

SHLAA Proforma

Site location

Site name	Land East of Quay Lane (Geo Kingsbury)	Site reference	HD007
Site address and post code	Quay Lane, Gosport, PO12 4LJ	Ward	Hardway
Last updated	April 2019		

Site details

Site description	Geo. Kingsbury factory
Topography	Flat with large warehouse and hardstanding parking
Existing land use	Industrial
Surrounding land use and storey heights	Residential (two storey), industrial units, boat yard, coastline and MOD defence munitions
Site size	1.22 ha
Development status	P.103/062/16 - PROPOSED MIXED USE REDEVELOPMENT OF SITE COMPRISING UP TO 100 DWELLINGS AND 2,500 SQ M B1 OFFICE SPACE

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?	Yes	Evidence of lack of employment need is required. Potential for some residential development if it leads to improvement of employment units/area.	

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	Far eastern border of the site in Flood Zone 2 and 3. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Eastern and northern borders of site predicted to be in Flood Zone 2 and 3 by 2115. 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)?	Unknown		

Issue	Suitability	Comments	Actions
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 adjacent to Portsmouth Harbour SPA and Ramsar site. Site within 300m of three Brent Goose sites. 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	Site is adjacent to Portsmouth Harbour SSSI. 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?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		

Issue	Suitability	Comments	Actions
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?	No		
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site in 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		

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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 in safeguarded area for the storage of defence munitions and Fleetlands helipad. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	

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)?	No		
Are there any existing tenancies or operations on site?	Yes	Geo. Kinsbury factory occupies site. Potential for some residential development on underutilised parts of the site although main focus would need to remain as employment uses.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs, demolition and shoreline protection. 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	1.22 ha	Based on whole site
Local area density	Medium	
Development density	40dph	
Capacity for dwellings	50	

Concluding comments	<p>There is potential for residential development on this site to facilitate investment into the employment use. This could involve greater exploitation of the sites proximity to Gosport's Marina's and intensification of marine related employment uses. It is important that any residential development respects the nearby conservation area, considers any impacts upon the adjacent designated sites and potentially includes the provision of public access along the harbour edge of the site.</p> <p>Ultimately, any loss of employment space should result in employment gains so employment land within Gosport Borough can be safeguarded while the use of land made more efficient.</p>
Concluding actions	No further action. Retain employment land.