

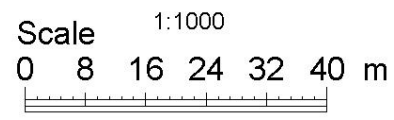
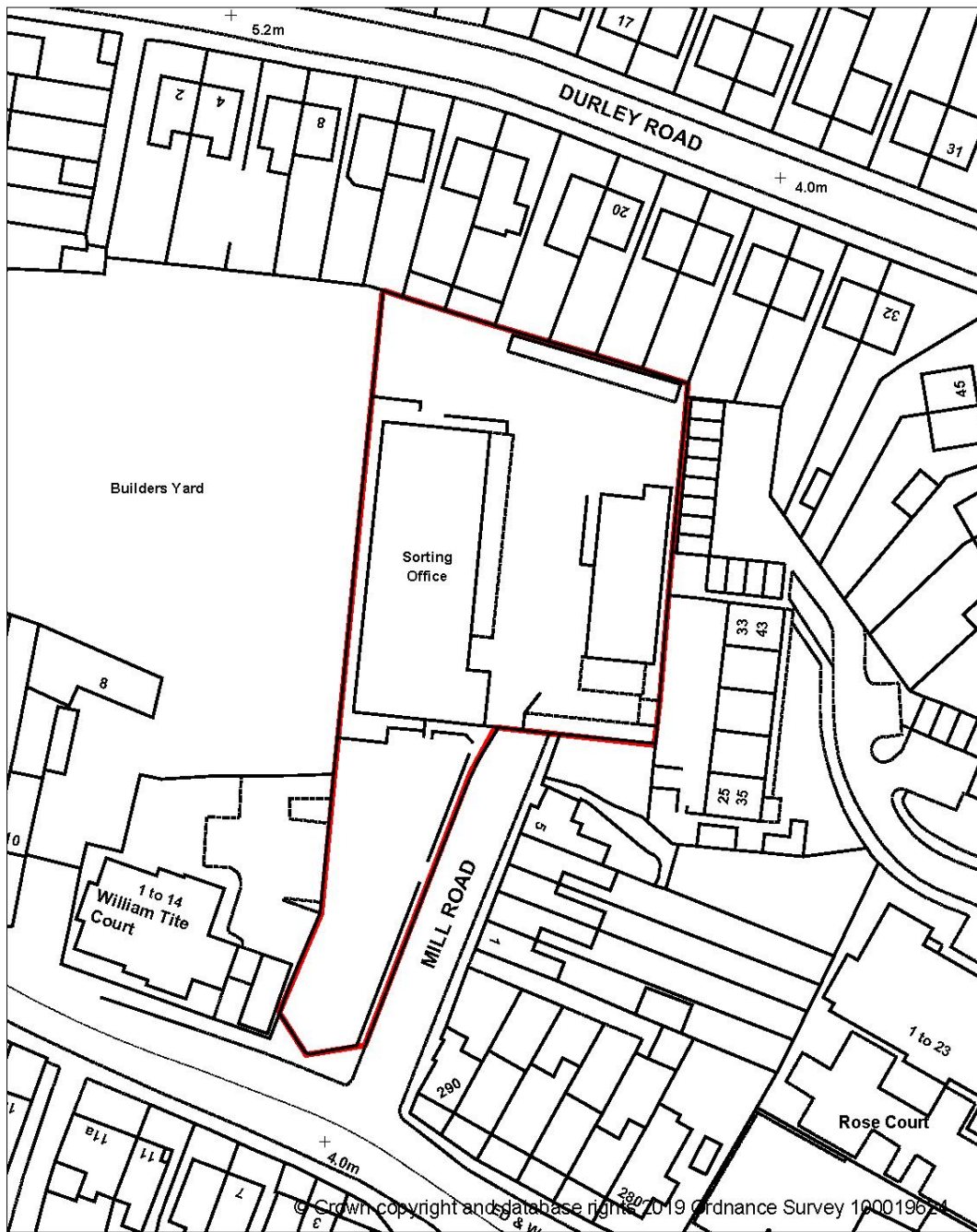
## SHLAA Proforma

### Site location

Site name	Royal Mail Sorting Office	Site reference	FT015
Site address and post code	Gosport Sorting Office, Mill Road, Gosport, PO12 3AB	Ward	Forton
Last updated	April 2019		

### Site details

Site description	The site is located to the north of Mill Road and contains the Royal Mail Gosport Delivery Office. The site is adjacent to a former builder's yard which is now vacant (site reference FT001).
Topography	Flat with asphalt hardstanding car park
Existing land use	Postal delivery and sorting office with associated parking.
Surrounding land use and storey heights	To the north and east of the site is residential. To the immediate west is a former builder's yard (site reference FT001 – Solent Building Supplies).
Site size	0.33 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>		

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?	Yes	Site is in Flood Zone 2 and 3. A Strategic Flood Risk Assessment will be required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment will be required.	
<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)?	Unknown	Unlikely. Further investigation required. Proposals will need to protect the species.	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA,	No		

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?			
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		
<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		

Issue	Suitability	Comments	Actions
Is the site likely to be of archaeological interest?	No		
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Site is in 20m buffer area. Contamination associated with former use a fuel filling station. A Contaminated Land Assessment will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact on properties to north of site. Proposal will need to minimise amenity impacts.	
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 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 is in safeguarded area for aerodrome at Daedalus. Statutory bodies will be consulted. Restrictions may apply.	

## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site is owned by Royal Mail.	
Is the site owned by a developer or is the owner willing to sell?	Unknown	No indication that the owner wishes to develop/ dispose of the site at this time.	
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 remains in operation at the Gosport Delivery Office for Royal Mail.	

## 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>	No indication that the owner wishes to develop/ dispose of the site at this time.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential cost of demolition and decontamination.	
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	0.33 ha	Based on whole site.
Local area density	High	60dph
Development density	75dph	Density of developable area.
Capacity for dwellings	25	Based on density calculation. Potential for flatted development in this location which could achieve a higher number of dwellings.

Concluding comments	The Royal Mail facility provides a highly important service to residents of the Borough. There has been no indication that Royal Mail is looking to dispose of this site, however in the event that this was the case the site may have potential for some residential development in combination with the adjacent former Solent Building supplies (FT001). If the site was disposed of, Royal Mail would need to supply an alternative collection provision of similar convenience in the Borough.
Concluding actions	<b>No further action.</b>