

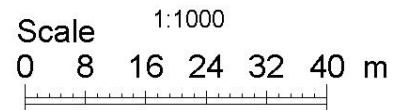
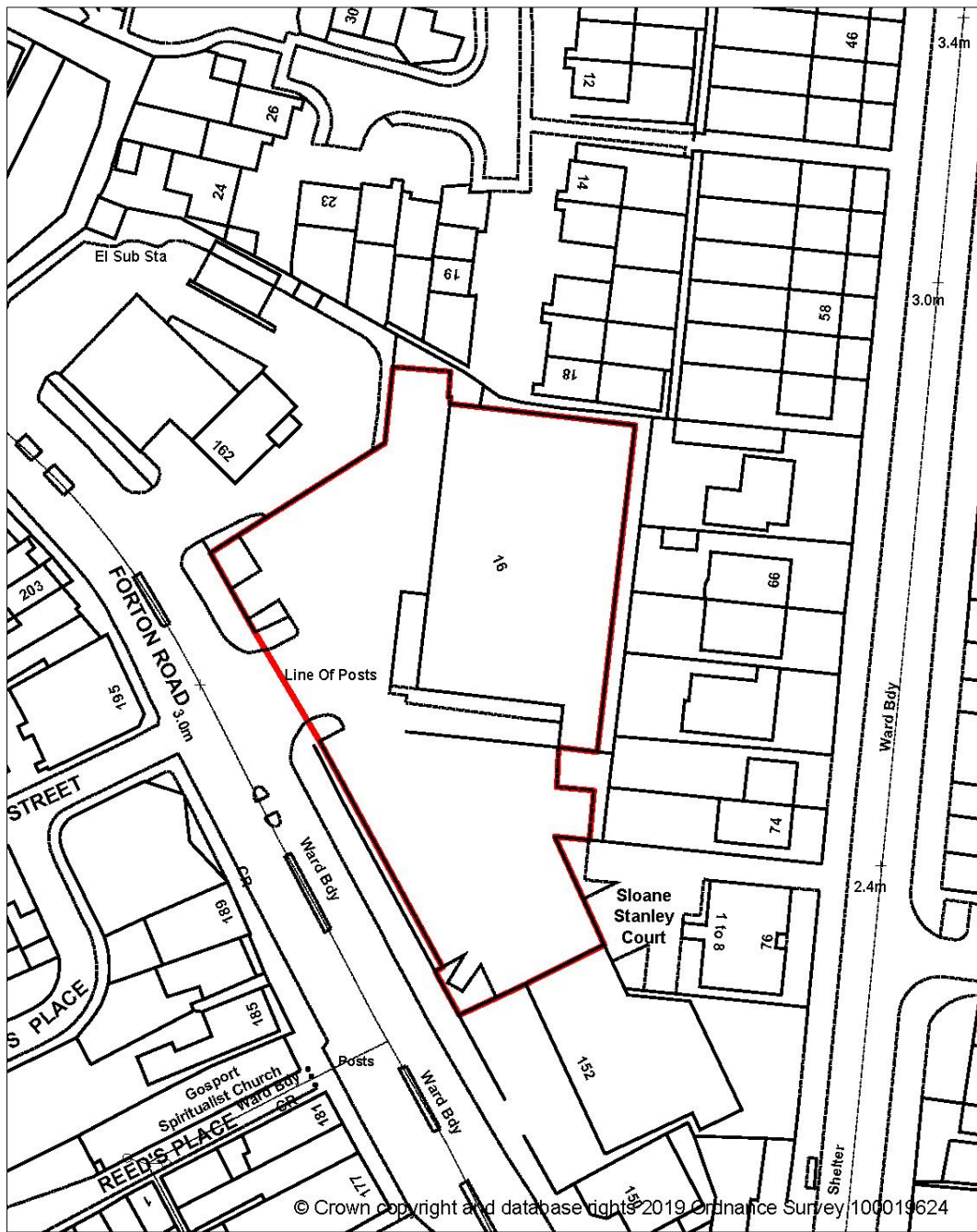
SHLAA Proforma

Site location

Site name	Lidl, Forton Road	Site reference	FT014
Site address and post code	Forton Road, Gosport, PO12 3HJ	Ward	Forton
Last updated	April 2019		

Site details

Site description	The site is located to the north of Forton Road and contains the Lidl supermarket. The site is adjacent to a former fuel filling station which was demolished (site reference FT013).
Topography	Flat with asphalt hardstanding car park
Existing land use	Supermarket and associated parking
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 Kwik Fit.
Site size	0.33 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
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?	Yes	Site is within a 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		
Can adequate emergency service and refuse truck access be provided?	Yes		

Issue	Suitability	Comments	Actions
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.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact on properties to north of site.	

Issue	Suitability	Comments	Actions
		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 is owned by Lidl UK.	
Is the site owned by a developer or is the owner willing to sell?	No	There has been no indication that the site will be sold. It is considered important to retain the store as it provides an important facility for the local community and provides the opportunity to combine trips to the neighbourhood centre.	
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?	No	No indication at this time.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential demolition 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	0.33 ha	Based on whole site.
Local area density	High	60dph
Development density	60dph+	Density of developable area.
Capacity for dwellings	20	Based on visual assessment and density calculation.

Concluding comments	There has been no indication that Lidl is looking to dispose of the site. In the event that this decision was taken by the land owner there is potential for residential development subject to a review of the neighbourhood centre retail boundary. The site could be developed in combination with the adjacent former fuel filling station (FT013).
Concluding actions	No further action.