

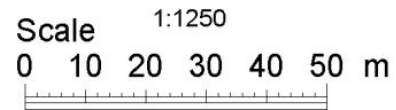
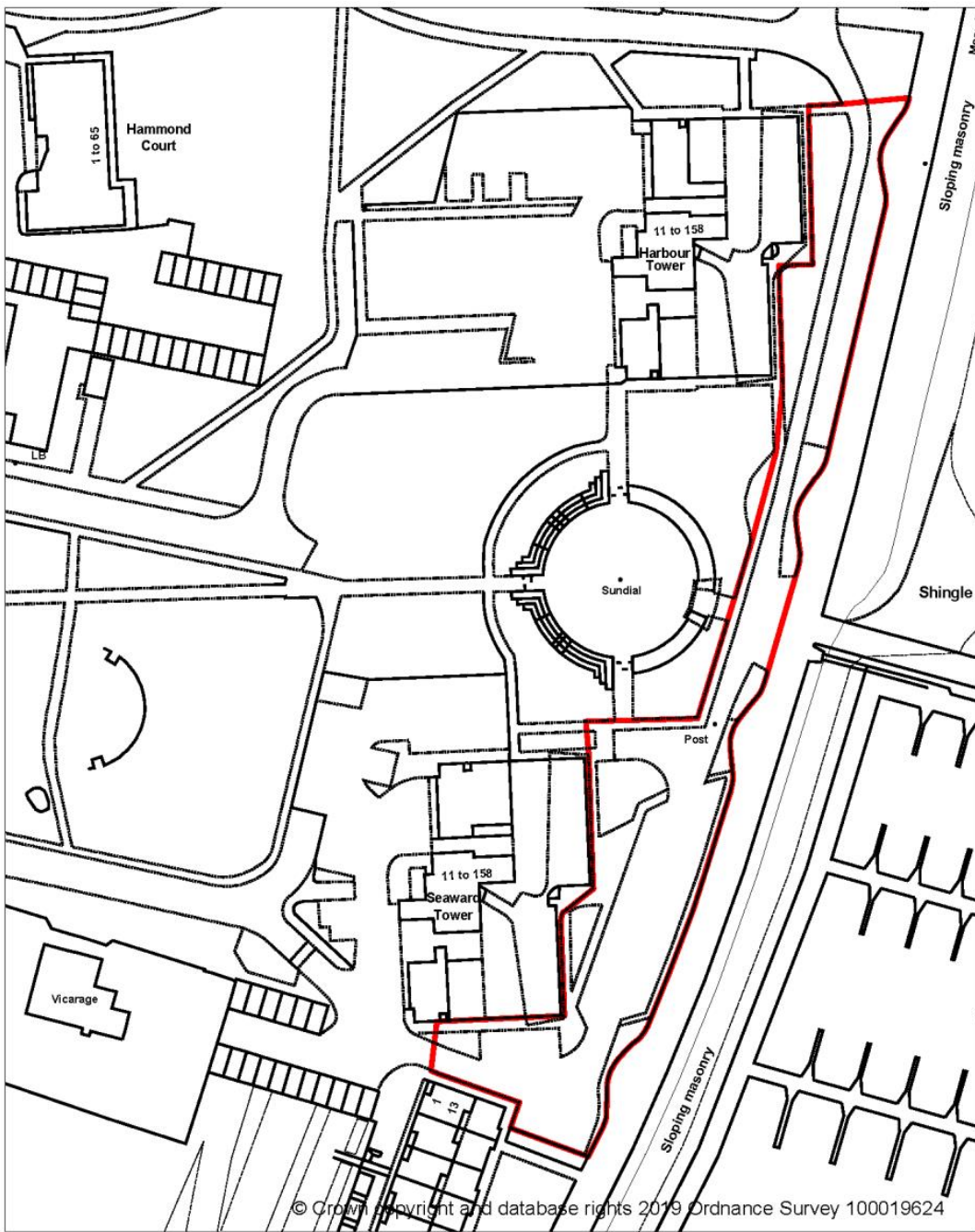
SHLAA Proforma

Site location

Site name	Areas adjacent to Millennium Promenade	Site reference	WTSPD39
Site address and post code	The Esplanade, Gosport, PO12 1HQ	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	Area of ancillary parking and service access to the Harbour and Seaward Towers facing onto the Millennium Promenade. Consists of hard landscaping and some small areas of planting. Along with Falkland Gardens to the north and Trinity Green and the Timespace feature it forms a contiguous open space, providing an important area of open space.
Topography	Flat with paved surface
Existing land use	Open space and promenade
Surrounding land use and storey heights	To the north the site is bordered by Bus Station site. There are plans to redevelop the Bus Station, and the impact of these proposals on the Waterfront area and Promenade will need careful consideration. To the west of the site are the Harbour and Seaward Towers. Immediately to the west of the site is Trinity Green and Trinity Church which is a grade II* listed building, in addition the Timespace has potential to be integrated into the site. To the south west of the site in the vicarage which is Grade II listed. To the eastern side of the site is the promenade and pier facing out onto Portsmouth Harbour, and Haslar Marina.
Site size	0.30 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?	No	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No	Site is currently used as open space though it is not protected in the local plan.	
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	Site is located in Flood Zone 2. Strategic Flood Risk Assessment is required.	
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. 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	Haslar Creek SPA. Haslar Creek Ramsar. (303m) The Solent and Dorset Coast potential SPA (50m). An ecology survey may be required. Development will not be	

Issue	Suitability	Comments	Actions
		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	Within 303m of the Portsmouth Harbour SSSI. 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 SINC, candidate SINC or a Local Green Space?	Yes	Within 80 metres of the Ramparts Moat SINC. 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		

Issue	Suitability	Comments	Actions
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	High Street Conservation Area to the 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	Church of the Holy Trinity, Trinity Green. Grade II* Holy Trinity Vicarage, Trinity Green. Grade II. 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?	Yes	The site is adjacent the Harbour and Seaward Towers, Trinity Green. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	There is likely to be significant archaeological remains from the marine activity which took place on the foreshore prior to the mid-20th century. A	

Issue	Suitability	Comments	Actions
		single large building used to occupy the site. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Land potentially contaminated. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	how the design of buildings will impact upon existing residential buildings on the Waterfront; how the use of any buildings would affect the amenities of those using the Promenade; 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		

Issue	Suitability	Comments	Actions
Services			
Is the site likely to be serviced by utilities?	Unknown	Sewerage capacity unknown.	
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	Site owned by GBC.	
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	Area used as open space by many residents. Confirmation will be needed if they can be	

Issue	Availability	Comments	Actions
		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	Potential cost of flood mitigation and decontamination. 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?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.30 ha	Based on whole site
Local area density	High	150dph
Development density	-	-
Capacity for dwellings	0	Based on density calculation

Concluding comments	<p>The area at the base of Harbour Tower has the potential to be used for café or restaurant use with seating facing out over the harbour side. The proposal can complement the development occurring at the bus station. It has the potential to be used as event space in association with maritime events. Further consideration would be required in consultation with local residents on amenity issues. The feasibility of any scheme would also need to be considered including whether the proposal would be permanent, seasonal or on an occasion event basis.</p> <p>Following public consultation it is considered that the area adjacent Seaward Tower should be retained for disabled and residents' parking acknowledging a shortage of provision in this particular area and that it would be difficult to re-provide close-by.</p>
Concluding actions	No further action.