

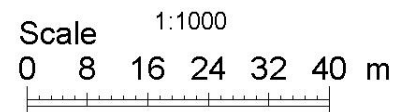
## SHLAA Proforma

### Site location

Site name	North Loading Area	Site reference	WTSPD18
Site address and post code	Clarence Road, Gosport, PO12 1DH	Ward	Town Centre
Last updated	May 2019		

### Site details

Site description	The site is currently a public car park facing onto the North Loading area which runs up the back of the north side of Gosport High Street.
Topography	Flat with hardstanding
Existing land use	Public car park
Surrounding land use and storey heights	To the north, the site is bordered by an area of flats, of mixed public and private tenure. To the south there are the backs of the commercial properties on the High Street which are serviced from the North Loading Road.
Site size	0.13 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>No</b>	Site may still be appropriate for development.	
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?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>Yes</b>	Proposals will need to	

Issue	Suitability	Comments	Actions
		comply with the requirements of Policy LP27.	
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
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	By 2115 a very limited site area is within flood zone 2. 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)?	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 Ponds (Portsmouth Harbour) (214m) and The Solent and Dorset Coast potential SPA (400m). An ecology survey may be	

Issue	Suitability	Comments	Actions
		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 Ponds (Portsmouth Harbour) (214m). 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 (124m). 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>	Within the High Street Conservation Area and close to St Georges Barracks 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>	Adjacent to 89-92 North Street listed buildings. 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>	Historic building pattern underneath the car park. An archaeological assessment will be required.	

Issue	Suitability	Comments	Actions
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Contaminations issues to consider- historical use of the site. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	To the north of the site is an existing area of housing upon which impacts will need 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)?	<b>Yes</b>	Servicing arrangements (rear access) of existing commercial properties. Appropriate mitigation will be required.	
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>	Sewerage capacity may be an issue.	
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?	No		
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)?	Yes	Rear access required to existing commercial properties. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Used for council car parking. Confirmation will be required that the 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?	<b>No</b>	At this stage.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	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?	<b>No</b>		

## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.13 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 layout of the site does not suit itself for residential development and the location is not suitable for redevelopment for any other type of use due to its shape and its immediate proximity to other uses. The site could be retained as parking to serve the High Street although work is ongoing on a car parking strategy.</p>
Concluding actions	<b>No further action</b>