

SHLAA Proforma

Site location

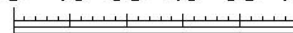
Site name	Wilmott Lane Depot	Site reference	PV002
Site address and post code	Wilmott Lane, Gosport, PO12 3RY	Ward	Privett
Last updated	April 2021		

Site details

Site description	The site provides the main maintenance depot for Gosport Borough Council. The site contains various warehouse buildings, storage areas and parking for HGV's. The site can be accessed from both Wilmott Lane and Westfield Road. The site also includes two four storey blocks of flats to the south and a block of four storey flats to the north west.
Topography	Flat with concrete hardstanding. The GBC depot part of the site is enclosed on all sides by a wall.
Existing land use	Maintenance Depot and flats
Surrounding land use and storey heights	The site is bordered to the west, east and south by existing dwellings. To the east and west are terraced rows of two storey dwellings. To the north of the site on the opposite side of Wilmott Lane is Ann's Hill Cemetery.
Site size	1.84 ha
Development status	None



Scale 1:2000
0 15 30 45 60 75 m



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		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No		
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		
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	Site within 50m of Portsmouth Harbour Brent Goose Site (Low use) and 400m of Portsmouth Harbour (Primary Network). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No		
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)?	Yes	Site opposite Ann's Hill Cemetery (Unlisted Park and Gardens). A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	

Issue	Suitability	Comments	Actions
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Within 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		
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)?	Yes	Site within safeguarded area for Daedalus aerodrome. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	No	The site is currently in use as a Council Depot. The uses on site would need relocating and this is not currently considered feasible.	
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)?	Yes	Electrical substation to north east of site. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Multiple tenants onsite which currently are unable to be relocated.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	Due to the sites use as a Council Depot and other essential services, developing the site would require relocation of these uses which is not currently considered likely within the plan period.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and demolition of existing buildings. 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	1.84 ha	Based on whole site.
Local area density	High	50dph
Development density	Approx. 70dph	Density of developable area.
Capacity for dwellings	114 net 170 gross	Based on initial visual assessment and density calculation.

Concluding comments	Potential development site within the Plan Period however there is significant uncertainty around whether GBC still plan to relocate depot and the timescale for doing so. Would involve demolition – subject to further investigation including relocation of the depot, financial viability and council approval. The proposal could include a mix of housing and flats. There is currently a total of 56 dwellings on the site, thus resulting in a gain of 69 dwellings.
Concluding actions	No further action.