

## SHLAA Proforma

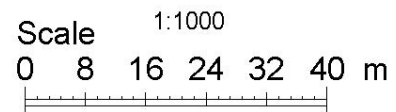
### Site location

Site name	Crewsaver	Site reference	WTSPD06
Site address and post code	Harbour Road, Gosport, PO12 1BG	Ward	Town Centre
Last updated	June 2021		

### Site details

Site description	The site used to consist of the former Crewsaver building and associated parking before its demolition and clearance. The site has been subject to redevelopment, with the light industrial unit having been demolished. The site is adjacent to part of the Millennium Promenade on Harbour Road.
Topography	Flat with hardstanding
Existing land use	Light industrial/ cleared site
Surrounding land use and storey heights	To the north west the site is bordered by the Clarence Wharf industrial estate, which is currently occupied by a mixture of businesses. Also to the South on the other side of Harbour Road is the new Aldi store as well as 48 new retirement flats under construction, as well as the Old School House. To the south east is the Gosport Boat Yard and public slipway. To the south is Gosport Town Centre.
Site size	0.195 ha
Development status	<a href="#">17/00143/FULL</a> – Refused October 2017. <a href="#">17/00570/FULL</a> - Refused June 2018.

	<p><a href="#">19/00133/FULL</a> - ERECTION OF PART TWO AND A HALF, PART THREE, PART FOUR, PART FIVE AND PART SIX STOREY BUILDING (WITH SEMI-BASEMENT PARKING AREA) TO PROVIDE 12NO. ONE BEDROOM AND 29NO. TWO BEDROOM FLATS WITH ASSOCIATED ACCESS, CAR PARKING, REFUSE AND SECURE CYCLE STORAGE FACILITIES &amp; LANDSCAPING. Refused September 2020</p>
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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>Yes</b>	Gosport Waterfront and Town Centre SPD Site.	
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>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?	Yes	Much of the site is located within Flood Zones 2 and 3. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Further areas affected over the next 100 years. 2115 Flood Zone 2 and 3. 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)?	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 investigation 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 is nearest (Portsmouth Harbour) (410m). Adjacent to the Solent and Dorset Coast Potential SPA. An ecology survey may be required.	

Issue	Suitability	Comments	Actions
		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?	<b>No</b>	Burrow island is nearest at 410 m away.	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>Yes</b>	Arden Park SINC (291 m). Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>Yes</b>	In close proximity to the High Street Conservation Area. A Heritage Statement will be required. Proposals will need to	

Issue	Suitability	Comments	Actions
		preserve or enhance the character of the conservation area.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	<b>No</b>		
Does the site contain, or is adjacent to, any locally listed buildings?	<b>Yes</b>	Adjacent to School House in Harbour Road. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	<b>Yes</b>	Potential for historic marine use. Potential historic landfill on the northern boundary of the site. An archaeological assessment will be required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Contamination issues to consider – historical and current industrial uses including marine-related uses. Historic landfill potential to the north of the site. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	The relationship of proposed uses with existing and other proposed uses; most notably the residential buildings planned for the island site and the adjacent boat yard and old school house. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	<b>Yes</b>	Potential impact from the boat yard and vehicular noise from Mumby Road. Appropriate mitigation will be required.	
<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>No</b>		



## 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?	Yes		
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	Site owned by developer? 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?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Flood management measures, contamination, land clearance 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?	No		

## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.195 ha	
Local area density	High	
Development density	210 dph	
Capacity for dwellings	41	Based on outstanding permission of 31 units plus an additional 10.

Concluding comments	The site has permission for 31 dwellings. It is considered that approximately 41 dwellings could be accommodated on the site. The site should be allocated in the Local Plan for residential development in line with the existing consent but with sufficient flexibility for a slightly larger scheme if design matters and other considerations are suitably addressed.
Concluding actions	<b>Allocate in Local Plan</b>