

SHLAA Proforma

Site location

Site name	Crown Mews	Site reference	WTSPD19
Site address and post code	Clarence Road, Gosport, PO12 1DH	Ward	Town Centre
Last updated	December 2018		

Site details

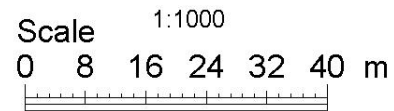
Site description	The site is currently a private car park serving the residential properties.
Topography	Flat with asphalt hardstanding
Existing land use	Car park
Surrounding land use and storey heights	To the north the site is bordered by an area of flats, of mixed public and private tenure. The site faces onto the North Loading Area, which includes a Council car parking area as well as the rear servicing areas of the High Street shops and other commercial premises.
Site size	0.08 ha
Development status	None



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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?	No		
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 Ponds (Portsmouth Harbour) (214m). The Solent and Dorset Coast potential SPA (400m). An ecology survey	

Issue	Suitability	Comments	Actions
		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 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.	
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	Within 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	89 -92 North 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 car park. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider associated with parking. 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	To the north of the site is an existing area of housing. The impact upon the amenity of residents needs to be considered. Issues relating to servicing the retail properties. The impact of traffic on Mumby Road on future residents. 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	Noise from users and service vehicles for the town centre. Appropriate mitigation will be required.	
Services			
Is the site likely to be serviced by utilities?	Yes	Uncertain over sewerage capacity.	
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?	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)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Site is used for residents parking for adjacent properties. Confirmation will be needed if they can be ended or relocated.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	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?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.08 ha	Based on whole site
Local area density	High	150dph
Development density	-	-
Capacity for dwellings	0	-

Concluding comments	The layout of the site does not suit itself for residential redevelopment and the location is not suitable for redevelopment for any other type of use. There is no indication that the area of residents parking is surplus to requirement. Retain site as a private car parking serving the adjoining residential properties.
Concluding actions	No further action.