

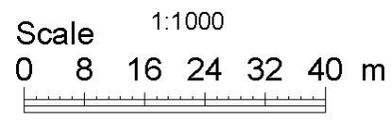
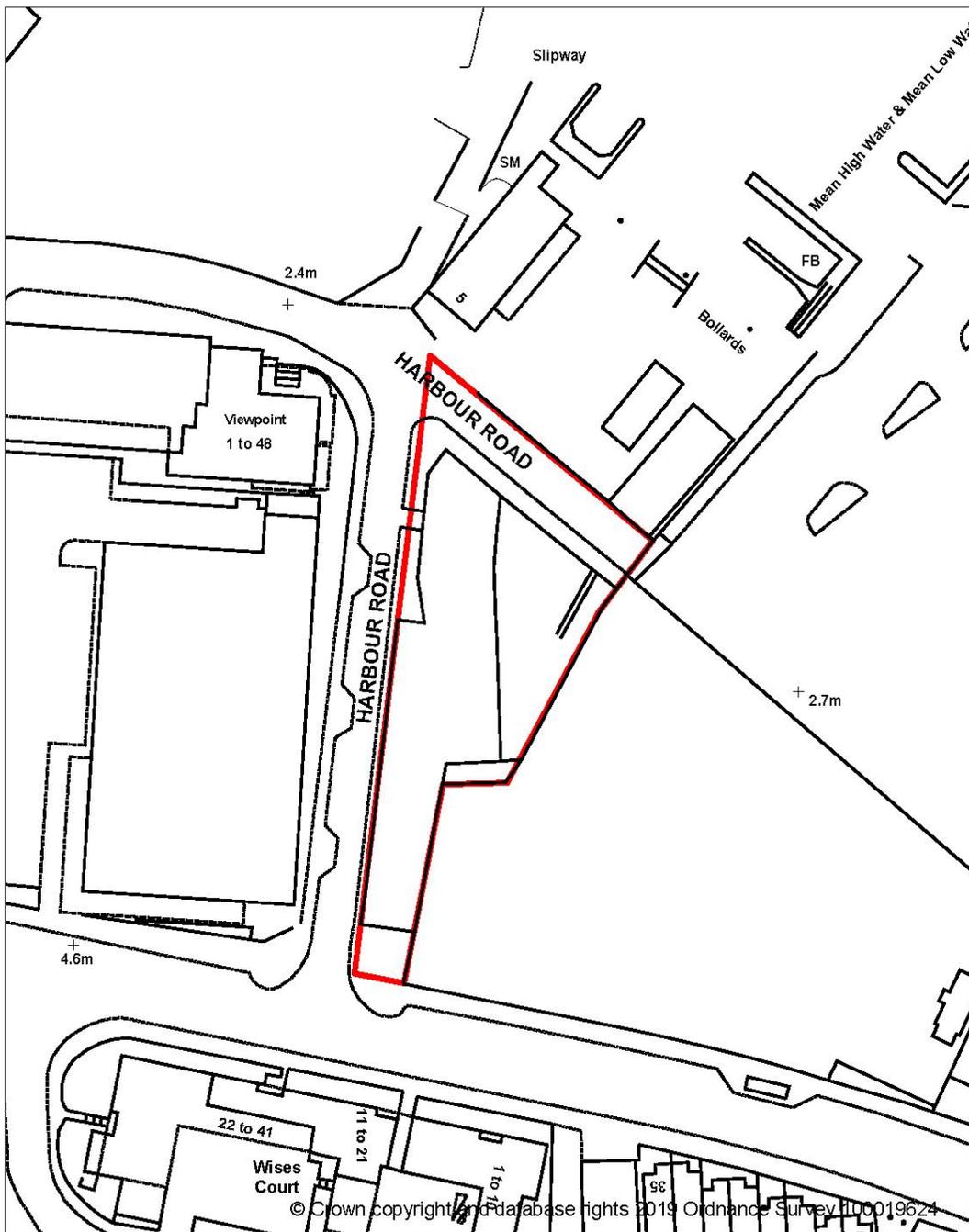
SHLAA Proforma

