

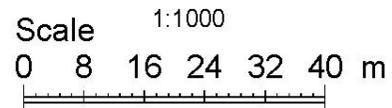
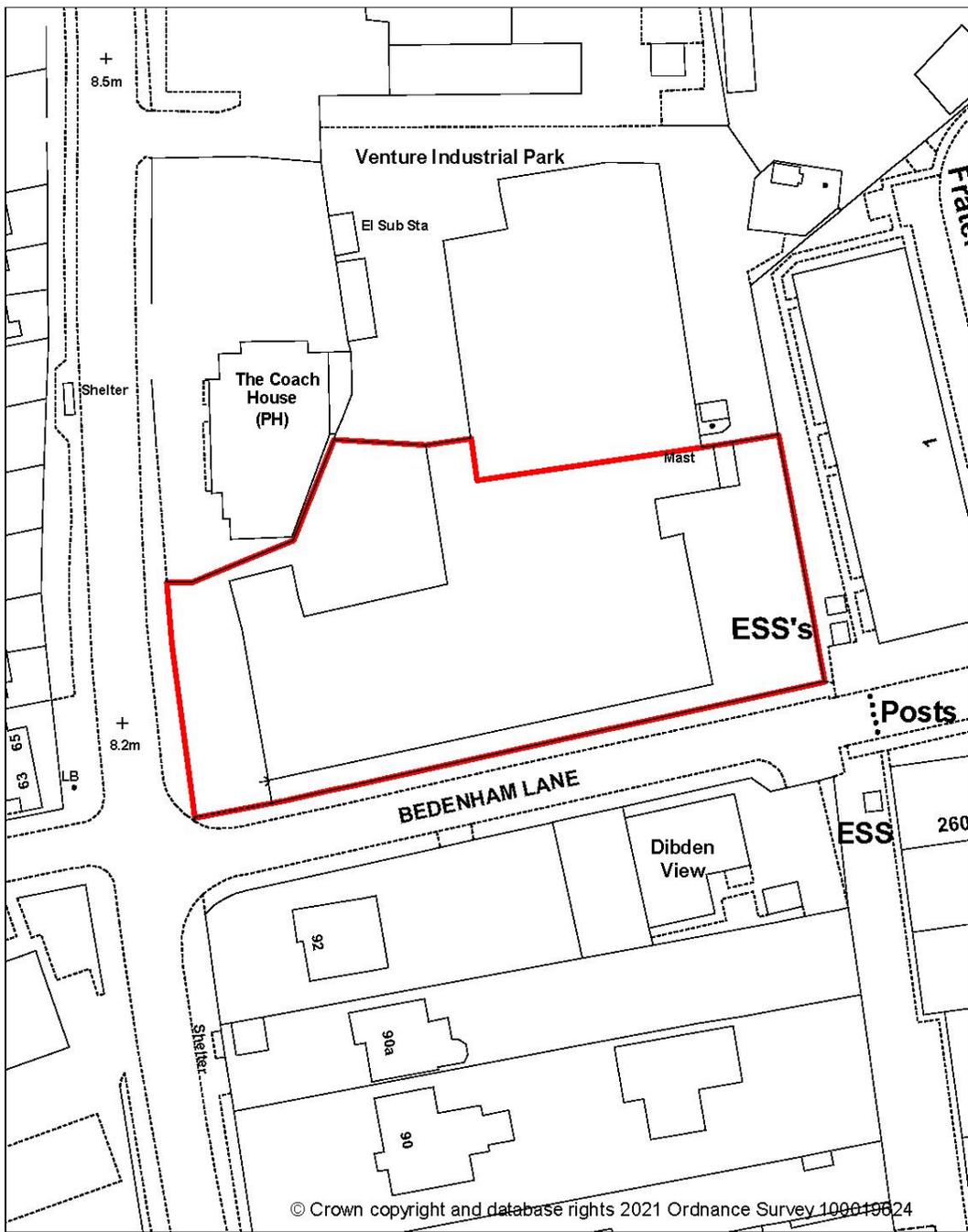
## SHLAA Proforma

### Site location

|                            |  |                |                  |
|----------------------------|--|----------------|------------------|
| Site name                  | Units 2-9 Venture Industrial Park                                  | Site reference | BS034            |
| Site address and post code | Units 2-9 Venture Industrial Park, Fareham Road, Gosport, PO13 0BA | Ward           | Bridgemary South |
| Last updated               | February 2021  |                |                  |

