

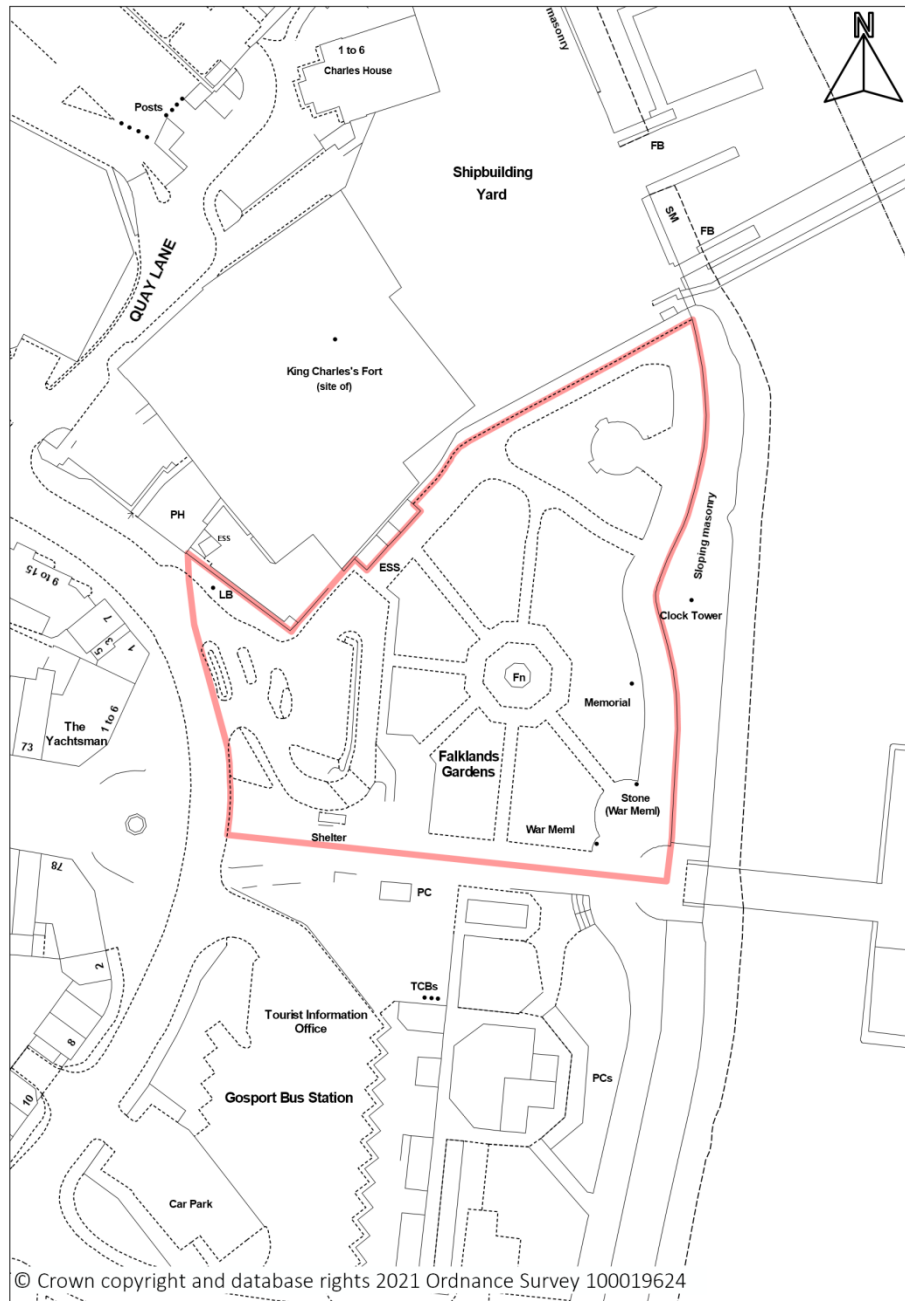
SHLAA Proforma

Site location

Site name	Falkland Gardens	Site reference	WTSPD01b
Site address and post code	South Street, Gosport, PO12 1EP	Ward	Town Centre
Last updated	May 2019		

Site details

Site description	Falkland Gardens is a formal garden set out in land reclaimed from Portsmouth Harbour in the early 20 th Century and consists of memorials, fountain, Millennium Promenade, grassed areas and seating. The site is a key gateway to the Borough and includes the taxi rank and vehicular pick-up/drop-off point.
Topography	Largely flat with a mix of paved and grassed/planted areas. Numerous trees on Western half of site.
Existing land use	Gardens and Amenity Area
Surrounding land use and storey heights	North of the site bordered by Endeavour Quay (predominantly B1) and the Gosport Marina. To the west is Gosport High Street with retail and typical town centre uses. To the south is the Gosport Bus Station.
Site size	0.7 ha
Development status	None



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	The Bus Station site is allocated in Gosport Waterfront and Town Centre SPD as key opportunity site 1. The Council will not build on the gardens.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	Falkland Gardens is designated as existing open space under Policy LP34. The site was	

Issue	Suitability	Comments	Actions
		assessed as high value in the Open Space Monitoring Report 2019. The gardens are of high importance to the local community and the Council will not build on the gardens.	
Is the site a Protected Employment Site?	No		
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	Work has been undertaken as part of a SFRA to demonstrate that this is an exemption site in terms of flood risk. Necessary to ensure any potential flood risk from tidal flooding is minimised. 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		

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)?	Unknown	However the site is a very urbanised site so it is unlikely.	
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	Approximately 500 m from the Portsmouth Harbour SPA and Ramsar site. Adjacent to the Solent and Dorset Coast potential SPA. A HRA would 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	Approximately 500 m from Portsmouth Harbour SSSI. A HRA would be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

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Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	The Ramparts Moat SINC (237 m). 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	Adjacent to the High Street Conservation Area. A Heritage Statement would be required. Proposals would 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		

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Does the site contain, or is adjacent to, any locally listed buildings?	Yes	Adjacent to Mumby Road: Remains of De Gomme Fortifications; Solent Marine Services; The Castle Tavern PH and adjacent to the Harbour Tower, Trinity Green. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Significant archaeological potential including the remains of Fort Charles and other fortifications. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Falkland Gardens are a very important amenity area. Any development would have a highly significant impact on people's amenity.	

Issue	Suitability	Comments	Actions
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)?	No		

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	Gosport Borough Council has no intention of selling the site. Falkland Gardens will be retained.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Unknown		

Issue	Availability	Comments	Actions
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Falkland Gardens.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	The landowner has no intention of selling the site. The site will be retained in its current use.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes		
Does the site require significant new infrastructure investment in order to be suitable for development?	Yes		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.7 ha	Based on whole site.
Local area density	-	
Development density	-	
Capacity for dwellings	0	

Concluding comments	Gosport Borough Council has no intention to develop or sell Falkland Gardens. The council will retain and consider improvements to Falkland Gardens to enable continued enjoyment of the Gardens for amenity and recreational uses.
Concluding actions	No further action.