

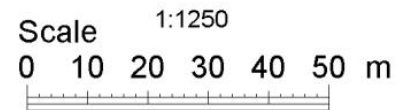
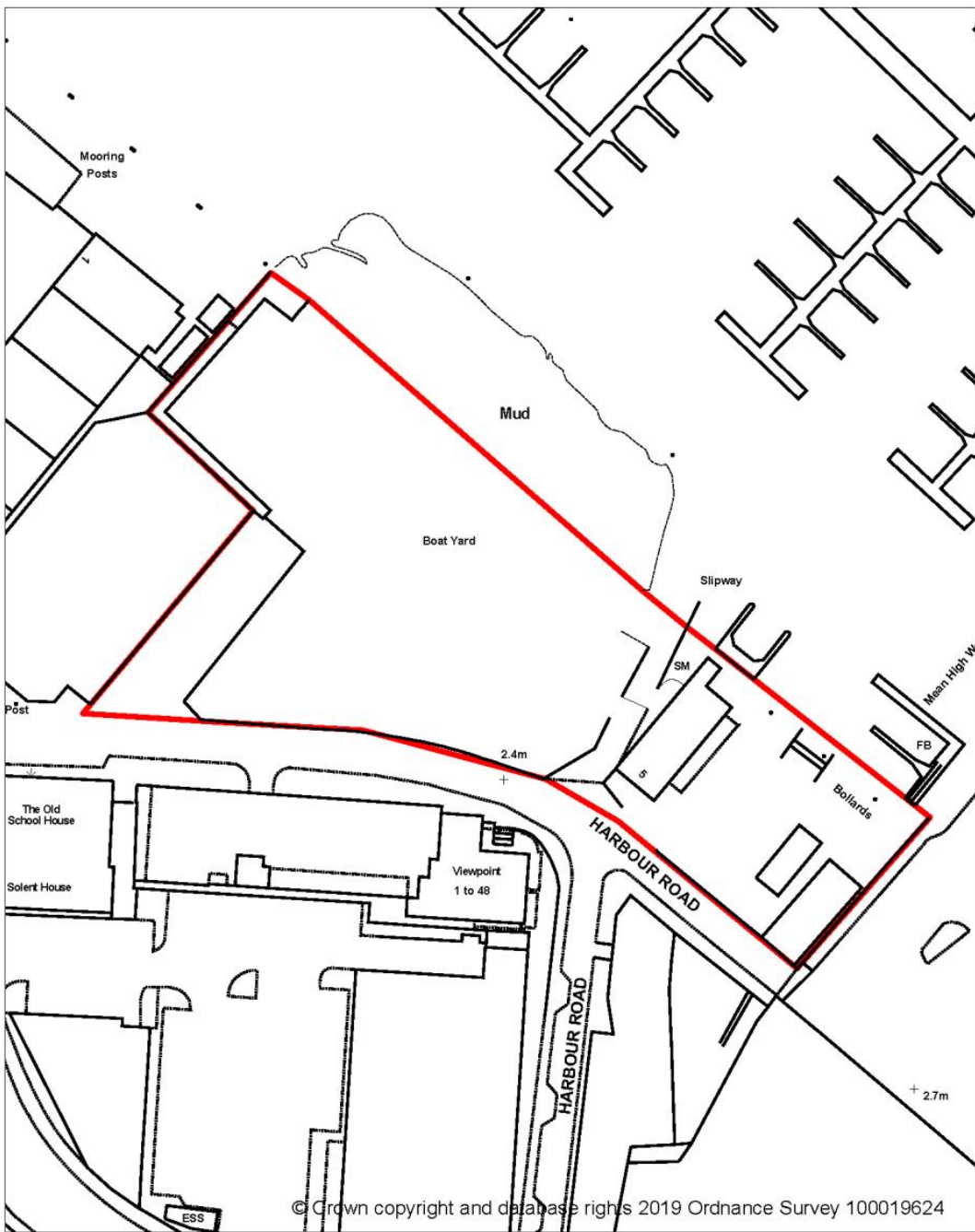
SHLAA Proforma

Site location

Site name	Gosport Boatyard	Site reference	WTSPD04
Site address and post code	Harbour Road, Gosport, PO12 1BJ	Ward	Town Centre
Last updated	May 2019		

Site details

Site description	Gosport Boat Yard fronts the harbour side. It consists of an area of reclaimed land used for boat repair and includes a number of small sheds and workshops. The two parts of the site are separated by a public slipway which is directly accessible from Harbour Road. The site includes important deep water access, is adjacent to part of the Millennium Promenade on Harbour Road, and shares an access with the adjoining Endeavour Quay.
Topography	Flat with hardstanding
Existing land use	Boatyard
Surrounding land use and storey heights	To the north west the site is bordered by the site of the demolished Crewsaver building. The site is also adjoined by Clarence Wharf Industrial Estate. To the south of the other side of Harbour road is the Aldi store as well as 48 retirement flats. Also to the south are a number of light industrial buildings between the site and Harbour Road. To the south east is the Gosport Marina including boat stacks, parking and a café. Further to the south of Gosport Town Centre with retail and range of other typical town centre uses.
Site size	0.68 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	Gosport Water and Town Centre: LP4 Mixed Use Allocation LP4.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No	The Millennium Promenade is an important waterside walk – it will be desirable to extend this provision either through of adjacent to the site.	
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 in Flood Zones 2 and 3.	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 flood defence works and other associated measures.
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.	

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 (Potential for bats, and roosts under concrete deck). Further investigation 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	Nearest at Burrow Island (Portsmouth Harbour) (410 m). Adjacent to the Solent and Dorset Coast Potential SPA. 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	Nearest at Burrow Island (Portsmouth Harbour) (410 m). An ecology survey may be required. Development will not be permitted unless no adverse impact upon	

Issue	Suitability	Comments	Actions
		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 (335 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?	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?	Yes	The school house on Harbour Road is in	

Issue	Suitability	Comments	Actions
		proximity. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Potential for historic marine use. Potential historic landfill on the north eastern corner of the site. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Historic and currently industrial uses including marine related uses. Historic landfill potential contamination. 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 proposed uses with existing and other proposed uses. Proposal will need to minimise amenity impacts.	

Issue	Suitability	Comments	Actions
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	The boat yard creates noise; in addition there is vehicular noise from the adjacent 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?	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)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	The site is currently successfully used as a boat yard. 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?	No		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential flood management measures required, decontamination, 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?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.68 ha	
Local area density	High	150dph
Development density	-	-
Capacity for dwellings	0	-

Concluding comments	Preferred approach in SPD is that the site should be retained in marine use acting as part of a wider marine cluster in this sector of the waterfront. Consideration will need to be given to the routing of future flood defences if the site is to be retained for marine use. Flood defences could be located on the southern edge of the site adjacent to Harbour Road. The existing public access to the water via the slipway will need to be retained in some form.
Concluding actions	No further action.