### Site details

|   |  |
|---|--|
| Site description                        | The site is an industrial park on the corner of Fareham Road and Bedenham Lane. The site is currently occupied by various industrial uses and is designated as an Existing Employment Area in the adopted Local Plan. The site has been submitted in the Call for Sites for consideration as a residential site. |
| Topography                              | Flat with hard surfacing   |
| Existing land use                       | Various industrial uses  |
| Surrounding land use and storey heights | The site sits within a wider existing employment area to the east of Fareham Road. Beyond the adjacent employment uses sits the Defence Munitions site. To the south are two storey residential properties on generous plots fronting onto Fareham Road.   |
| Site size                               | 0.3 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>   | The site is designated as an existing employment area               |         |
| 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>Yes</b>  | Evidence of lack of employment is required in line with Policy LP16 |         |
| Does the site have a community, culture or leisure use? | <b>No</b>   |   |         |

| Issue  | Suitability | Comments   | Actions |
|--|-------------|--|---------|
| Is the site within a Defined Shopping Area?  | No          |  |         |
| 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? | Yes         | The site is located within 400m of a Ramsar Site and SPA. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated. |         |

| Issue   | Suitability | Comments   | Actions |
|---|-------------|--|---------|
| Does the site contain, or is in proximity of, a SSSI or candidate SSSI?   | Yes         | Site within 400m of SSSI. A HRA will 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 400m of a 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 | No          |  |         |

| Issue   | Suitability | Comments   | Actions |
|---|-------------|--|---------|
| parks and gardens)?   |             |  |         |
| Does the site contain, or is adjacent to, any locally listed buildings?   | <b>No</b>   |  |         |
| Is the site likely to be of archaeological interest?  | <b>No</b>   |  |         |
| <b>Contamination</b>  |             |  |         |
| Is it likely the site could be contaminated?  | <b>Yes</b>  | Part of the site is within a contaminated land buffer area. As a former industrial area, contamination may also be an issue. A Contaminated Land Assessment and potential mitigation will be required. |         |
| <b>Amenity</b>  |             |  |         |
| Is development likely to have an adverse impact upon neighbouring amenity?  | <b>No</b>   |  |         |
| Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)? | <b>Yes</b>  | The site is bordered by other industrial/employment uses including a paper recycling centre and steel fabrication supplier. Appropriate mitigation   |         |

| Issue   | Suitability | Comments   | Actions |
|---|-------------|--|---------|
|   |             | would therefore be required were residential uses to be in this location.  |         |
| <b>Services</b>   |             |  |         |
| Is the site likely to be serviced by utilities?   | <b>Yes</b>  |  |         |
| Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)? | <b>Yes</b>  | Site is within the Daedalus aerodrome, Fleetlands helipad Operational Safeguarding Zones and Defence munitions safeguarding zone. Restrictions on development may apply. Statutory bodies will need to 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 has submitted site in Call for Sites. The site is unavailable at this current time however and is occupied by viable business.  |         |
| 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          | The site is currently occupied and has been submitted by the landowner in anticipation of a future fall in demand for such employment space. No evidence has been provided to substantiate this claim at this time. |         |

## Achievable

| Issue  | Achievability | Comments  | Actions |
|--|---------------|---|---------|
| Is there a realistic prospect that the site would come forward for development within the plan period?   | <b>Yes</b>    | The landowner has indicated the site may be available in the period 2022-2032. That said this is reliant on the assumption that the site is not required by businesses for industrial related purposes. |         |
| Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?   | <b>No</b>     |   |         |
| Does the site require significant new infrastructure investment in order to be suitable for development? | <b>No</b>     |   |         |

## Conclusion

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

| Issue                  | Figure | Assumptions  |
|------------------------|--------|--|
| Developable area       | 0.3 ha | Based on whole site  |
| Local area density     | -      | -  |
| Development density    | 33 dph |  |
| Capacity for dwellings | 10     | Based on figure submitted by land owner in Call for Sites. |

|                     |   |
|---------------------|---|
| Concluding comments | The site was submitted as part of the Council's Call for Sites. While it is acknowledged that the landowner has submitted the site in anticipation of a change economic climate in the future, at this current point there is insufficient evidence that the site is surplus to requirements. Given Gosport's low job density and the fact that the site remains occupied at this time, it is considered appropriate to retain the site as an employment designation. Should circumstances change in the future, existing Local Plan policies provide sufficient flexibility should appropriate evidence and rationale be provided. |
| Concluding actions  | <b>Retain employment designation. No further action.</b>  |