

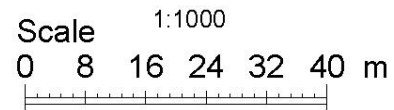
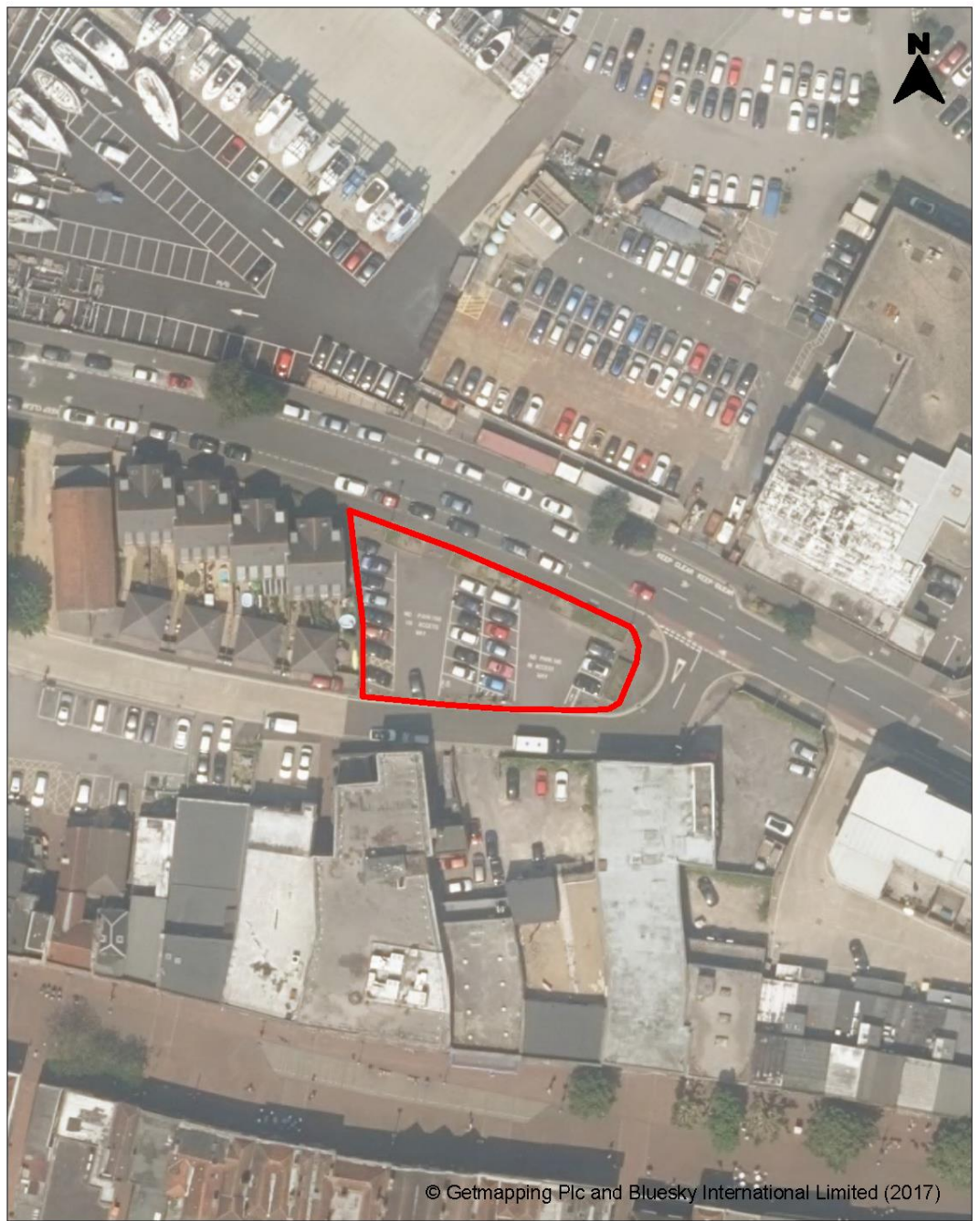
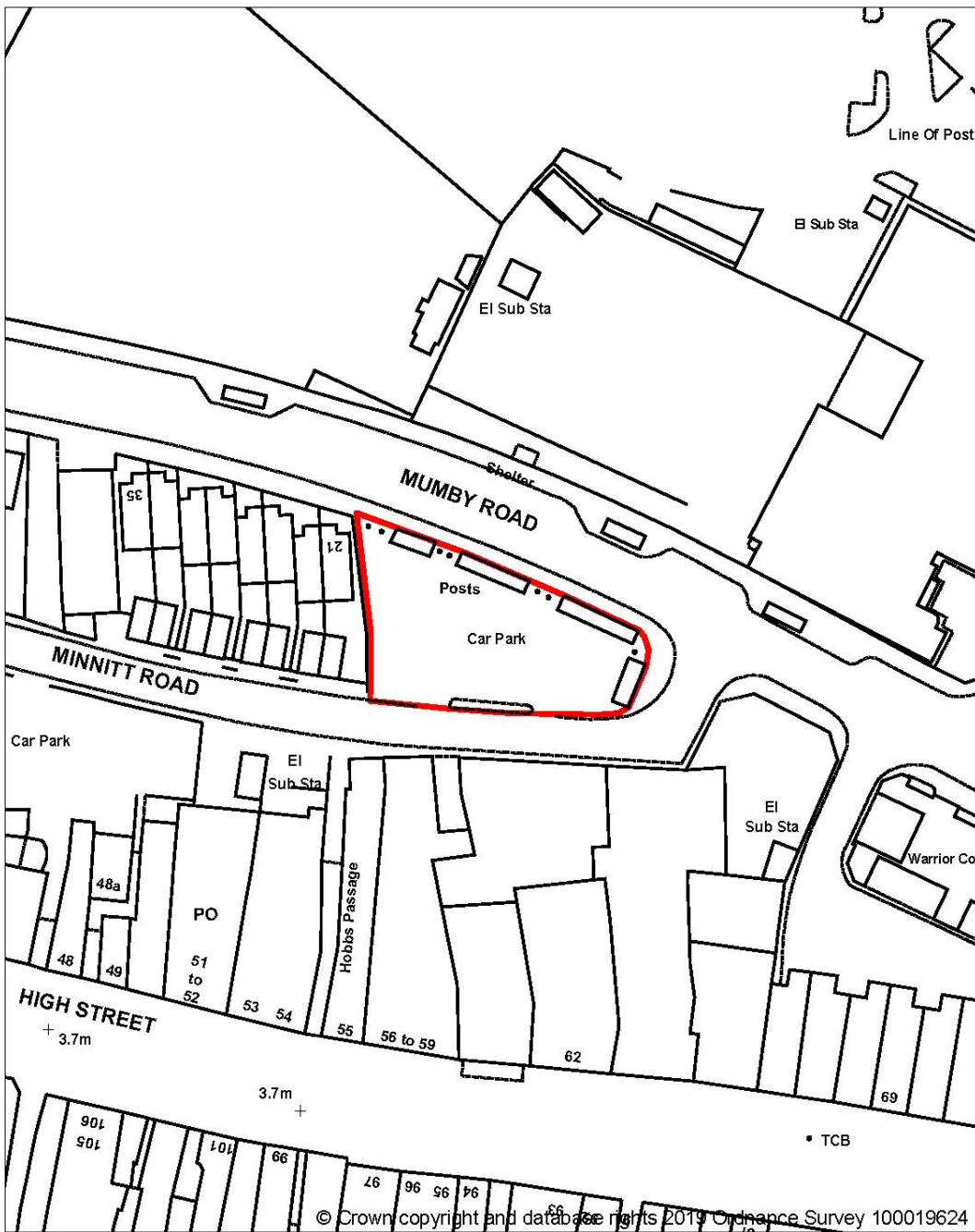
SHLAA Proforma

