

SHLAA Proforma

Site location

Site name	Coates Road Car Park	Site reference	WTSPD21
Site address and post code	Coates Road, Gosport, PO12 1BL	Ward	Town Centre
Last updated	May 2019		

Site details

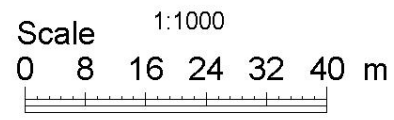
Site description	The site is currently used as a short stay public car park between the High Street and South Street. It has good linkages through to the High Street via North Cross Street and Bemister's Lane.
Topography	Flat with asphalt hardstanding and planting to border with South Street.
Existing land use	Car park
Surrounding land use and storey heights	To the north the site is bordered by the rear of the commercial properties on the High Street as well as a number of rear infill flats. To the south on the opposite side of South Street is an area of flats of a mixture of council housing and private stock. To the west the site is bordered by the Waterside Centre and to the east by the shopping area of Bemister's Lane.
Site size	0.1 ha
Development status	None



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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	Gosport Waterfront and Town Centre (LP4)	
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	Proposals will need to comply with the requirements of Policy LP27.	

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No	Site is in flood zone 1.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Predicted to be partly within 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	Cockle Pond (Portsmouth Harbour) (181m). The Solent and Dorset Coast potential SPA) (300m). 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	Cockle Pond (Portsmouth Harbour) (181m). 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	Rampart Moat (200m) Arden Park (336m). 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	Adjacent to the High Street Conservation Area. A Heritage Statement will be required. Proposals will	

Issue	Suitability	Comments	Actions
		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	125-125b High Street, 126 High Street, 106 High Street –all within proximity. 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?	No		
Is the site likely to be of archaeological interest?	Yes	Historic building pattern underneath the car park. an archaeological assessment will be required. An Archaeological Assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider associated with parking. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	To the south of the site is an existing area of housing. The impact upon the amenity of residents needs to be considered. The impact of traffic on South Street on future residents. Impact of the users of the Waterside Centre on the amenity of future residents. 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	Although sewerage capacity uncertain.	
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 is owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	Yes	There is potential for the site to be released for development subject to further work on a car parking strategy and approval of the Council.	
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	Site is used for car parking. Confirmation will be required that site is no longer needed. Subject to further work on Car Parking Strategy.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	There is potential for the site to be released for development subject to further work on a car parking strategy and approval of the Council.	
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	0.1 ha	Based on whole site
Local area density	High	200 dph
Capacity for dwellings	20	

Concluding comments	<p>The Gosport waterfront and Town Centre SPD identifies this site as a preferred option for development as it has been demonstrated that the Town Centre has a large surplus of parking spaces and that this needs to be rearranged. The SPD background paper provides further information in this regard. Prior to the release of any car park the Council require a car parking strategy to be produced to confirm that each site, in combination, are the most appropriate for release.</p> <p>For the purposes of the SHLAA this site has been considered appropriate to be included as suitable, available and achievable. The site could be developed for a higher density of residential development and has potential to be developed as part of a wider redevelopment of South Street for a residential led mixed use scheme including the adjoining Waterside Centre, Precinct and Police Station.</p>
Concluding actions	Further work to be undertaken on a car parking strategy.