

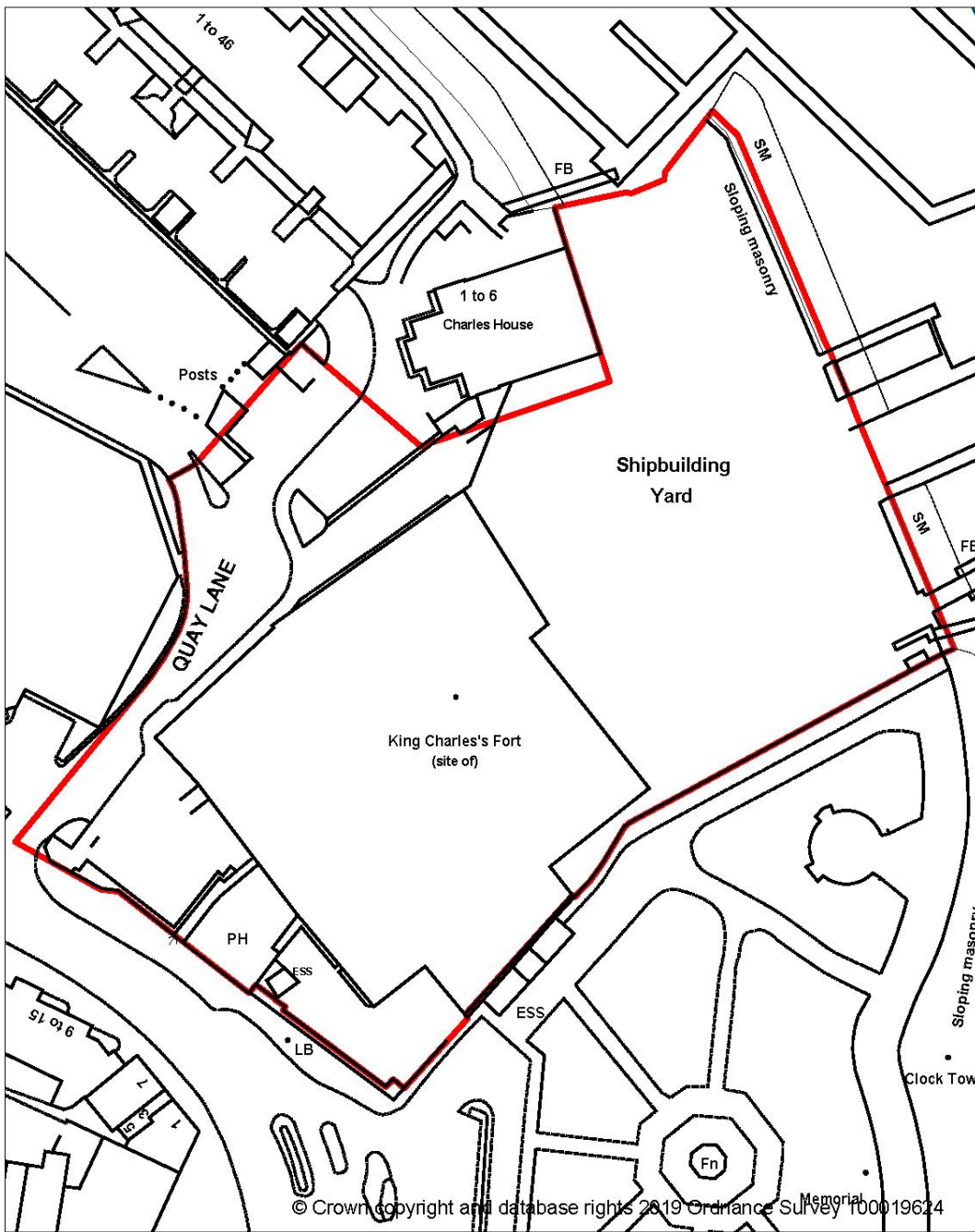
SHLAA Proforma

Site location

| | | | |
|----------------------------|-------------------------------|----------------|-------------|
| Site name | Endeavour Quay | Site reference | WTSPD02 |
| Site address and post code | Mumby Road, Gosport, PO12 1AF | Ward | Town Centre |
| Last updated | May 2019 | | |