Site location

Site name	Minnitt Road North Car Park	Site reference	WTSPD12
Site address and post code	Minnitt Road, Gosport, PO12 1DP	Ward	Town Centre
Last updated	October 2019		

Site details

Site description	The site consists of a small council owned short stay car park which faces Gosport Marina and Mumby Road. Site is accessed from Minnitt Road via Mumby Road.
Topography	Flat with asphalt hardstanding, trees and brick wall to boundary.
Existing land use	Car park
Surrounding land use and storey heights	The boat storage areas of Gosport Marina are located to the north of Mumby Road. To the west the site is bordered by residential development in the form of townhouses and flats. To the south are service yards and the rear of commercial units which front onto the High Street. There are rear servicing areas to the east of the site.
Site size	Approx. 0.08 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?	No		
Does the site have a community, culture or leisure use?	No		

Issue	Suitability	Comments	Actions
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?	No	The site is entirely in Flood Zone 1.	
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.	
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)?	No		
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	Cockle Pond (Portsmouth Harbour (353m). The Solent and Dorset Coast Potential SPA (300m). An ecology survey may be required. Development will	

Issue	Suitability	Comments	Actions
		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 360 m of the Cockle Pond (Portsmouth Harbour). 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?	Yes	Rampart Moat (334m). 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		

Issue	Suitability	Comments	Actions
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	Site is adjacent to the High Street Conservation Area. A Heritage Statement will be required. Proposals will need to 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)?	No		
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	The site is adjacent to Mumby Road: (former Umöe Schat Harding site); Solent Marine Services; The Castle Tavern PH. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Potential for historic previous use as located within the historic town centre. The remains of the King Charles Fort are located under the boatyard to the east. An archaeological assessment will be required.	

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider- historical and current uses. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	The relationship of the proposed uses with existing and other proposed uses; most notably the marina and boat store. 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)?	Yes	Potential impact of Mumby Road. 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	Site is owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	Yes	There is potential for the site to be released for development subject to further work on a car parking strategy and approval of the Council.	
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 used for car parking. Confirmation will be required that site is no longer required. Subject to further work on Car Parking Strategy.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	There is potential for the site to come forward in the plan period subject to the results of a car parking strategy and approval of the Council.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential costs of decontamination and site clearance. 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?	Unknown	Potentially – increased pressures upon utilities infrastructure including sewerage capacity. Further investigation will be required.	

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.08 ha	Based on whole site
Local area density	High	Based on local area.
Development density	312 dph	Based on developable area.
Capacity for dwellings	25	Based on 25 flats over three storeys with ground floor parking to be retained.

Concluding comments	While the Gosport waterfront and Town Centre SPD did not identify this site as a preferred option for development, the site is considered as a suitable site for residential development subject to the findings of a car parking strategy. The Town Centre has a large surplus of parking spaces and this needs to be rearranged, it may not be necessary to retain this site. Prior to the release of any car park the Council require a car parking strategy to be produced to confirm that each site, in combination, are the most appropriate for release. It is considered that the site could accommodate approximately 25 flats over three storeys. Ground floor parking for the new dwellings could be provided within the footprint of the existing site.
Concluding actions	Continue car parking strategy work.