

SHLAA Proforma

Site location

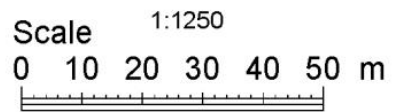
Site name	Land at Mumby Road Lorry Park	Site reference	WTSPD11
Site address and post code	Mumby Road, Gosport, PO12 1GF	Ward	Town Centre
Last updated	September 2021		

Site details

Site description	Currently a MoD owned site leased by HCC and used for the long stay parking of lorries with some car parking spaces. Some recycling facilities currently present. The site is adjacent to Mumby Road and Rope Quay; there are currently no built structures on the site. Accessed from Mumby Road and Weevil Lane.
Topography	Flat with asphalt hardstanding
Existing land use	Lorry and Car Park
Surrounding land use and storey heights	To the north the site is bordered by the Royal Engineers building which have been converted to residential units. The Retained Area at RCY is further to the north. This is an underused site with some sailing related uses (including currently accommodating the Sea Cadets). To the east Rope Quays consists of 101 residential units an industrial unit doctor's surgery and pharmacy, it was built from 2004. To the south is St Georges Barracks South. The Town Centre is further to the south.
Site size	0.25 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	Site allocated for Mixed Use Development and in Town Centre and Waterfront SPD.	
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	Currently Flood Zone 1. 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.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Further areas affected over the next 100 years. Partly in Flood Zone 2 and 3 by 2115. 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.	
Ecology			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No		

Issue	Suitability	Comments	Actions
Does the site have any TPO trees?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	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?	Yes	Nearest at Burrow Island (Portsmouth Harbour) (410 m). The Solent and Dorset Coast Potential SPA is 100 m away. 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?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Arden Park (150 m). Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes		

Issue	Suitability	Comments	Actions
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 in the Royal Clarence Yard Conservation Area and adjacent to the High Street Conservation Area and St Georges Barracks North. 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)?	Yes	Adjacent to Guard House at the entrance to St Georges Barracks North. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	No		

Issue	Suitability	Comments	Actions
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	Contamination issues to consider include historic uses and current parking use. A Contaminated Land Assessment will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	The relationship of proposed uses with existing and proposed uses. 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	The impact of Mumby Road. Appropriate mitigation will be required.	
Services			
Is the site likely to be serviced by utilities?	Unknown	Further investigation will be required.	
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?		Site is owned by MOD.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Confirmation required from MOD. There is potential for the site to be released for development subject to further work on a car parking strategy.	
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	Used for parking. Confirmation will be required that site is no longer needed. Subject to further work on Car Parking Strategy.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	There is potential for the site to be released for development subject to further work on a car parking strategy.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Costs of decontamination and 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?	Unknown		Further investigation required.

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.25 ha	Based on whole site
Local area density	High	
Development density	360 dph	
Capacity for dwellings	50	Based on further work in 2019/20.

Concluding comments	<p>The Gosport waterfront and Town Centre SPD identifies this site as a preferred option for development as it has been demonstrated that the Town Centre has a large surplus of parking spaces and that this needs to be rearranged. The SPD background paper provides further information in this regard. Prior to the release of any car park the Council require a car parking strategy to be produced to confirm that each site, in combination, are the most appropriate for release.</p> <p>For the purposes of the SHLAA this site has been considered appropriate to be included as suitable, available and achievable. The lorry park is not used anywhere near to capacity. There is potential to redevelop the site for housing if an alternative lorry park in an area of the borough suitable for HGV's can be found. It will be necessary to consider the potential cumulative impacts of releasing the site; this is being assessed as part of the car parking strategy. The site could be redeveloped for residential development as a key gateway site for the Town Centre. There is the potential to partially recreate St. Matthews Square in any design.</p>
Concluding actions	Potential for site release subject to further car parking strategy work and an alternative location for lorries.