

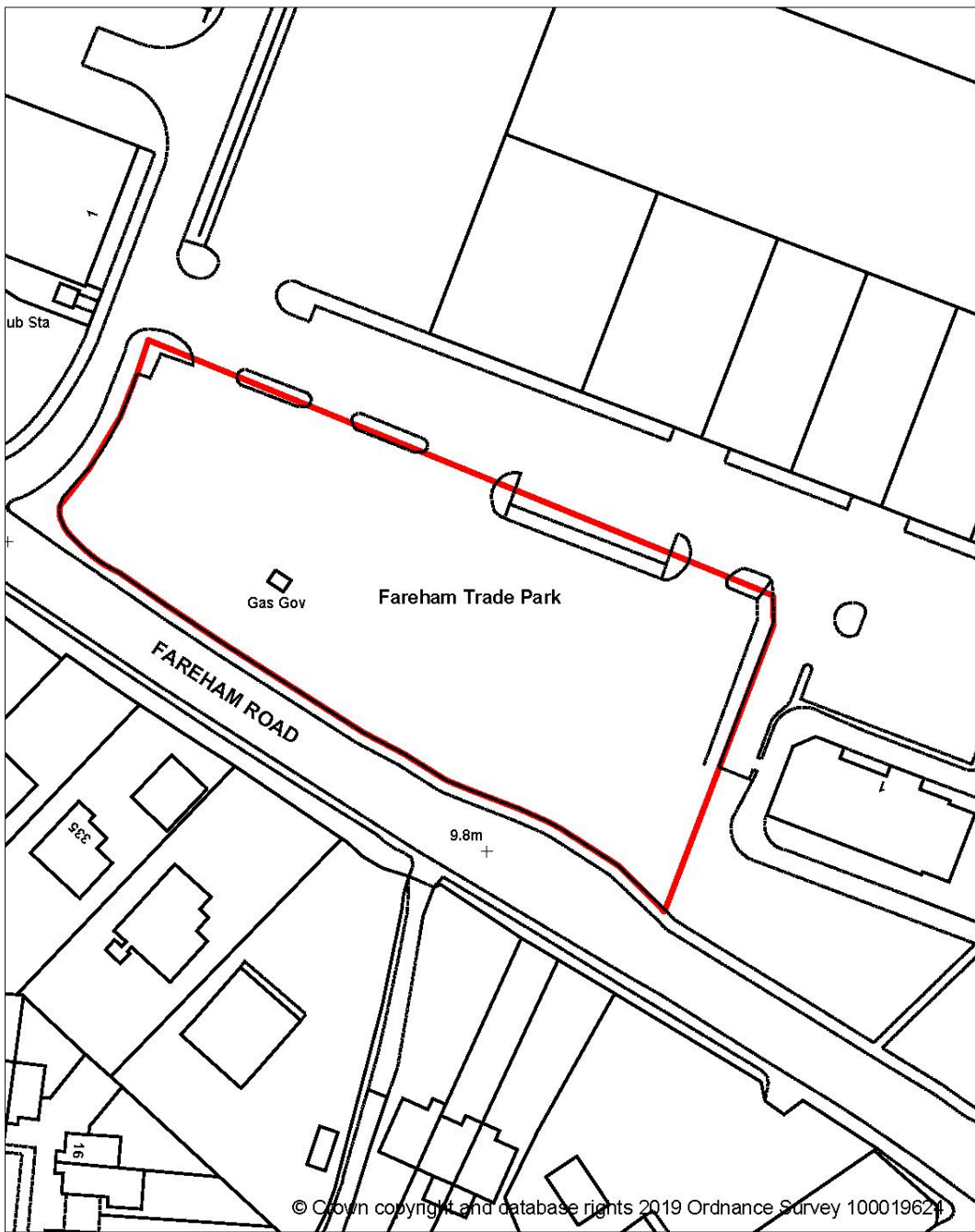
SHLAA Proforma

Site location

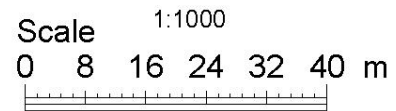
Site name	Fareham Road, Land adjacent to KFC	Site reference	BN033
Site address and post code	Fareham Road, Gosport, PO13 0WP	Ward	Bridgemary North
Last updated	January 2019		

Site details

Site description	Land to the east of Fareham Road and north of KFC Drive-thru
Topography	Flat with mature trees to west of site.
Existing land use	Open land
Surrounding land use and storey heights	Commercial units (Fareham Trade Park), fast food restaurant (KFC) and residential (one and two storeys) on western side of Fareham Road.
Site size	0.39 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?	Yes	Evidence of lack of employment need is required.	
Does the site have a community, culture or leisure use?	No		
Is the site within a Defined Shopping Area?	No		

Issue	Suitability	Comments	Actions
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)?	Yes	Mature looking trees on site- age not known currently. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site have any TPO trees?	Yes	TREE PRESERVATION ORDER - 20 NO. TREES. Proposals will need to protect and enhance the trees.	
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?	Yes	Site within 100m of Portsmouth Harbour Brent Goose Site (Secondary Network). Within 400m of SPA and Ramsar Site. An ecology survey may be	

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		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	Within 400m of 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?	Yes	Site within 100m of Fleetlands SINC. Proposals should protect the habitat.	
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. 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	Disturbance from Fareham Road, adjacent industrial estate and fast food	

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		restaurant. Appropriate mitigation will be required.	
Services			
Is the site likely to be serviced by utilities?	Yes	Gas and water mains run through the site.	
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 Fleetlands helipad and aerodrome at Daedalus. 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)?	Unknown		
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 and relocation of utilities. 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
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Issue	Figure	Assumptions
Developable area	Approx. 0.26 ha	Based on area without trees.
Local area density	40dph	Medium
Development density	40dph	Density of developable area.
Capacity for dwellings	10	Based on initial visual assessment.

Concluding comments	The site is within an existing employment area, has utilities running underneath and is adjacent to Fareham Road. The Fareham trade park fronts the A32. Uses include self-storage, auto repairs, hardware and a fast-food outlet. There is some flat, unused land with frontage to the A32, which has an existing permission for a food/drink use and thus is unlikely to be available for residential development. It is considered most appropriate to retain the site as an employment area, scoring 70 in the EDNA/ELLA it is a key employment site for the Borough.
Concluding actions	No further action.