

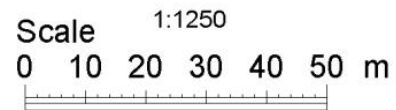
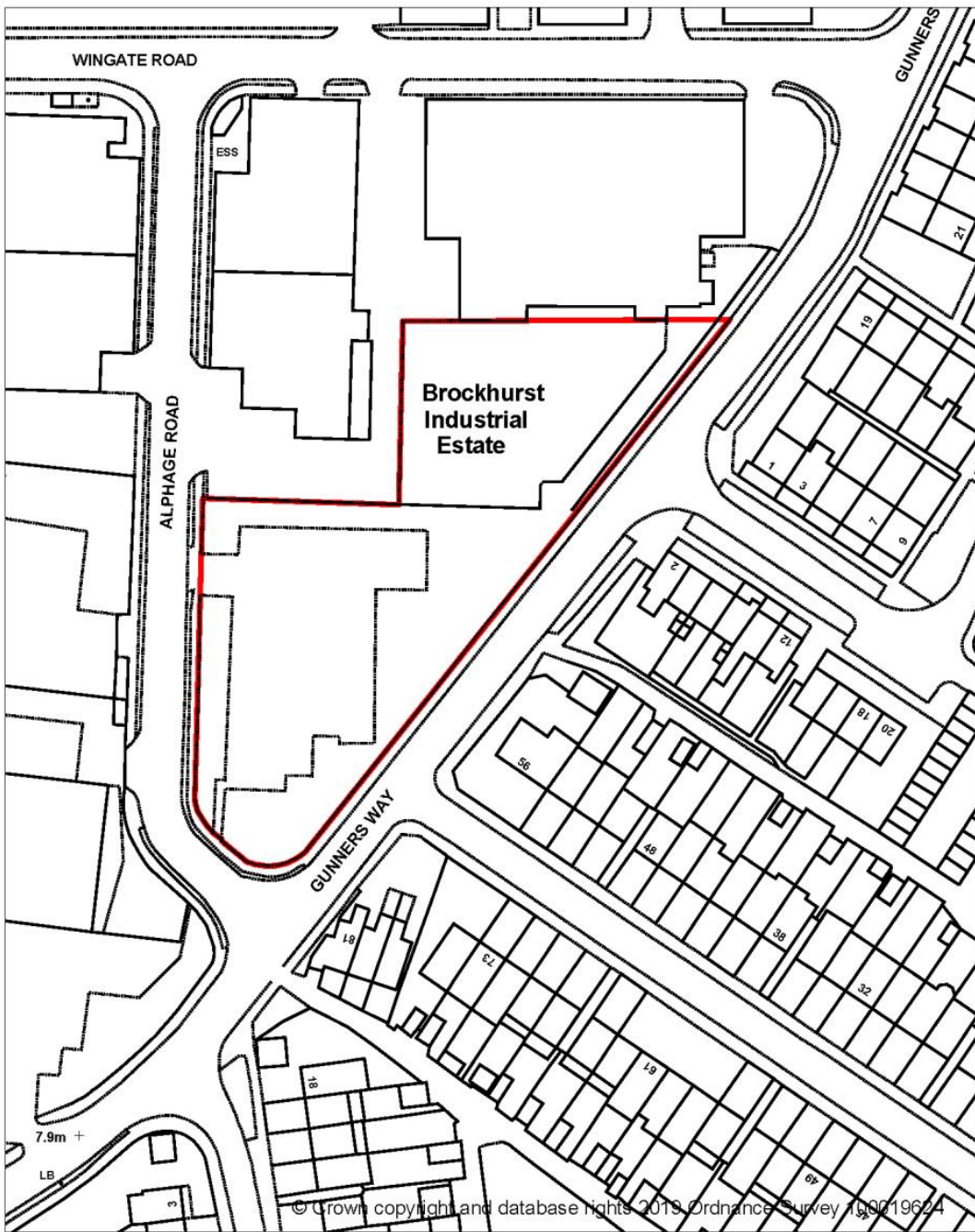
SHLAA Proforma

Site location

Site name	Brockhurst Road Industrial Estate	Site reference	EL009
Site address and post code	Alphage Road, Gosport, PO12 4DU	Ward	Elson
Last updated	March 2019		

Site details

Site description	Parking and area of hardstanding to south west of Brockhurst Road Industrial estate.
Topography	Flat with hardstanding and mature bushes to sites border.
Existing land use	Parking
Surrounding land use and storey heights	To the north of the site are industrial units, beyond which is the MoD Defence Munitions site. To the west of the site is The Range, beyond which is Fort Brockhurst. To the east of south of the site is a residential area of predominantly two storey dwellings.
Site size	0.42 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		

Issue	Suitability	Comments	Actions
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 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?	Yes	Site is within 200m of Brent Goose Site (Secondary Network). An ecological survey may be required.	

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)?	Yes	Site is within 400m of Fort Brockhurst Scheduled Ancient Monument. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	

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?	Yes	Potential archaeological interest associated with Fort Brockhurst. An Archaeological Assessment will be required.	
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	Potential disturbance from industrial units. Appropriate mitigation will be required.	
Services			
Is the site likely to be serviced by utilities?	Yes	Capacity unknown e.g. sewerage. Further investigation required.	

Issue	Suitability	Comments	Actions
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. 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?	Yes	Site currently appears in use for car parking. 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?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and site clearance. 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
----------	-----------	------------

Issue	Figure	Assumptions
Developable area	0.42 ha	Based on whole site.
Local area density	High	60dph
Development density	50dph	Density of developable area.
Capacity for dwellings	20	Based on density calculation.

Concluding comments	As an employment site it is considered important to retain this site for further intensification of employment uses. The sites close proximity to existing industrial units makes it less appropriate for residential uses.
Concluding actions	No further action.