

## SHLAA Proforma

### Site location

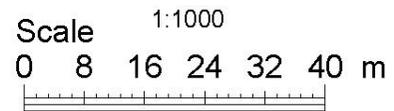
Site name	Land at Rowner Road Service Station	Site reference	BS001
Site address and post code	Rowner Road Service Station, Rowner Road, Gosport, PO13 9UF	Ward	Bridgemary South
Last updated	March 2019		

### Site details

Site description	Car garage with large area of hardstanding
Topography	Flat and surrounded by Rowner Copse
Existing land use	Car sales and repair
Surrounding land use and storey heights	Woodland to the north, beyond which are allotments. Commercial units to the south (two storey), residential detached (two storey) to the south west, west and east.
Site size	0.19 ha
Development status	<a href="#">18/00215/OUT</a> - OUTLINE APPLICATION – NOT YET DETERMINED - DEMOLITION OF EXISTING CAR SALES BUILDINGS AND ERECTION OF BLOCK OF 20 FLATS WITH ASSOCIATED LANDSCAPING AND CAR PARKING, ALTERATIONS TO VEHICLE ACCESS AND EGRESS POINTS AND FELLING OF TREES WITHIN TPO G.41



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>	Site is adjacent to Rowner Copse, which is Protected Open Space.	
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	Site is adjacent to an area that is subject to a blanket TPO. Adjacent Trees will therefore need to be protected.	
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 is adjacent to the Rowner Copse 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 be provided?	Yes		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	Yes	Site is within the Rowner Village Conservation Area (No. 8). A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	No		

Issue	Suitability	Comments	Actions
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No	Site is within 200m of the historic settlement of Rowner.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	No		
<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)?	No		
<b>Services</b>			
Is the site 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 within the Safeguarded Area for Fleetlands helipad and Daedalus aerodrome. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

## 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	Landowner is interested in redevelopment options and currently seeking permission.	
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?	Yes	Existing on-site car sales business. 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?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	No		
Does the site require significant new infrastructure investment in order to be suitable for development?	No		

## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.19 ha	Based on whole site.
Local area density	Low	-
Development density	105dph	Density of developable area.
Capacity for dwellings	20 apartments	As proposed in 18/00215/OUT. 12 x two bed units and 8 x one bed units proposed.

Concluding comments	Potential housing site with permission currently being sought. Proposals will need to consider the adjacent woodland and SINC.
Concluding actions	<b>Allocate residential.</b>