Site location

Site name	West of Harbour Road	Site reference	WTSPD05
Site address and post code	Harbour Road, Gosport, PO12 1BJ	Ward	Town Centre
Last updated	May 2019		

Site details

Site description	The site consists of a number of ageing industrial units which have a limited capacity for reuse and could potentially be demolished to incorporate new development. Light industrial buildings, adjacent to part of the Millennium Promenade on Harbour Road.
Topography	Flat with industrial buildings
Existing land use	Light industrial buildings
Surrounding land use and storey heights	Immediately to the north is the Gosport Boat Yard and a public slipway providing access to the Harbour. To the west on the other side of Harbour Road is the new Aldi store as well as 48 new retirement flats. To the east is the Gosport Marina including boat stacks, parking and a café. To the south is the Gosport Town Centre on the opposite side of Mumby Road.
Site size	0.18 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?	Yes	Allocated in Gosport Waterfront and Town Centre SPD. Mixed use allocation LP4.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	Yes	Employment Land: LP16 (part 2a). Evidence of lack of employment need is 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	Much of the site is located within Flood Zones 2 and 3. Strategic Flood Risk Assessment is required.	Work has been undertaken as part of a Strategic Flood Risk Assessment to demonstrate that this is an exception site in terms of flood risk. It will be necessary to ensure that any potential flood risk from tidal flooding is minimised through a range of measures including locating less vulnerable uses in the higher risk flood areas and ensuring more vulnerable uses are at higher ground levels. There will also be a need for some flood defence works and other associated measures.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Further areas are affected over the next 100 years. 2115 Flood Zone 2 and 3. Strategic Flood Risk Assessment is required.	

Issue	Suitability	Comments	Actions
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	Very urbanised site. Further investigations will be required.	
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	Burrow Island (Portsmouth Harbour) (440 m), Cockle Pond (Portsmouth Harbour) (383 m). The Solent and Dorset Coast Potential SPA (50 m). 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	Burrow Island (Portsmouth Harbour) (440 m), Cockle Pond (Portsmouth Harbour) (383m). An ecology survey may be	

Issue	Suitability	Comments	Actions
		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?	Yes	Arden Park (386 m). Proposals should protect the habitat.	
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?	Yes	The High Street Conservation Area is within 100 m. a Heritage Statement will be required. Proposals will need to preserve or enhance the character of the	

Issue	Suitability	Comments	Actions
		conservation area.	
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?	Yes	School House in Harbour Road is in close proximity. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Potential for historic industrial use. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider- historical and current industrial uses including marine-related uses. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Impact of proposed uses on neighbouring buildings. Proposal will need to	

Issue	Suitability	Comments	Actions
		minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	Potential noise and disturbance from adjacent boat yard/marina. 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	Owned by Welcome trust	
Is the site owned by a developer or is the owner willing to sell?	Unknown	Potential for master planning.	
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		

Issue	Availability	Comments	Actions
Are there any existing tenancies or operations on site?	Yes	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	Master planning may be undertaken.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Viability will be an issue in relation to the need for flood management measures, contamination, land clearance of existing unsuitable buildings and any unstable land remediation. 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?	Yes	Potential upgrades needed to utilities infrastructure including sewerage capacity. Infrastructure estimates will be necessary.	

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.18 ha	
Local area density	High	Based on local area.
Development density	390 dph	Based on development area.
Capacity for dwellings	70	Based on latest information from meeting with site owner.

Concluding comments	Preferred approach in adopted SPD is to retain the site as marine employment. However after further assessment as part of the SHLAA it is considered that there is potential for residential development on the site. The shape and location of the plot lends itself to high density residential development. The site has the potential to significantly improve the frontage onto both Mumby and Harbour roads, and provide part of a joined up flood defence along the waterfront through its construction. There is also scope to retain marine-related commercial uses on the ground floor with residential above.
Concluding actions	Allocate in Local Plan