

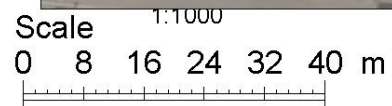
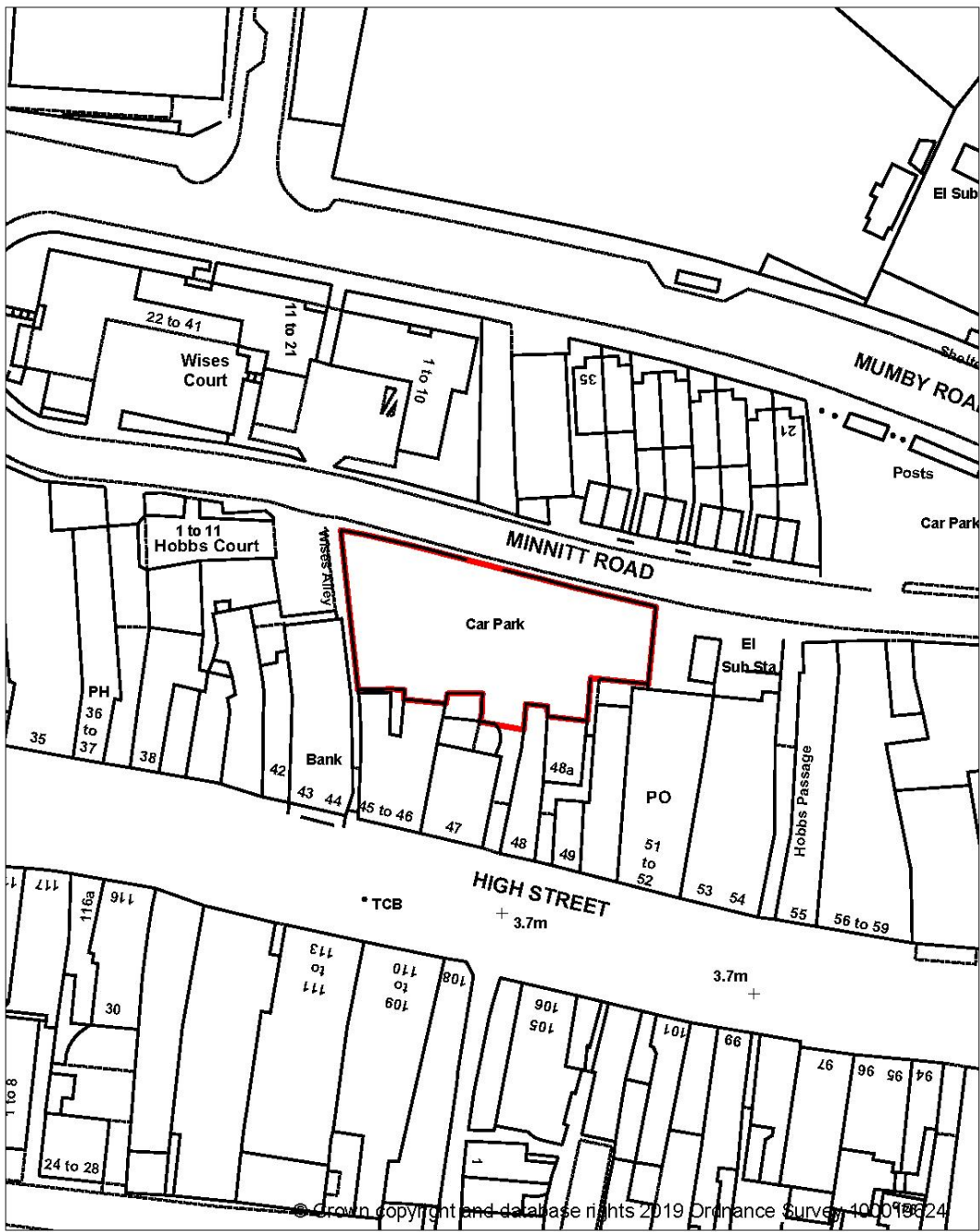
## SHLAA Proforma

### Site location

Site name	Minnitt Road South Car Park	Site reference	WTSPD13
Site address and post code	Gosport, PO12 1DP	Ward	Town Centre
Last updated	May 2019		

### Site details

Site description	The site is located on the south side of Minnitt Road backing onto the rear of the buildings on the High Street. The site consists of a Council owned car park. Currently a public short stay Car Park. Accessed from Minnitt Road off Mumby Road.
Topography	Flat with asphalt hardstanding
Existing land use	Car park and loading bays
Surrounding land use and storey heights	Residential development in the form of townhouses and flats is located to the north of Minnitt Road. To the west and east the site is bordered by service and associated areas behind commercial properties that front the High Street. To the south is Gosport Town Centre.
Site size	0.081 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>Yes</b>		
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?			
Is the site within a Defined Shopping Area?	<b>Yes</b>	Principle District and Neighbourhood Centres/uses within	

Issue	Suitability	Comments	Actions
		centres (LP27/LP28). Proposals will need to comply with the requirements of Policy LP27.	
Is the site currently tourist accommodation?	<b>No</b>		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	<b>No</b>	Site falls within Flood Zone 1.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	<b>Yes</b>	Further areas affected over the next 100 years. Partly within 2115 Flood Zone 2 and 3. Strategic Flood Risk Assessment is required.	
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	<b>No</b>		
Does the site have any TPO trees?	<b>No</b>		
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>Unknown</b>	Very urbanised site. Further investigations will be required (for example bats).	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA,	<b>Yes</b>	Cockle Pond (Portsmouth Harbour (305 m). The	

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?		Solent and Dorset Coast Potential SPA (400 m). 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 (305 m). 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	Arden Park (385 m) and Ramparts Moat (306 m). Proposals should protect the habitat.	
<b>Access</b>			
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
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>Yes</b>	Site is 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)?	<b>Yes</b>	No 109 the High Street on opposite side of the 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?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>Yes</b>	Potential historic town centre use. An archaeological assessment will be required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Contamination issues to consider associated with parking. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	The relationship of proposed used with existing and other proposed uses; most notably uses in the town centre. 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)?	<b>Yes</b>	Potential noise from Mumby Road and from town centre uses backing onto the site. Appropriate mitigation will be required.	
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Unknown</b>	Further investigation will be required.	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>No</b>		

## 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?	Unknown	Subject to further work on Car Parking Strategy.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?			
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 and rear access to existing properties. Confirmation will be required that site is no longer required. 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?	<b>No</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential decontamination and site clearance 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?	<b>Unknown</b>	Potential need for utilities infrastructure including sewerage capacity improvements. Further investigations required.	

## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.081 ha	Based on whole site
Local area density	High	
Development density	-	
Capacity for dwellings	0	

Concluding comments	<p>The Gosport waterfront and Town Centre SPD has not identified this site as a preferred option for development as it has been demonstrated that although the Town Centre has a large surplus of parking spaces and that this needs to be rearranged, this site would likely form a key part in this rearrangement. The SPD background paper provides further information in this regard. Prior to the release or retention 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, while this site may be suitable for development they are not considered available or achievable as they are required to meet the ongoing parking requirement for the Town Centre and residents. The site should be retained for car parking as there is little other parking provision in this part of the Town Centre. Improvements to the alleyway access to the High Street could potentially be beneficial. Improved linkages through the site to the waterfront have the potential to increase future footfall.</p>
Concluding actions	<b>No further action.</b>