

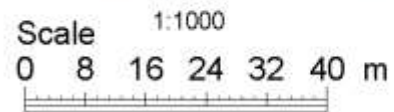
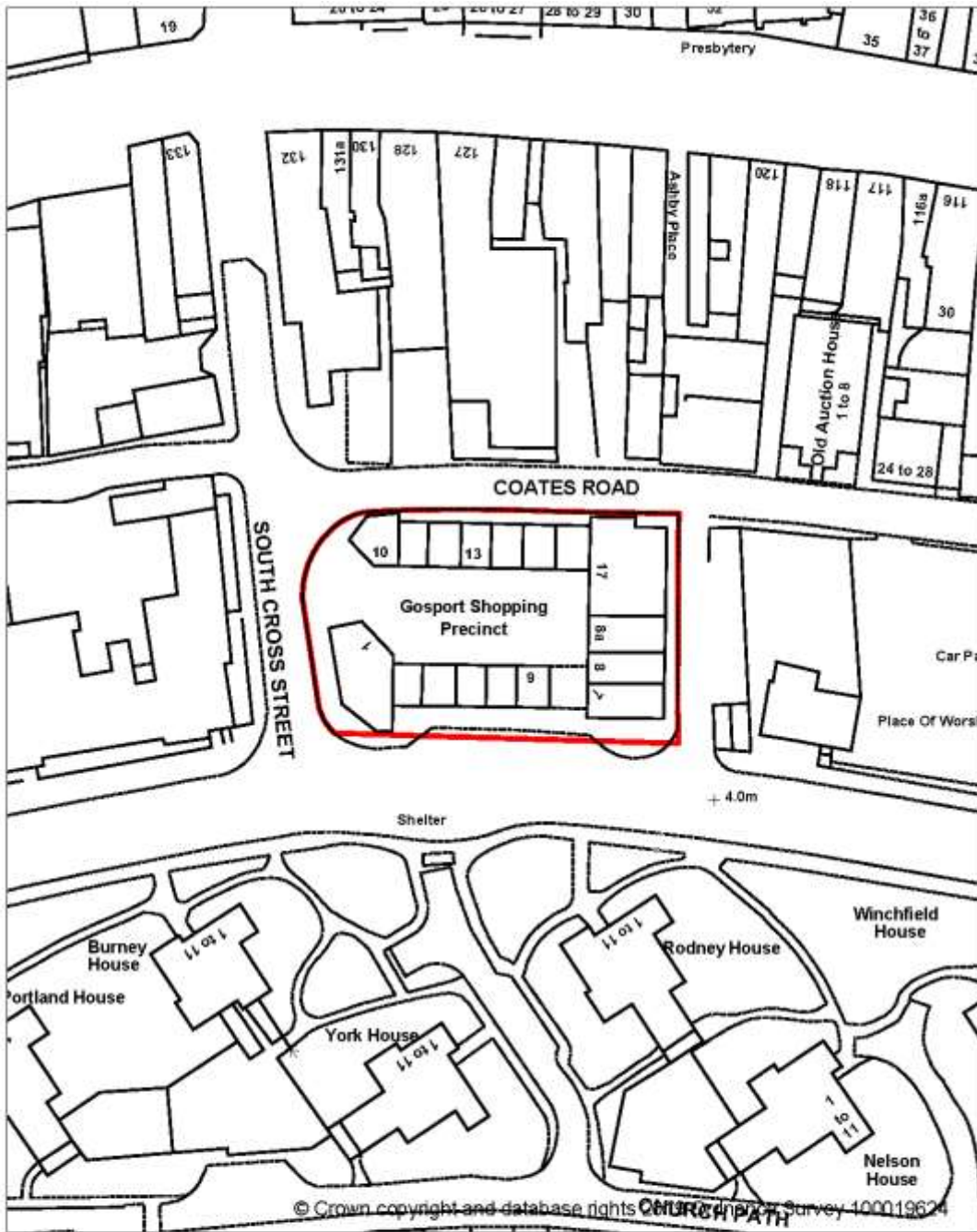
SHLAA Proforma

Site location

Site name	Gosport Shopping Precinct	Site reference	WTSPD23
Site address and post code	South Street, Gosport, PO12 1HA	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	The site is currently a shopping precinct to the rear of the High Street. The precinct has a large number of vacancies.
Topography	Flat with hardstanding
Existing land use	Small commercial units
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 and private stock. To the west the site is bounded by South Cross Street with the Gosport Police Station on the opposite side of the road. The Waterside Church is located to the east.
Site size	0.2 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		

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	Yes	Proposals will need to 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	Site is in flood zone 1.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in flood zones 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)?	Unknown	Very urbanised site. Further investigation required (for example bats).	

Issue	Suitability	Comments	Actions
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) (165m) 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 habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Cockle Pond (Portsmouth Harbour) (165m). 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 (216m) Arden Park (396m). Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes		

Issue	Suitability	Comments	Actions
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 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 nearby. 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 building.	

Issue	Suitability	Comments	Actions
		An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Western part of 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	To the south of the site is an existing area of housing. The impact upon the amenity of residents needs to be 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)?	Yes	The impact of traffic on South Street on future residents. Appropriate mitigation will be required.	

Issue	Suitability	Comments	Actions
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	Confirmation will be needed if they can be ended or relocated. Further investigation required to ascertain current vacancy rate.	

Achievable

Issue	Achievability	Comments	Actions
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 and demolition 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	0.2 ha	Based on whole site
Local area density	High	
Capacity for dwellings	24 (120 dph)	Based on SPD Background document assumption.

Concluding comments	<p>The site can be redeveloped for high density residential development with the retail development potentially being reprovided along a new South Cross Street frontage. The site has potential as part of a wider redevelopment of South Street for a residential led mixed use scheme including the adjoining Coates Road Car Park, Precinct and Police Station.</p> <p>While there remains uncertainty whether the current land owner wishes to develop the site it is considered appropriate to take an aspirational approach to regeneration on the site so the Council will facilitate this through Local Plan policy. The site is therefore considered available and achievable within the Plan Period.</p>
Concluding actions	Allow redevelopment in Local Plan policy.