

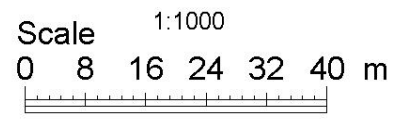
SHLAA Proforma

Site location

Site name	84-86 High Street, Gosport	Site reference	WTSPD27
Site address and post code	South Street, Gosport, PO12 1HA	Ward	Town Centre
Last updated	January 2020		

Site details

Site description	The site is a partially tree covered area to the rear of 84-86 High Street. Part of the area is used for private parking.
Topography	Flat with numerous mature trees and brick wall to sites border with South Street.
Existing land use	Area of open space to east of existing car park serving commercial/residential units.
Surrounding land use and storey heights	To the north and east the site is bordered by the rear of the commercial properties on the High Street. To the south on the opposite side of South Street is an area of flats. To the west the site is bordered by South Street Car Park.
Site size	0.16 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	Proposals will need to comply with the	

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		requirements of Policy LP27.	
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No	Site in Flood Zone 1.	
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	Numerous trees – need to assess their contribution to the Conservation Area	
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) (278m). The Solent and Dorset Coast potential SPA (200m). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Cockle Pond (Portsmouth Harbour) (278m). 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 (183m). 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 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	88 High Street, 91 High Street, 92-93 High Street, 94 High Street, 99/99a High Street. 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. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Historical uses of the site could have led to contamination. 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	Adjacent users-commercial and residential. 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	Adjacent users-commercial and residential. Appropriate mitigation will be required.	
Services			
Is the site likely to be serviced by utilities?	Yes	Sewerage capacity unknown. 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	The site ownership has been established through the Call for Sites.	
Is the site owned by a developer or is the owner willing to sell?	Yes	The site owner is looking to develop the site and has stated their intention to retain the commercial occupier in the ground floor retail unit.	
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)?	Yes	Rear access to commercial units on High Street needs to be maintained. This may affect the level of development that can be achieved on the site.	
Are there any existing tenancies or operations on site?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	The Council is awaiting a scheme from the land owner.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	No		
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	0.16 ha	Based on whole site
Local area density	High	
Development density	Between 75 dph and 600 dph.	Depending on development capacity as detailed below.
Capacity for dwellings	12 (75 dph) 50 (312 dph) 100 (625 dph)	Based on SPD Background Document assumptions but this only includes the rear servicing yard. Based on approximately 30 flats above the existing retail unit with two stories and 20 flats in a three story building fronting south street. Figure suggested in Call for Sites by land owner. However no plans have demonstrated that this level of development is achievable at this time.

Concluding comments	This site is considered a suitable location for high density residential development however it is imperative that rear service access to the ground floor retail unit is maintained. Providing parking is adequately addressed and rear servicing not impeded, intensification above the retail unit and to the south east of the site fronting south street would be appropriate. This would extend the frontage on South Street and offer potential improvements to the street scene.
Concluding actions	Await potential scheme.