

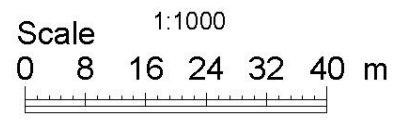
## SHLAA Proforma

### Site location

Site name	Franklin Road	Site reference	RH015
Site address and post code	Franklin Road, Gosport, PO13 9TQ	Ward	Rowner and Holbrook
Last updated	April 2019		

### Site details

Site description	Parking and garage area to the south of Franklin Road. The site could be combined with RH009d for more comprehensive re-development.
Topography	Flat with asphalt hardstanding
Existing land use	Parking
Surrounding land use and storey heights	The site is bordered on all sides by semi-detached two storey dwellings. To the immediate east, south and west there is an amenity area.
Site size	0.047 ha 0.292 ha if combined with RH009d
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>	Adjacent to 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		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Old garages may be on site which could contain species. 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, 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	Yes	Site 235m away from The	

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SSSI or candidate SSSI?		Wild Grounds SSSI. An ecology 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?	<b>No</b>		
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>	Turning area will need to be maintained.	
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>	Turning area will need to be maintained.	
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>No</b>		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings,	<b>No</b>		

Issue	Suitability	Comments	Actions
scheduled ancient monuments or registered 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>	Site is in 20m buffer area. 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>No</b>		
<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,	<b>Yes</b>	Site is in safeguarded area for Fleetlands Helipad and	

Issue	Suitability	Comments	Actions
which covers the whole borough)?		aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

## Availability

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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?	Yes	Potentially due to small site size. Need to check whether off-site land is available.	
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 appears to be in used for parking. Confirmation will be needed if they can be ended or relocated.	

## Achievable

Issue	Achievability	Comments	
Is there a realistic prospect that the site would come forward for development within the plan period?	<b>Unknown</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential decontamination costs. 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?	<b>No</b>		



## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.04 ha	Based on whole site. 0.292 ha if combined with RH009d.
Local area density	Medium	40dph
Development density	25dph	Density of developable area.
Capacity for dwellings	1	Based on initial visual assessment.

Concluding comments	The sites size limits the level of development achievable to less than the SHLAA threshold. Although the site could be combined with the adjacent open area, this is also highly constrained. It is considered most appropriate that this site is retained for local parking requirements, and if the land owner wishes to develop this would be dealt with through the planning application process.
Concluding actions	<b>No further action.</b>