

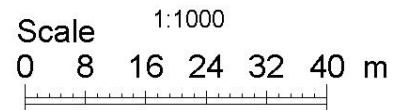
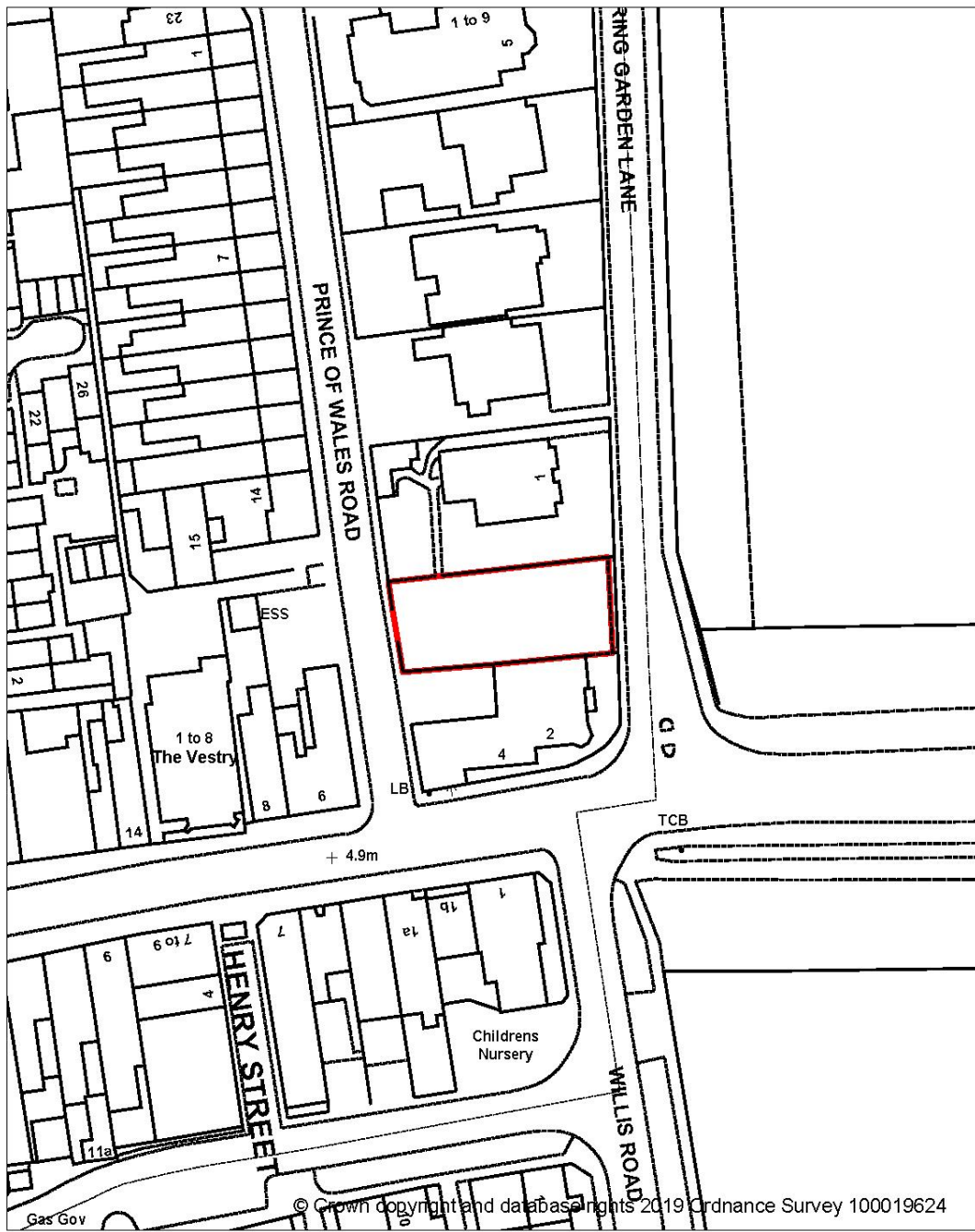
SHLAA Proforma

Site location

Site name	Prince of Wales Road Car Park	Site reference	CC017
Site address and post code	Prince of Wales Road, Gosport, PO12 1JP	Ward	Christchurch
Last updated	March 2019		

Site details

Site description	Private car park to the east of Prince of Wales Road serving 2 Stoke Road. The car park is accessed from Prince of Wales Road.
Topography	Flat with asphalt hardstanding and low brick border wall.
Existing land use	Car park
Surrounding land use and storey heights	Office building immediately to the south. Residential (two storey) to the north and east. To the west on the opposite side of Spring Garden Lane is
Site size	0.04 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		
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?	Yes	In Stoke Road Centre. Proposals will need to	

Issue	Suitability	Comments	Actions
		comply with the requirements of Policy LP27.	
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No		
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	Site adjacent to St George Barracks Playing Field Brent Goose Site (Primary Network). Within 400m of Portsmouth Harbour SPA and Ramsar Site. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the	

Issue	Suitability	Comments	Actions
		habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Within 400m of 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	Site adjacent to St George Barracks Playing Field 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		
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	Within St George Barracks South NO.12 and adjacent to Stoke Road No.15. A Heritage Statement will be required.	

Issue	Suitability	Comments	Actions
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	No		
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in 20m buffer area. 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 on neighbouring properties. 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		
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)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Parking in use. Confirmation will be needed if they can be ended or relocated.	

Achievable

Issue	Achievability	Comments	
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs. 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	0.04 ha	Based on whole site.
Local area density	Medium/High	
Development density	45dph	Density of developable area.
Capacity for dwellings	1	Based on initial visual assessment.

Concluding comments	This private car park serves the requirements of neighbouring buildings and is appropriate to retain. The sites small size would limit the number of dwellings achievable to less than 5; as such the site is not suitable for the SHLAA. If the land owner wished to develop the site in the future, an appropriate scheme that addressed parking/highway concerns, heritage conservation and nature constraints, aswell as all other considerations would be given consideration through the planning process.
Concluding actions	No further action.