

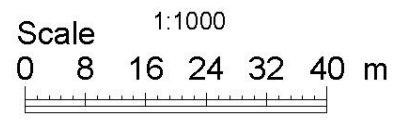
SHLAA Proforma

Site location

Site name	162 Forton Road (Former Filling Station)	Site reference	FT013
Site address and post code	Forton Road, Gosport, PO12 3HJ	Ward	Forton
Last updated	March 2019		

Site details

Site description	The site is located on the northeast side of Forton Road. The site formerly contained a fuel filling station which was demolished. The site is currently cleared of all built structures and infrastructure associated with former uses.
Topography	Flat with hardstanding
Existing land use	Former Petrol Station – now cleared land
Surrounding land use and storey heights	To the northwest of the site is an existing service road beyond which is a row of two storey dwellings fronting Forton Road. To the north of the site are further residential properties which have gardens that extend up to the boundary of the site. Further dwellings are located to the south on the opposite side of Forton Road. To the southeast of the site is a Lidl food store which has a parking area adjacent to the boundary of the site.
Site size	0.17 ha
Development status	15/00520/DEMO DEMOLITION OF FORMER PETROL FILLING STATION INCLUDING CAR-WASH, SHED, FORECOURT CANOPY, SHOP AND REMOVAL OF EXISTING PETROL TANKS.



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	Site is adjacent to defined shopping area.	
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	Yes	Site is in Flood Zone 2 and 3. A Strategic Flood Risk Assessment will be required.	
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 will be 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	Unlikely, but uncertain at this time. Further investigation required. Proposals will need to protect the species.	

Issue	Suitability	Comments	Actions
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	Site approx. 340m from Portsmouth Harbour SPA and Ramsar. Approx. 380m from Brent Goose Site (Primary Network). An ecology 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?	Yes	Site approx. 340m from Portsmouth Harbour SSSI. An ecology 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 SINC, candidate SINC or a Local Green Space?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		

Issue	Suitability	Comments	Actions
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 locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in 20m buffer area. Contamination associated with former use a fuel filling station. A Contaminated Land Assessment will be required.	

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact on properties to north of site. Proposal will need to minimise amenity impacts.	
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?	No	Site understood to be owned by Lidl UK.	
Is the site owned by a developer or is the owner willing to sell?	Unknown		
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		
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?	Unknown		
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	0.17 ha	Based on whole site.
Local area density	High	60dph
Development density	60dph+	Density of developable area.
Capacity for dwellings	10+	Based on visual assessment and density calculation.

Concluding comments	Potential development site although land owners intentions remain unclear at this stage. Dwellings achievable could be higher depending if flats or houses are built. It is felt that the site could be developed with the adjacent retail site and the Council would work with the landowner to facilitate redevelopment on the site if this was desired. This could involve retail at ground floor and residential above.
Concluding actions	No further action at this time.