

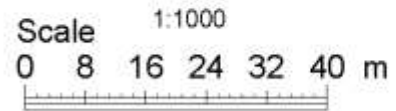
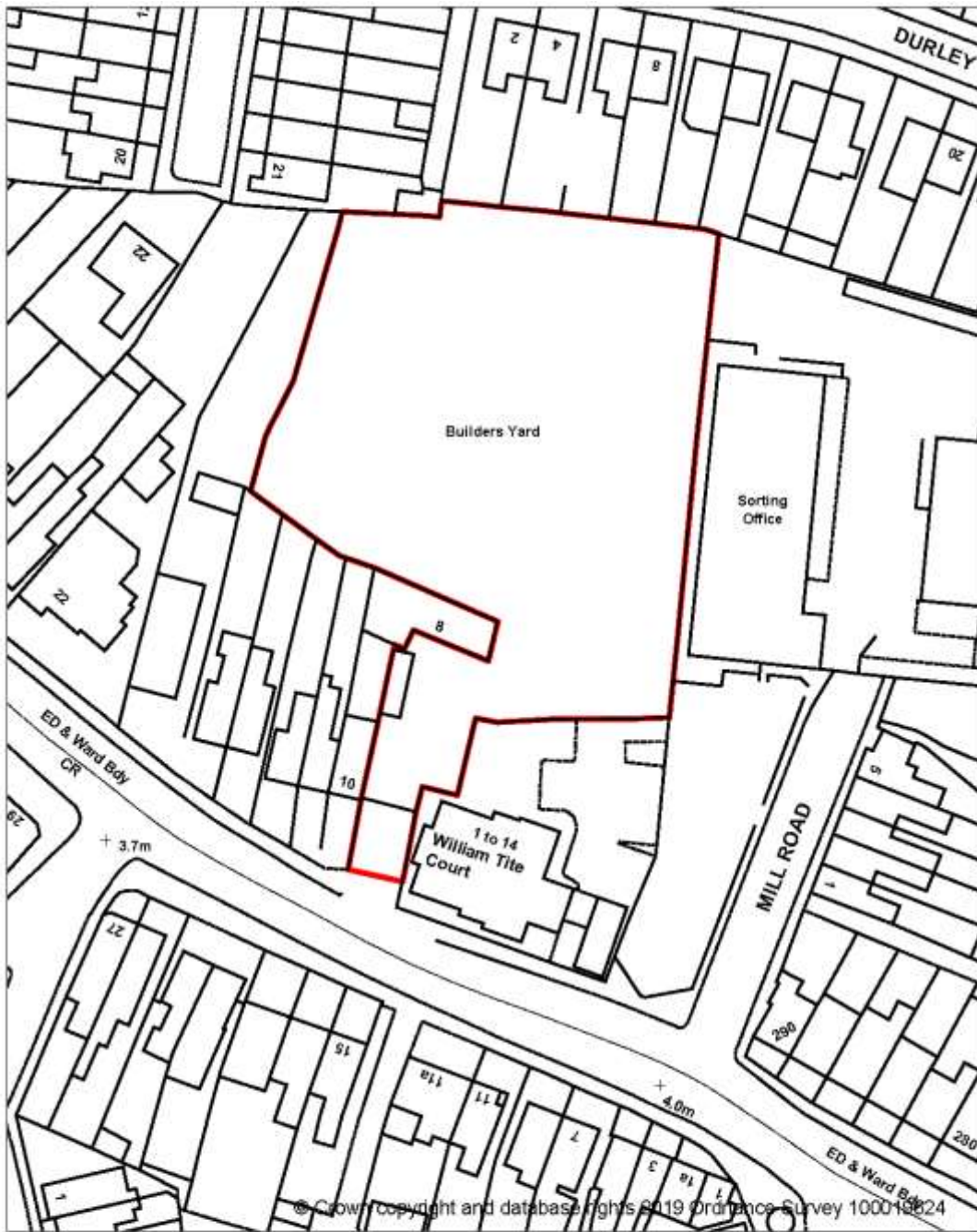
SHLAA Proforma

Site location

Site name	Land at Forton Road	Site reference	FT001
Site address and post code	8 Forton Road, Gosport, PO12 3DE	Ward	Forton
Last updated	February 2021		

Site details

Site description	Former builders yard adjacent to the Royal Mail Delivery Office. The site is now vacant after Solent Building Supplies moved their premises to Cranbourne Road. The site sits in an area where higher densities could be achieved. Vehicular access is gained directly from Brockhurst Road.
Topography	Flat with a concrete hardstanding entrance road. The majority of the site is surfaced with gravel/dirt.
Existing land use	Builders yard
Surrounding land use and storey heights	To the east is the Royal mail delivery office with associated parking. To the north and west are two storey residential dwellings. Immediately south of the site is a four storey block of flats, beyond which (on the opposite side of Brockhurst Road) are a mix of two and four storey dwellings.
Site size	0.40 ha
Development status	P.103/020/18 – Pre App for redevelopment of site for erection of 23 dwellings.



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?	Yes		
Is the site allocated for development?	No	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment is 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)?	Unknown		
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	No		

Issue	Suitability	Comments	Actions
biodiversity-offset site?			
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		
Access			
Can satisfactory vehicular access be achieved?	Yes	Although there may be potential issues with safety and alighting onto busy highway.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes		
Heritage			
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)?	No		
Does the site contain, or is adjacent to, any	No		

Issue	Suitability	Comments	Actions
locally listed buildings?			
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in 20 m buffer area. A Contaminated Land 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)?	No		
Services			
Is the site likely to be serviced by utilities?	Yes		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is in safeguarded area for aerodrome at Daedalus. Statutory bodies will be consulted. Restrictions may apply.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Unknown		
Is the site owned by a developer or is the owner willing to sell?	Yes	Land owner previously expressed interest in developing site through pre-application enquiry.	
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?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs.	
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 area	0.40 ha	Based on whole site including access road to south.
Local area density	High	60dph
Development density	50dph	Density of developable area.
Capacity for dwellings	23	Based on pre application in 2018.

Concluding comments	The Council considers the site suitable for residential redevelopment and has engaged through a pre-application in previous years. It is considered appropriate to allocate the site in the Local Plan.
Concluding actions	Allocate residential