

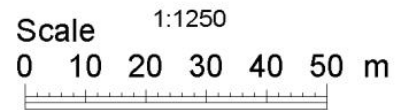
## SHLAA Proforma

### Site location

Site name	Clarence Wharf (Mumby Road) Industrial Estate	Site reference	WTSPD08
Site address and post code	Mumby Road, Gosport, PO12 1AJ	Ward	Town Centre
Last updated	May 2019		

### Site details

Site description	The site consists of an existing industrial estate built in the early 1980's. The site is occupied by two rows of buildings with a yard in between, on one end the site is bordered by Mumby Road and on the other by the foreshore facing Gosport Marina and Portsmouth Harbour. The foreshore is currently occupied by the Gosport ferry company. Adjacent to part of the Millennium Promenade on Mumby Road, with potential to link to an extension of the pedestrian frontage through Rope Quay. Accessed from Harbour Road / Mumby Road.
Topography	Flat with concrete hardstanding and warehouse units.
Existing land use	Industrial units
Surrounding land use and storey heights	The Umoe Schat Harding premises are immediately to the north west with the Rope Quay development to the north west of this building. This mixed use development consists of 101 residential units a doctors surgery and pharmacy. It was built from 2004. To the south the Old School house forms part of the island site along with the new Aldi store and the 48 retirement apartments currently under construction. Further to the south is Gosport Town Centre.
Site size	0.87 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>Yes</b>	Mixed Use Allocation LP4	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>Yes</b>	Employment Land: LP16 (part 2a). Evidence of lack of employment need is required.	
Does the site have a community, culture or leisure use?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	Yes	Site is in Flood Zone 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 other associated measures.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Predicted to be in Flood Zone 2 and 3 by 2115.	
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient	No		

Issue	Suitability	Comments	Actions
and veteran trees)?			
Does the site have any TPO trees?	<b>No</b>		
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>No</b>		
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?	<b>Yes</b>	Burrow Island to the north is the nearest SPA (Portsmouth Harbour) (360m) Adjacent the Solent and Dorset Coast potential SPA. 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?	<b>Yes</b>	Burrow Island to the north is the nearest SSSI (Portsmouth Harbour) (360m). 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	<b>Yes</b>	Arden Park (280m).	

Issue	Suitability	Comments	Actions
SINC, candidate SINC or a Local Green Space?		Proposals should protect the habitat.	
<b>Access</b>			
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		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	Yes	The High Street Conservation Area is in close proximity. 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)?	No		

Issue	Suitability	Comments	Actions
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	The School House Harbour Road is close to the south. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Potential for historic marine use. Potential Neolithic and Mesolithic remains on foreshore. An archaeological assessment will be required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider- historic and current industrial including marine uses. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	The relationship of proposed uses with existing and other proposed uses; most notably the residential buildings planned for the island site and the	

Issue	Suitability	Comments	Actions
		adjacent Crewsaver building. The impact of the neighbouring Aldi supermarket on amenity will also need to be carefully considered. 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)?	<b>Yes</b>	Mumby Road - appropriate mitigation will be required.	
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>No</b>		



## 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?	No		
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	Existing commercial units are occupied. 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?	<b>No</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Decontamination and site clearance. Flood mitigation measures. 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?	<b>No</b>		

## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.87 ha	Based on whole site
Local area density	High	
Development density	60 dph	
Capacity for dwellings	50	Based on SPD Background Document calculations.

Concluding comments	In the longer term the site has the potential to be redeveloped for high density residential with marine uses on the northern part of the site with residential to the south. The Gosport Ferry Yard and mooring will need to be incorporated into any future proposals. Sufficient employment space elsewhere in the Borough will also need to be made available. The potential to extend to the Millennium Promenade and the provision of comprehensive flood defences will also need to be considered.
Concluding actions	<b>No further action.</b>