

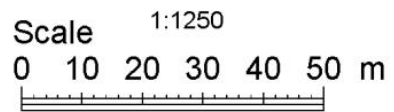
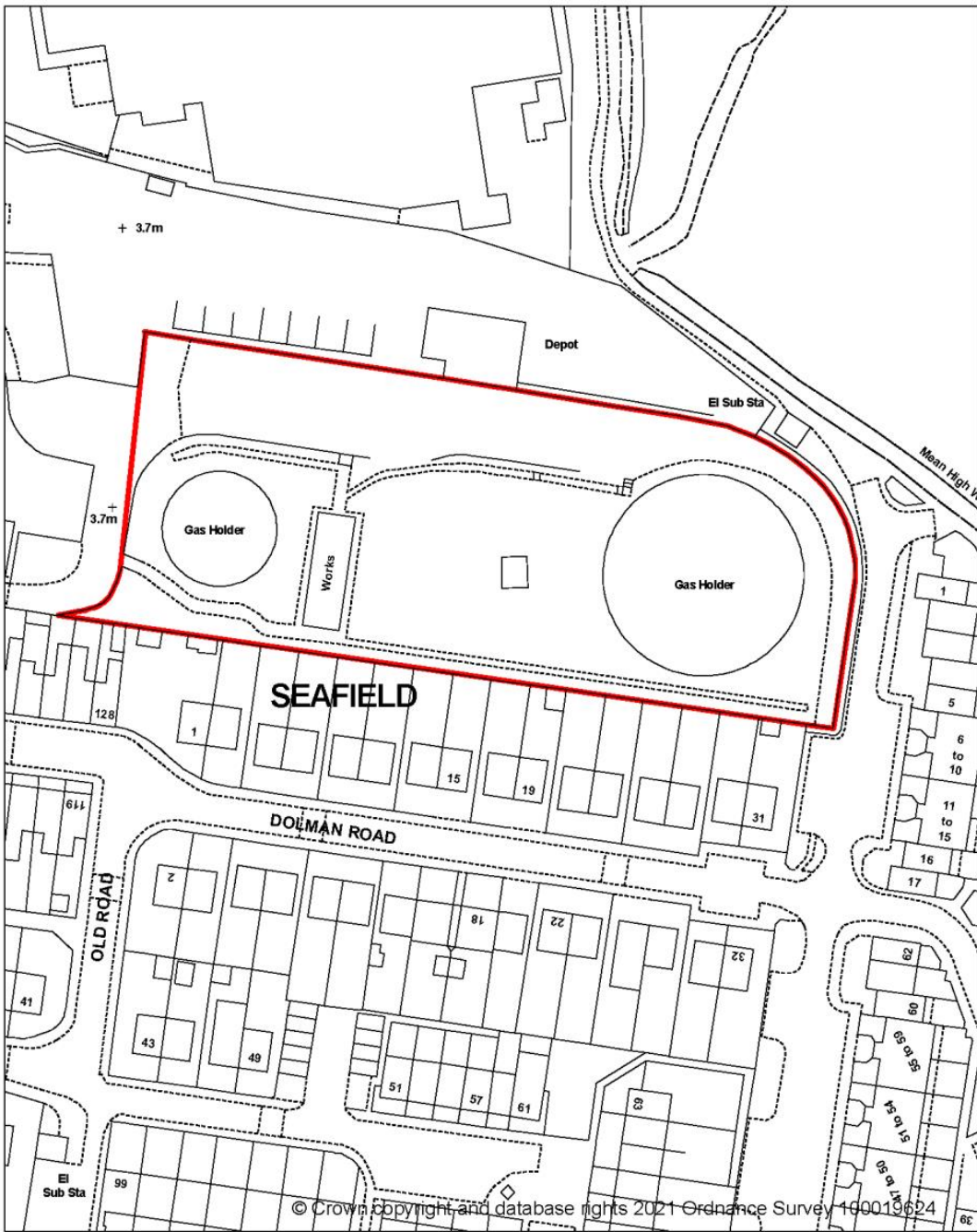
SHLAA Proforma

Site location

Site name	Land at Gasworks Site, Mariners Way	Site reference	TN028
Site address and post code	Mariners Way, Gosport, PO12 1RL	Ward	Town
Last updated	December 2020		

Site details

Site description	Former gas storage site with access from Cranbourne Rd and Mariners Way. Infrastructure associated with the sites prior use remains.
Topography	Largely flat except where former storage containers are located which result in deep holes in the ground.
Existing land use	Derelict site with remains of gas storage facility
Surrounding land use and storey heights	Residential (two storey) located to the south, builders yard and supermarket to the north. Haslar Creek is located to the east.
Site size	0.66 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	The site is within a designated employment site. Sufficient evidence to demonstrate a lack of employment need will be required.	

Issue	Suitability	Comments	Actions
Does the site have a community, culture or leisure use?	No		
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?	Yes	Very border of site is in Flood zone 2 and 3. A Strategic flood risk assessment may be required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	The site is predicted to be in Flood Zone 1 and 2 by 2115. A Strategic Flood Risk Assessment will be required.	
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	Potential given the sites disuse. Proposals will need	

Issue	Suitability	Comments	Actions
		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?	Yes	Site within 50m of SPA, SAC and Ramsar site. An ecological assessment 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 within 50m of SSSI. An ecological assessment 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		

Issue	Suitability	Comments	Actions
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)?	No		
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	Yes	Potential impact from	

Issue	Suitability	Comments	Actions
adverse impact upon the amenity of future occupiers (industrial uses, major roads)?		neighbouring uses on industrial site. 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?	No		
Is the site owned by a developer or is the owner willing to sell?	Yes	Land owner states potential for development within 0-5 years.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Unknown	Further investigation required.	
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Potential constraints associated with former use. This may affect viability.	

Issue	Availability	Comments	Actions
Are there any existing tenancies or operations on site?	Yes	The site appears to be out of use. Southern Gas Networks have indicated they may wish to look at the site for alternative uses.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	Land owner states potential for development within 5 years.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential viability issues associated with former use as gas storage plant and potential contamination.	
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	0.66 ha	Based on whole site
Local area density	60dph	Medium / High
Development density	80-90 dph	Based on developable area.
Capacity for dwellings	60	60 dwellings is based on the figure suggested by the land owner in the Call for Sites.

Concluding comments	The landowner Southern Gas Networks are looking to dispose of the site as part of their nationwide programme to dispose of older gas storage sites which are no longer used. The land owner has confirmed the site is surplus to requirements and will be disposed of within 5 years. The site is considered developable for residential accommodation subject to full de-contamination of the site.
Concluding actions	Allocate residential