

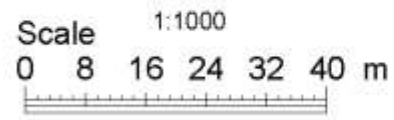
SHLAA Proforma

Site location

Site name	The Towers, Forton Road	Site reference	LL014
Site address and post code	The Crossways, Gosport, PO12 4RH	Ward	Leesland
Last updated	May 2019		

Site details

Site description	Bingo Hall (former cinema) located to the south of The Crossways. Some housing is also situated on the site in former shops.
Topography	Flat
Existing land use	Cinema and some residential
Surrounding land use and storey heights	Residential (two and three storey houses and flats)
Site size	0.13 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?	Yes	The site has operated as a Bingo Hall and is considered a community facility and remains	

Issue	Suitability	Comments	Actions
		protected as such. Appropriate evidence in line with Local Plan policy will be required if planning permission is sought for redevelopment.	
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?	Yes	The site is in Flood Zone 2. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	The site is predicted to be in Flood zone 2 and 3 by 2115. 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)?	No		
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA,	Yes	Site within 400m of Brent Goose site at Forton	

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?		Playing Field (Core Primary). An ecological 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?	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	If a large amount of traffic needed to access the site this may cause some difficulties depending on the design of access.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes		
Heritage			

Issue	Suitability	Comments	Actions
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	Potential historic significant of the building on this site. Will need to be considered by Conservation and Design.	
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	Locally listed Trafalgar Square No. 1 is within close proximity.	
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. A Contaminated Land Assessment and potential mitigation 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)?	Yes	Potential impact from surrounding highways will need to be considered. Potential mitigation may be required.	
Services			

Issue	Suitability	Comments	Actions
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)?	No		

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Land owner established in Call for Sites.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Land owner intentions established in Call for Sites.	
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)?	Unknown		
Are there any existing tenancies or operations on site?	No	No however the site has previously operated as a Bingo Hall which is	

Issue	Availability	Comments	Actions
		considered a community use.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	However it is considered that this can be appropriately dealt with through the development management process. Further evidence will be required if planning permission is sought to address highway safety, design, and the community use.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Decontamination and site clearance costs. Funding or planning gain may be needed to make the site viable.	
Does the site require significant new infrastructure investment in order to be suitable for development?	No		

Conclusion

Suitable	Available	Achievable
-----------------	------------------	-------------------

Issue	Figure	Assumptions
Developable area	0.13 ha	Based on whole site.
Local area density	70/80dph	Medium/High
Development density	153- 307dph	Density of developable area.
Capacity for dwellings	20 to 40 28	Based on figure suggested by land owner. As proposed in pre-app P.103/051/19

Concluding comments	The site is likely to be available in the plan period. While the site has the potential to accommodate residential development it is considered necessary to ensure that any undesignated heritage/design features on the site are fully considered. It is important that appropriate safe access can be provided as the site is surrounded on three sides by busy roads. Appropriate parking is required to facilitate the number of flats the land owner may wish to deliver. It is considered appropriate to deal with these issues through the development management process as further evidence will be required as part of a detailed proposal.
Concluding actions	Await planning application. No further action at this time.