

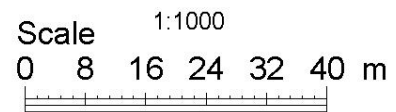
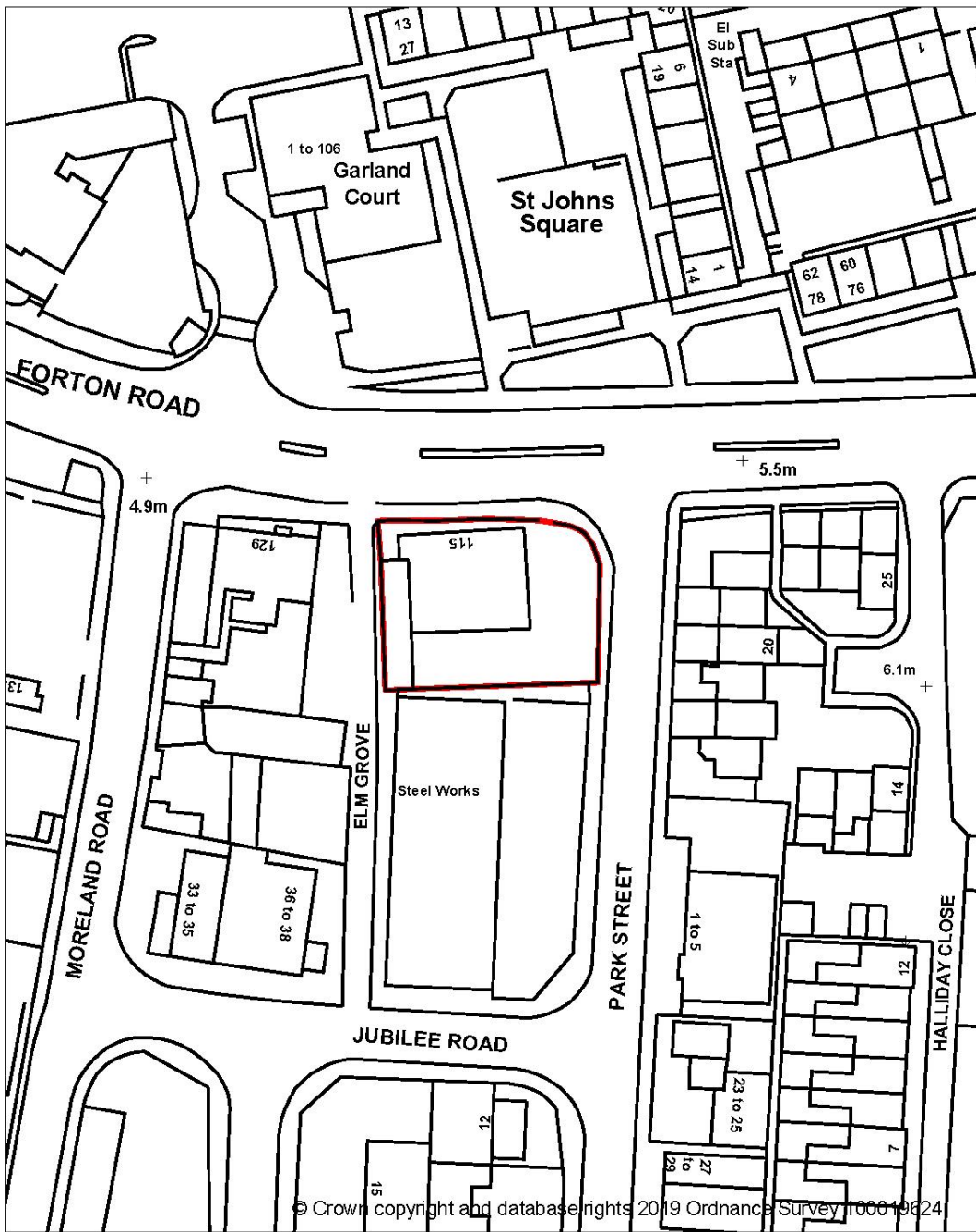
SHLAA Proforma

Site location

Site name	Spinnaker Cars	Site reference	LL010
Site address and post code	115 Forton Road, Gosport, PO12 4TQ	Ward	Leesland
Last updated	April 2019		

Site details

Site description	Car sales forecourt and small offices fronting Forton Road.
Topography	Flat with asphalt hardstanding
Existing land use	Car Sales
Surrounding land use and storey heights	To the south are steel fabricators, to the west is industrial units and St John the Evangelist C of E Church. To the east are two storey dwellings. To the north on the opposite side of Forton Road is a Tesco supermarket and Garland Court (11 storey flats).
Site size	0.07 ha
Development status	01/00227/FULL Change Of Use From Petrol Filling Station To Car Sales And Erection Of Single Storey Vehicle Preparation Bay (as Amended By Letters Dated 27.03.02 & 28.03.02 And Plans Received 27.03.02)



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)?	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	Brent Goose Site (Core Primary) within 100m. Portsmouth Harbour SPA and Ramsar 350m away. An ecological 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	Yes	Site m from Portsmouth	

Issue	Suitability	Comments	Actions
SSSI or candidate SSSI?		Harbour SSSI. An ecological 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?	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	No		

Issue	Suitability	Comments	Actions
parks and gardens)?			
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	Adjacent industrial area disturbance. Appropriate mitigation will be required.	
Services			
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)?	No		

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	Car Garage remains open. 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	Demolition of existing buildings, site clearance and decontamination. Potential removal of fuel tanks from former use. 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	0.07 ha	Based on whole site.
Local area density	High	50dph
Development density	70dph	Density of developable area.
Capacity for dwellings	5	Based on initial visual assessment and density calculation.

Concluding comments	The site is considered unsuitable for residential development at this time. The site is located within an employment area, it is important to preserve the land for potential intensification of employment uses into the future.
Concluding actions	No further action.