

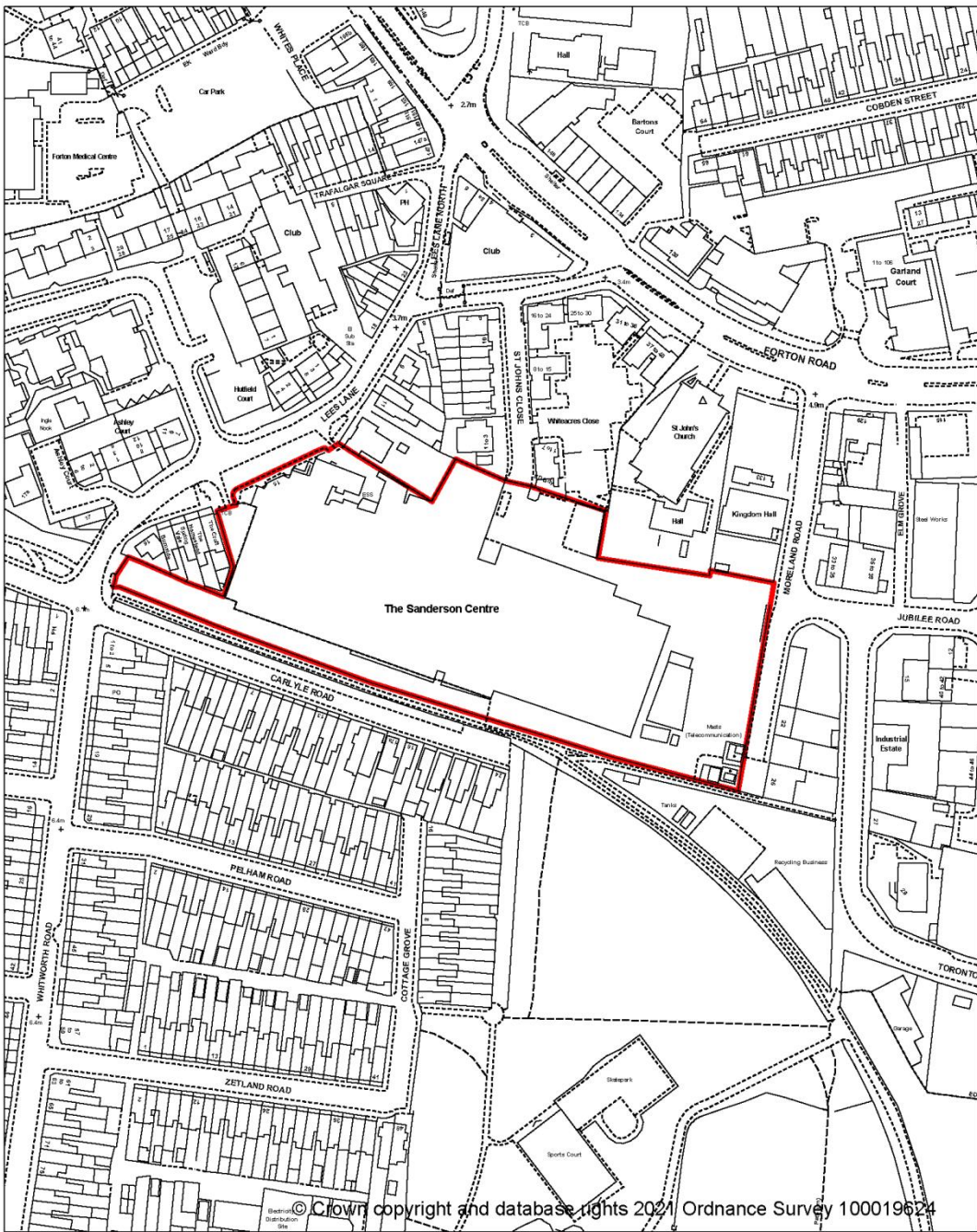
SHLAA Proforma

Site location

Site name	The Sanderson Centre	Site reference	LL015
Site address and post code	Lees Lane, Gosport, PO12 3UL	Ward	Leesland
Last updated	August 2021		

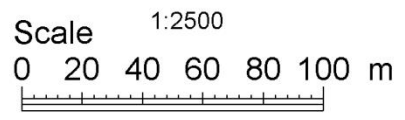
Site details

Site description	The site comprises a multi-purpose, multi-occupancy business centre built circa 1947. The site was submitted by the landowner as part of the Call for Sites.
Topography	Flat
Existing land use	Business/Industrial
Surrounding land use and storey heights	The site is surrounded by predominantly residential areas consisting of terraced streets of two-storey properties. To the north of the site is the A32 Forton Road. To the east of the site is the industrial area situated around Toronto Road.
Site size	1.5 ha
Development status	None



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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		
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	Yes	The site is designated within an existing employment area and should be protected for employment purposes. Policy LP16 allows for redevelopment in certain	

Issue	Suitability	Comments	Actions
		circumstances.	
Does the site have a community, culture or leisure use?	No		
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?	No		
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	Further investigation will be required.	
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		

Issue	Suitability	Comments	Actions
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		
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	Yes	The locally listed Church of	

Issue	Suitability	Comments	Actions
locally listed buildings?		St John the Evangelist at Forton Road is adjacent to the site. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site within a 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)?	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,	No		

Issue	Suitability	Comments	Actions
which covers the whole borough)?			

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?	Yes	The site owner has indicated in a Call for Sites submission they may wish to redevelop the site. The owners of the site are considering their development options given the age of the buildings on site and the emergence of new stock. That said, there has been no further development proposal presented at this stage so it is uncertain as to when the landowner would look to redevelop the site.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Unknown		

Issue	Availability	Comments	Actions
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	Yes	It is understood that the site is occupied by a significant number of businesses which are operating successfully.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	The landowner has indicated between 2022 and 2026. However further evidence is required to demonstrate this. At this stage the site appears to be successfully occupied by businesses. As the site is currently occupied by various tenants, there will be a legal requirement to serve notice on the tenants. The amount of time that this would take is unknown.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential costs of demolition and contamination issues on the site including asbestos. Further investigation would be required by the site promoter.	
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	1.5 ha	Based on whole site.
Local area density	-	-
Development density	66 dph	Based on numbers proposed in Call for Sites.
Capacity for dwellings	100	As proposed by landowner in Call for Sites submission.

Concluding comments	The site was submitted by the landowner in the Call for Sites. The Council considers that the existing employment area designation should remain to ensure the site is protected for employment purposes. This does not prevent the redevelopment and modernisation of the site for employment uses – in addition Local Plan policies allow for residential development as part of an employment led mixed use scheme provided that it is demonstrated that it is not viable to redevelop the whole site for employment uses or other types of economic development; and the overall proposed development will generate the same of a greater number of jobs than recent levels on the site. Overall it is therefore considered that there is sufficient flexibility to allow for the sites modernisation and redevelopment should the landowner desire whilst ensuring the site is protected for employment uses.
Concluding actions	Retain employment land designation in Local Plan.