Site details

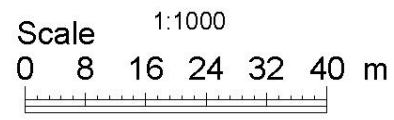
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|---|--|
| Site description | Boat building shed/yard with building constructed c1960's. The site has deep water access onto Portsmouth Harbour for the launching of boats. In addition to the boat shed and yard there are ancillary office and chandlery uses to the north west of the site. Access to the site is from Mumby Road. The site also includes the Castle Tavern Pub and parts of the Millennium Promenade. |
| Topography | Flat with concrete hardstanding to east and large boat shed with associated fencing/infrastructure to west. |
| Existing land use | Boat shed and yard with ancillary offices, chandlers and public house. |
| Surrounding land use and storey heights | Bordered in the north by Premier Marina, STS Defence and the Quarterdeck residential building. To the south west on the other side of Mumby Road is Gosport High Street with retail and a range of other typical town centre uses. To the south is Falkland Gardens and the bus station, containing a number of important memorials as well as the pontoon for the Gosport Ferry and the ferry ticket office- the garden also includes the Millennium Promenade. |
| Site size | 0.90 ha |
| Development status | None |



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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 | Development site in SPD (site 2) and mixed used allocation (LP4). | |
| Is the site in the Strategic Gap? | No | | |
| Is the site Protected Open Space? | No | Adjacent Falklands Garden is designated as existing open space under Policy LP34. The Millennium Promenade is an important waterside walk – it will be desirable to extend this provision. | |

| Issue | Suitability | Comments | Actions |
|---|-------------|---|---|
| Is the site a Protected Employment Site? | Yes | Employment Land: LP16 (part 2a). 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 location within Flood Zones 2 and 3. | 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. 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 to some flood defence works and |
| 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. | |

| Issue | Suitability | Comments | Actions |
|--|-------------|---|---|
| | | | other associated measures. 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 – very urbanised site. Further investigation will be required. | |
| 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 approx. 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. | |

| 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? | Yes | Rampart Moat SINC is within 343 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 | 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 | The site includes 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 | Site has 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 | 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 | Potential impact upon existing residential | |

| Issue | Suitability | Comments | Actions |
|---|-------------|--|---------|
| | | buildings on the waterfront; the impact of development on the adjoining Falkland Gardens and on the west side of Mumby Road. 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 | Potential noise and disturbance from operational marina with heavy lifting equipment. 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? | 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)? | Yes | May affect site viability. | |
| Are there any existing tenancies or operations on site? | Yes | Currently successfully used as a boat yard. 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? | No | | |
| 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? | Yes | Potential increased pressures on utilities infrastructure including sewerage capacity. Infrastructure estimates will be necessary. | |

Conclusion

| | | |
|----------|-----------|------------|
| Suitable | Available | Achievable |
|----------|-----------|------------|

| Issue | Figure | Assumptions |
|------------------------|---------|---------------------|
| Developable area | 0.90 ha | Based on whole site |
| Local area density | High | 150dph |
| Development density | - | - |
| Capacity for dwellings | 0 | - |

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| Concluding comments | The site remains an important boat yard with the repair and maintenance of watercraft, supporting a cluster of marine businesses. The site includes a heavy lifting crane and therefore it is important that this site is retained as a core asset for the marine industry in line with sub-regional economic objectives. There is also potential for improved boundary treatment along the boundary with Falkland Gardens in order to improve the attractiveness of the gardens. There may be scope for some dining facilities fronting Falkland Gardens to assist in improving the northern edge of this open space. |
| Concluding actions | No further action. |