

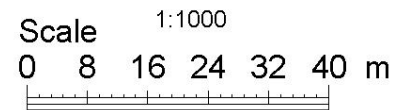
SHLAA Proforma

Site location

Site name	Church Path Car Park	Site reference	WTSPD32
Site address and post code	Church Path, Gosport, PO12 1NP	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	The site is currently one of the smaller areas of short stay car parking serving Gosport Town Centre.
Topography	Flat with asphalt hardstanding
Existing land use	Car park
Surrounding land use and storey heights	To the north is Church Path with buildings including a number of tower blocks on the opposite side Immediately to the west are two pairs of semi-detached dwellings. To the south is the rear of residential properties that face onto Trinity Close and to the east on the opposite side of Haslar Road is a small grassed area with Barclay House behind.
Site size	0.1 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?	Yes	Within Gosport Waterfront and Town Centre Regeneration Area (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?	No		

Issue	Suitability	Comments	Actions
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?	Yes	By 2115, entire site predicted to be in Flood Zone 3. 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 and Haslar Lake (Portsmouth Harbour) (c120m) .The Solent and Dorset Coast potential SPA (200m). An ecology survey may be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		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 and Haslar Lake (Portsmouth Harbour) (c120m). 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 (c100m). 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	Approximately 60m from 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	Trinity Church and the Rectory on opposite side of road. 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.	

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider include historical uses and parking. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Residential amenity of existing residents particularly those on Church Path. 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	Traffic on Haslar Road. Appropriate mitigation will be required.	
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?	No	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)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
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	
Development density	60dph	
Capacity for dwellings	6	
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 can be redeveloped for high density residential as part of a wider redevelopment around Trinity Green. Any development will need to respect the scale and setting of Trinity Green and Trinity Church. It will be necessary to consider the existing residential permit provision on the site.</p>	
Concluding actions	Further work to be undertaken on the Car Parking Strategy to understanding parking provision in the area.	