

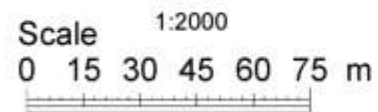
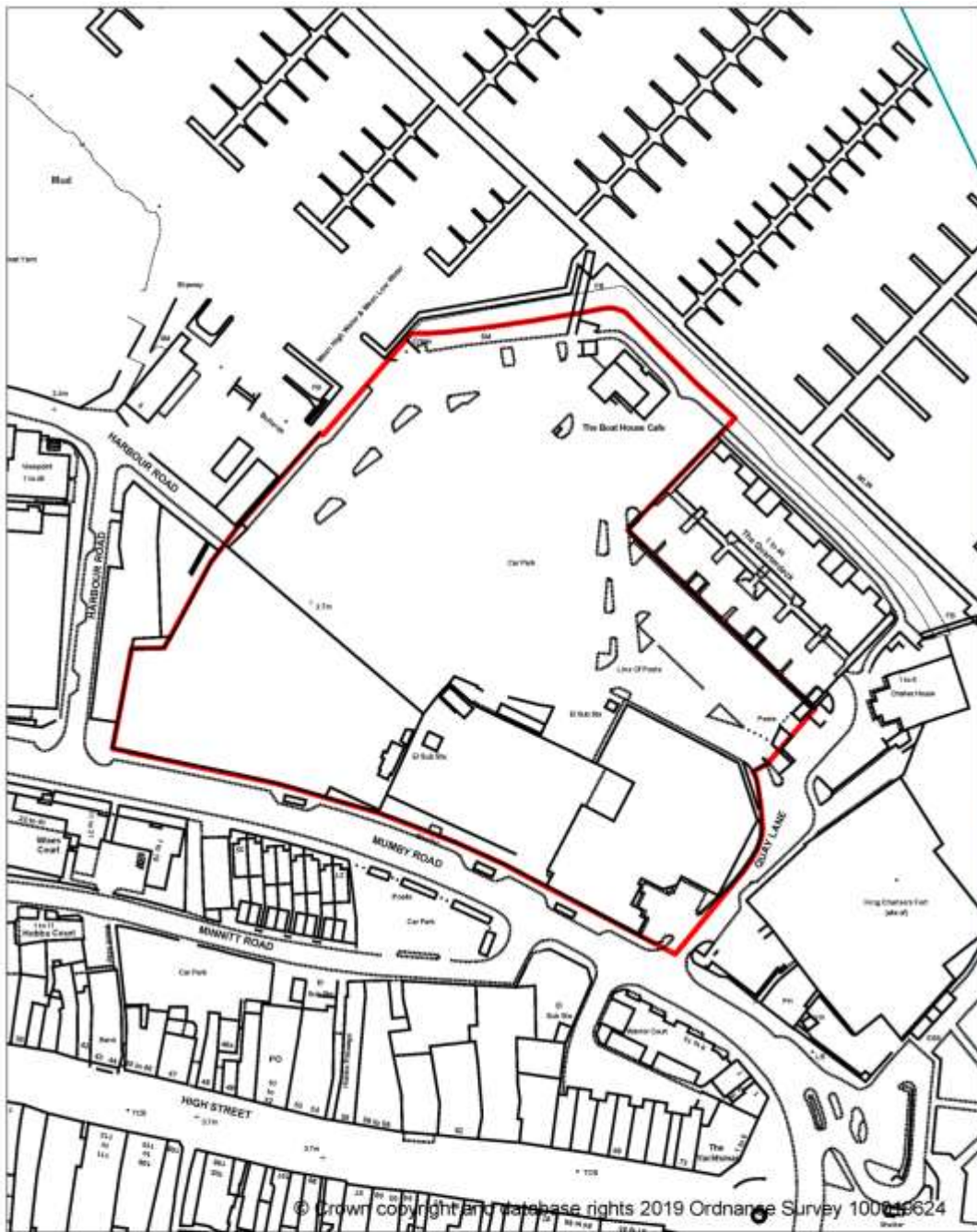
SHLAA Proforma

Site location

Site name	Land at Gosport Marina	Site reference	WTSPD03
Site address and post code	Quay Lane, Gosport, PO12 1AF	Ward	Town Centre
Last updated	August 2020		

Site details

Site description	The site currently consists of Gosport Marina, and an ancillary area mostly made up of boat stacks, and car parking. There is also a café. There is slipway and forklift access for boats to enter the water. The Quarterdeck residential development and its associated parking fall on part of the site and are unlikely to form part of any reorganisation of the site. The site includes important deep water access and also includes part of the Millennium Promenade. Shares an access from Mumby Lane with the adjoining Endeavour Quay.
Topography	Flat with hardstanding and very little vegetation.
Existing land use	Marina/ boat yard
Surrounding land use and storey heights	The north of the site is bordered by the Quarterdeck residential building (five storeys). Immediately to the west are a number of light industrial buildings between the site and Harbour Road. To the west on the other side of Harbour Road is the Aldi store as well as 48 retirement flats. To the North west are a number of small industrial units, the Gosport Boat yard and public slipway. To the South is Gosport Town Centre with retail and range of other typical town centre uses.
Site size	2.1 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 Waterfront and Town Centre SPD site 3 and 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.	
Is the site a Protected Employment Site?	Yes	Site includes Employment Land: LP16 (part 2a).	

Issue	Suitability	Comments	Actions
		Evidence of lack of employment need is required.	
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 within Flood Zones 2 and 3. Strategic Flood Risk Assessment is required.	Work has been undertaken as part of 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 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. 2115 flood zone 2 and 3. Strategic Flood Risk Assessment is required.	

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)?	Yes	Very urbanised site. Proposals will need to protect the species.	
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	Burrow Island. (Portsmouth Harbour 440m), Cockle Pond (Portsmouth Harbour 386m) and adjacent to the Solent and Dorset Coast potential SPA. A HRA will 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	Burrow Island (Portsmouth Harbour 440m) and Cockle Pond (386m). A HRA will be required. Development will not be permitted unless	

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		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	Arden Park (385m) and Rampart Moat (351m). 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?	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,	No		

Issue	Suitability	Comments	Actions
scheduled ancient monuments or registered parks and gardens)?			
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	Site is adjacent to Mumby Road: Solent Marine Services; and 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 marine use. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Historical and current industrial uses including marine-related uses. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	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	Marina use will create noise; in addition there is vehicular noise from the	

Issue	Suitability	Comments	Actions
		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?	No	Owned by welcome trust.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Primarily for marina related development. May be opportunities for limited residential development.	
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	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?	Yes	Potential masterplan.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Viability will be an issue particularly in relation to the need for flood management measures, contamination, 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	2.1 ha	
Local area density	High	
Development density	90 dph	
Capacity for dwellings	190	Average across whole mixed use site

Concluding comments	Preferred elements in the SPD include: partial redevelopment on the southern and western parts of the site to provide high density residential development. Retention of marine uses in the northern part of the site associated with the marine use. Improvements to be allowed to increase the competitiveness of the marine use where possible. Flood defences will need to be incorporated into the site to ensure protection against future sea level rise. Harbour Road could potentially be extended to improve street scene and provide alternate access. The site is currently successfully used as a marina so it will be necessary to retain this on the site. Overall it is considered that mixed use development can be achieved on parts of the site including residential development where appropriate.
Concluding actions	Awaiting Masterplan to confirm capacity. Allocate for development in the Local Plan.