

## SHLAA Proforma

### Site location

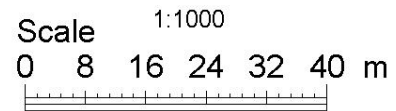
Site name	3 Rowner Road	Site reference	RH002
Site address and post code	Rowner Road, Gosport, PO13 9UD	Ward	Rowner and Holbrook
Last updated	May 2019		

### Site details

Site description	Former fuel station (with remaining building and forecourt structure) on the corner of Rowner Road and Rowner Lane. The site is currently used as a car sales and mot/service garage. Access is gained from both the north from Rowner Road and the west from Rowner Lane.
Topography	Largely flat with concrete hardstanding and no vegetation. To the north, the sites frontage is open. To the south, a wooden fence borders the site.
Existing land use	Car sales and repair (MOT/servicing)
Surrounding land use and storey heights	To the south are semi-detached two storey dwellings. To the North on the opposite side of Rowner Road are terraced rows of two storey dwellings. To the west of the site are three storey buildings with commercial at ground floor level and residential above.
Site size	0.2 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
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		
<b>Ecology</b>			
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, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	No		
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No		

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site within 180m of Rowner Cope SINC. Proposals should protect the habitat.	
<b>Access</b>			
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		
<b>Heritage</b>			
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		

Issue	Suitability	Comments	Actions
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Site within 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
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 noise disturbance from Rowner Road- appropriate mitigation will be required.	
<b>Services</b>			
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 within Fleetlands helipad safeguarded area. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

## 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?	Unknown		
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)?	No		
Are there any existing tenancies or operations on site?	Yes	Site still in use as a garage. Confirmation will be needed if they can be ended or relocated.	

## Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	<b>Unknown</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Demolition of existing buildings and potential contamination from former uses. Potential fuel contamination from former use as fuel station. 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?	<b>No</b>		



## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.2 ha	Based on whole site.
Local area density	Medium	40dph
Development density	50dph	Density of developable area.
Capacity for dwellings	5-10	Based on initial visual assessment.

Concluding comments	It is recognised that the site could be a potential residential development site however it is currently occupied by a business which provides an important commercial service in a convenient location. For this reason, the site is currently considered unavailable and unachievable.
Concluding actions	<b>No further action at this stage.</b>