

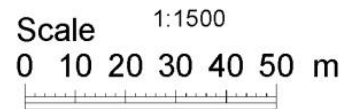
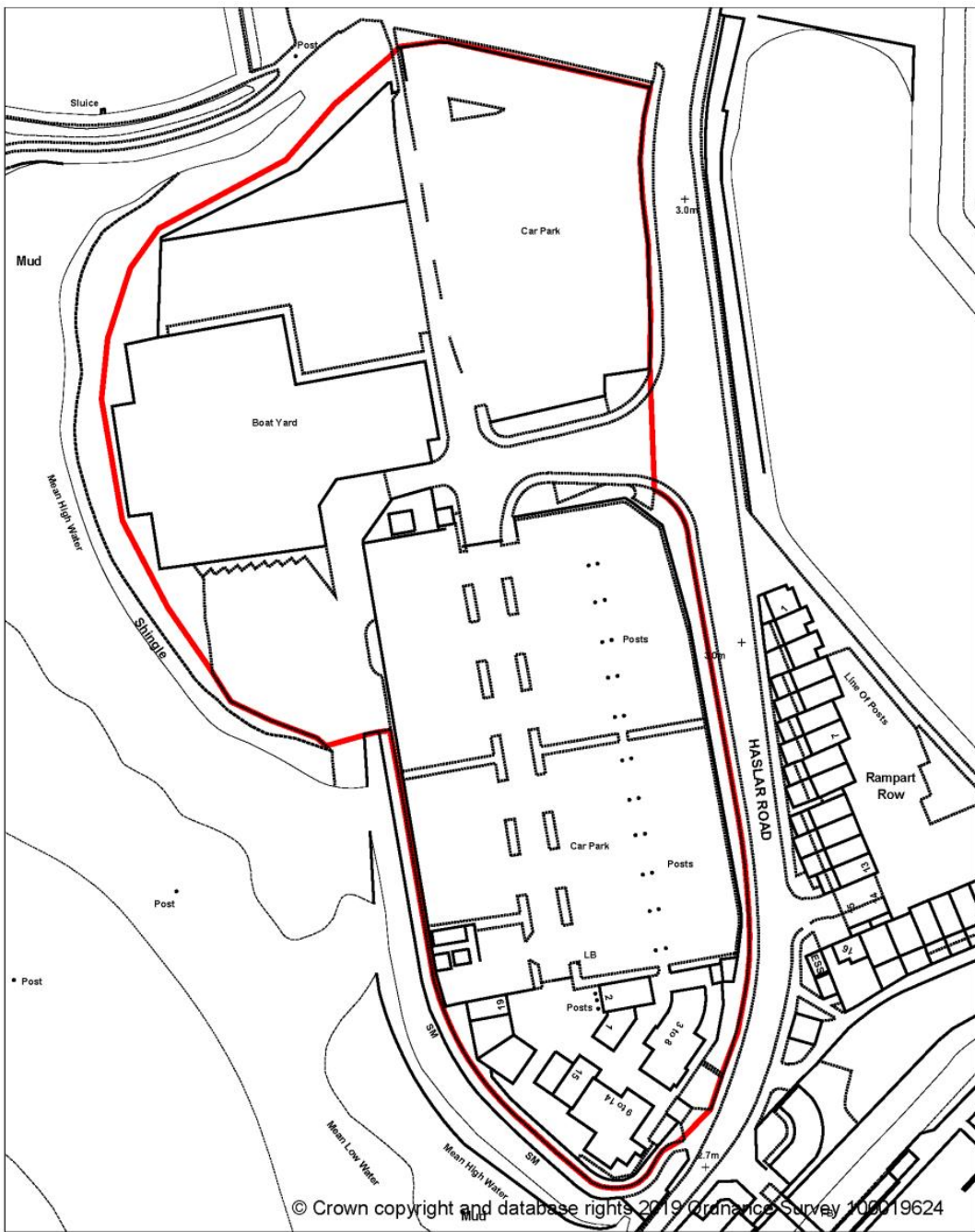
SHLAA Proforma

Site location

Site name	Haslar Marina	Site reference	WTSPD31
Site address and post code	Haslar Road, Gosport, PO12 1HT	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	The site is the land based component of Haslar Marina and includes various elements: public car at the northern end of the site (serving Town centre and the Ferry), boat yard and slipway, berth holders car park and commercial units for marine and ancillary –related uses including a chandlery and a bar/restaurant.
Topography	Largely flat
Existing land use	
Surrounding land use and storey heights	To the north adjacent the Haslar public car park is the GBC owned long stay car park with residential to the north of this. To the west is Haslar Lake and creekside footpath. To the South on the opposite side of the road is the Marina reception and offices, and the marina itself. To the west is Bastion No.1 and its moat with some residential fronting Haslar Road further south.
Site size	2.1 ha
Development status	18/00118/FULL Granted Permission April 2019.



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?	No	Review of the Urban Area Boundary may be required.	
Is the site allocated for development?	No	Site may still be appropriate for development.	
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		
Is the site within a Defined Shopping Area?	No		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	Yes	Very small areas on the periphery in Flood Zone 2/3. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	By 2115, most of the site is in Flood zone 3. 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)?	No		
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	Adjacent Cockle Pond and Haslar Lake (Portsmouth Harbour SPA/Ramsar). The digitised boundary of the SPA also includes	

Issue	Suitability	Comments	Actions
		<p>some of the land within the Haslar Marina site itself. Further investigation is required with Natural England on whether this was intended when the boundary was drawn. 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.</p>	
<p>Does the site contain, or is in proximity of, a SSSI or candidate SSSI?</p>	<p>Yes</p>	<p>Adjacent Cockle Pond and Haslar Lake (Portsmouth Harbour) Site of destroyed SSSI-infilled and now used as boat yard/parking area. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.</p>	

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Rampart Moat (15m). 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	Haslar Conservation Area on the other side of Haslar Lake. 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	Various listed buildings at Haslar Hospital and HMS Dolphin on the far side of the Creek. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	

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Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	Historic marine uses and foreshore. Potential Neolithic and Mesolithic remains on foreshore. Association with fortifications. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider- historical use of the site. Further investigation will be required. Includes area of made-up land. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	The impact of users of the cafes and buildings associated with Haslar Marina, especially late at night upon the amenity of residents needs to be	

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		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)?	No		
Services			
Is the site likely to be serviced by utilities?	Yes	Sewerage capacity uncertain. Further investigation 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?	No		
Is the site owned by a developer or is the owner willing to sell?	No	Site owner has submitted planning application.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	No		
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?	No	Site owner has submitted planning application.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination, site clearance costs.	
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	60	-
Capacity for dwellings	125	Based on density calculation.

Concluding comments	<p>The site can be developed for a marine led employment/leisure mixed use site. Sufficient parking provision can be retained to provide for the future needs of the users of Haslar Marina. Flood defence improvements may need to be incorporated as part of the future provision for the site. The western and southern parts of the site closer to the existing built up area lend themselves best to future development.</p> <p>Residential proposals would not be considered appropriate for to promote at this stage as it would be outside the urban area boundary and therefore not in accordance with the GBLP as it would be difficult to meet the tests set out in the relevant policies. Land at the northern end will need to be kept clear to respect the setting of Bastion No/.1 and the Gosport Lines.</p>
Concluding actions	No further action.