

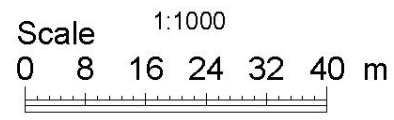
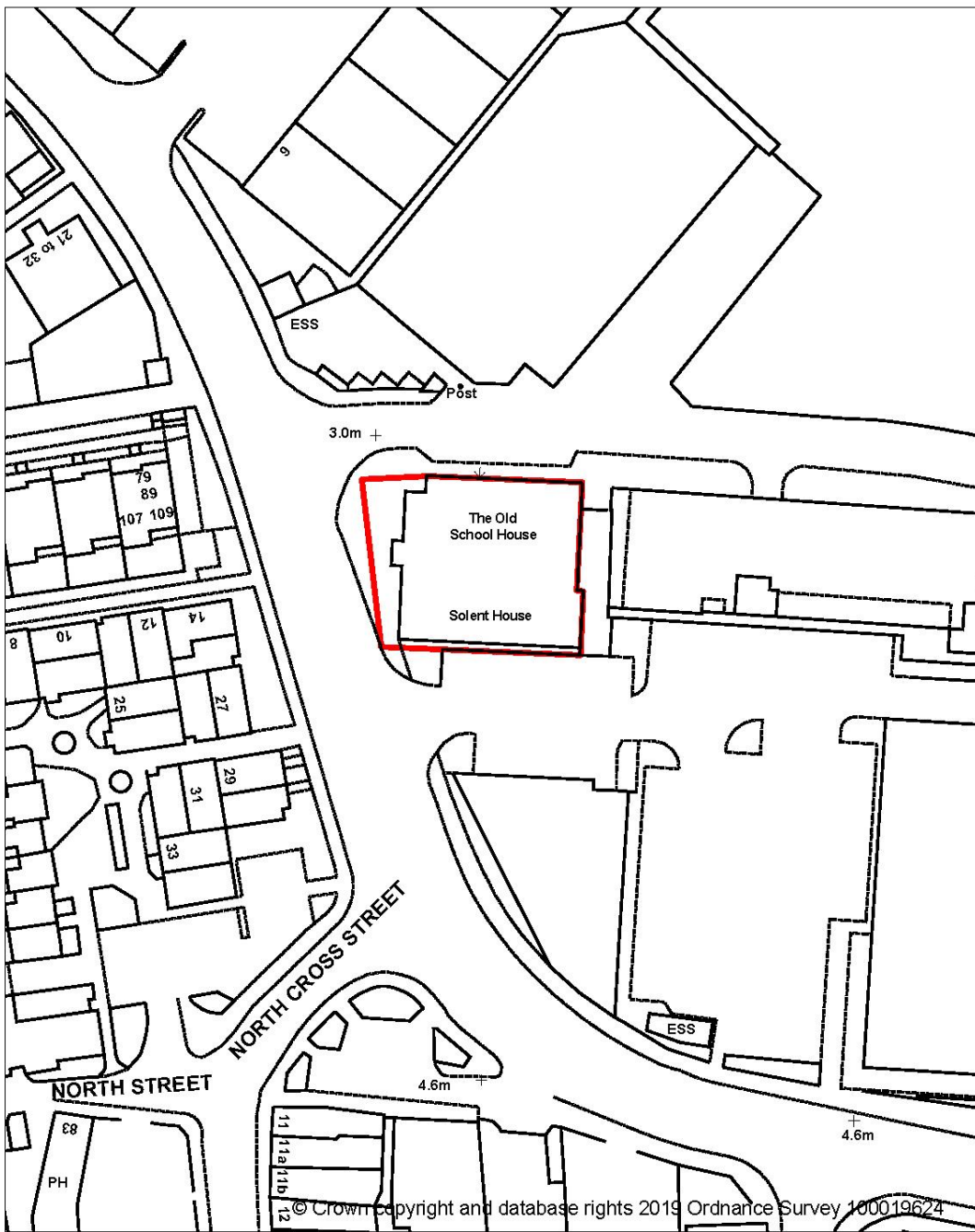
## SHLAA Proforma

### Site location

Site name	Old School House	Site reference	WTSPD07
Site address and post code	Mumby Road, Gosport, PO12 1BG	Ward	Town Centre
Last updated	May 2019		

### Site details

Site description	The site consists of the existing historic school house building (locally listed). Adjacent to part of the Millennium Promenade on Harbour Road. Accessed from Harbour Road/ Mumby Road.
Topography	Site slopes gently from south to north. Occupied by school house building with cladded extension fronting Mumby Road.
Existing land use	Office and antique shop
Surrounding land use and storey heights	Clarence Wharf Industrial Estate is located to the north of the site which is currently occupied by a mixture of businesses on long leases. The former Crewsaver site is also located to the north. The Old school house makes up a part of the island site along with the new Aldi store and the 48 retirement apartments. Further to the south is Gosport Town Centre with retail and a range of other typical town centre uses. There are residential properties to the west.
Site size	0.09 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
<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>	Site in Regeneration Area, a mixed use allocation, and in Gosport Waterfront and Town Centre.	
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>		

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	Yes	Currently partly in Flood Zone 2. 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 to 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 affected over the next 100 years. By 2115 the site is within flood zones 2 and 3. Strategic Flood Risk Assessment is required.	
<b>Ecology</b>			
Does the site contain any irreplaceable	No		

Issue	Suitability	Comments	Actions
habitats (such as ancient woodland or ancient and veteran trees)?			
Does the site have any TPO trees?	<b>No</b>		
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>Unknown</b>	Very urbanised site. Further investigations will be required (for example, for bats).	
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?	<b>Yes</b>	Cockle Pond (Portsmouth Harbour (390m), the Solent and Dorset Coast potential SPA (50m). 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?	<b>Yes</b>	Cockle Pond (Portsmouth Harbour (390m). 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?	<b>Yes</b>	Arden Park (289m) proposals should protect the habitat.	

Issue	Suitability	Comments	Actions
<b>Access</b>			
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		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	Yes	The High Street Conservation Area is located close by. 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 School House is a locally listed building.	

Issue	Suitability	Comments	Actions
		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>	Site is in 20 m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Impact of proposed uses on existing and proposed neighbouring uses. Notably the neighbouring buildings which could be built at the adjacent Crewsaver site. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future	<b>Yes</b>	The impact of the neighbouring Aldi	

Issue	Suitability	Comments	Actions
occupiers (industrial uses, major roads)?		Supermarket and Mumby Road on amenity. 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?	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	Premises occupied by multiple tenants. 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?	<b>Unknown</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential decontamination costs, restoration of existing buildings or 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?	<b>Yes</b>	Potential need to improve capacity. Infrastructure estimates will be necessary.	

## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.09 ha	Based on whole site
Local area density	High	
Development density		
Capacity for dwellings	8 at 88.8dph	Based on estimations from SPD background document.

Concluding comments	A highly visible site which requires improvements to the buildings quality and the removal of later additions. This could be replaced by more attractive extensions if required. The site has the potential to be used for residential either through conversion for a small number of residential properties or for redevelopment for a higher density flatted scheme or commercial (office) scheme. Flood resilient uses such as a retail unit may be appropriate for the ground floor.
Concluding actions	<b>Approach in Call for Sites</b>