based on density calculation.

Concluding comments	The site is within an existing employment area and should be retained for the purposes of potential expansion for employment uses. Vehicular access is also constrained and would make it less viable given land ownership.
Concluding actions	<b>No further action.</b>