

## SHLAA Proforma

### Site location

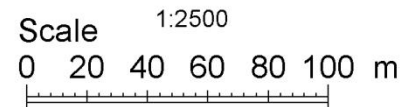
|                            |   |                |       |
|----------------------------|---|----------------|-------|
| Site name                  | Land at Quay West & Quay Lane Business Centre | Site reference | EL010 |
| Site address and post code | Quay Lane, Gosport, PO12 4LJ                  | Ward           | Elson |
| Last updated               | September 2020                                |                |       |

### Site details

|   |   |
|---|---|
| Site description                        | Howdens industrial unit with associated parking, Lockett's travel depot and body shop and a large industrial estate with multiple tents to the west of Quay Lane. |
| Topography                              | Flat with asphalt/concrete hardstanding.  |
| Existing land use                       | Industrial area, storage and business offices.  |
| Surrounding land use and storey heights | Limited residential, Geo Kingsbury sites, industrial units and boat yard.   |
| Site size                               | 1.53 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>Yes</b>  | Evidence of lack of employment need is required. Potential for some residential development if it leads to improvement of |         |

| Issue   | Suitability    | Comments  | Actions |
|---|----------------|---|---------|
|   |                | employment units/area. Access would need to be maintained to Lucketts throughout and after any construction.      |         |
| Does the site have a community, culture or leisure use?   | <b>No</b>      |   |         |
| Is the site within a Defined Shopping Area?   | <b>No</b>      |   |         |
| Is the site currently tourist accommodation?  | <b>No</b>      |   |         |
| <b>Flooding</b>   |                |   |         |
| Is the site in Flood Zone 2 or 3?   | <b>No</b>      |   |         |
| Is the site predicted to be in Flood Zone 2 or 3 in 2115?   | <b>Yes</b>     | Northern part of site predicted to be in Flood Zone 2 and 3 by 2115. Strategic Flood Risk Assessment is required. |         |
| <b>Ecology</b>  |                |   |         |
| Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)? | <b>No</b>      |   |         |
| Does the site have any TPO trees?   | <b>No</b>      |   |         |
| Does the site contain any protected species (bats, badgers, Great crested newts)?                         | <b>Unknown</b> |   |         |

| Issue  | Suitability | Comments  | Actions |
|--|-------------|---|---------|
| 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 adjacent to Portsmouth Harbour SPA and Ramsar site. Site within 300m of three Brent Goose sites. 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 SSSI or candidate SSSI?  | Yes         | Site is adjacent to Portsmouth Harbour 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?   | 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         |   |         |

| Issue   | Suitability | Comments   | Actions |
|---|-------------|--|---------|
|   |             |  |         |
| <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          |  |         |
| Is the site likely to be of archaeological interest?  | No          |  |         |
| <b>Contamination</b>  |             |  |         |
| Is it likely the site could be contaminated?  | Yes         | Site 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?  | No          |  |         |
| Are neighbouring uses likely to have an   | Yes         | Potential impact from  |         |

| Issue   | Suitability | Comments   | Actions |
|---|-------------|--|---------|
| adverse impact upon the amenity of future occupiers (industrial uses, major roads)?                                       |             | neighbouring industrial uses would need to be taken into consideration. Proposal will need to minimise amenity impacts.  |         |
| <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 in safeguarded area for the storage of defence munitions and 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)? | No           |                                      |         |
| Are there any existing tenancies or operations on site?               | Yes          | Site is occupied by employment uses. |         |



## 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> |   |         |
| Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?   | <b>Yes</b>     | Potential decontamination costs, demolition and shoreline protection. 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> |
|-----------------|------------------|-------------------|

| Issue                  | Figure  | Assumptions  |
|------------------------|---------|--|
| Developable area       | 1.53 ha | Based on whole site.   |
| Local area density     | Medium  | 40dph  |
| Development density    | 40dph   | Based on developable area.                                     |
| Capacity for dwellings | 60      | Based on initial visual assessment and broad density estimate. |

|                     |  |
|---------------------|--|
| Concluding comments | The site is located in an existing employment area and should be retained for improvements for employment purposes. The site is also located adjacent to a conservation area and various nature designations within Portsmouth Harbour, it is therefore essential that any development carefully considers these factors. There is potential for limited residential development to facilitate investment into the employment use, although any loss of employment space should result in employment gains to safeguard the use of land while making it more efficient. Any development will need to be in compliance with adopted policies in the Gosport Borough Local Plan. |
| Concluding actions  | <b>No further action.</b>  |