

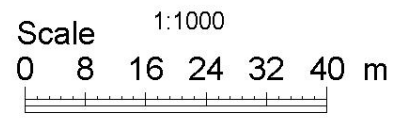
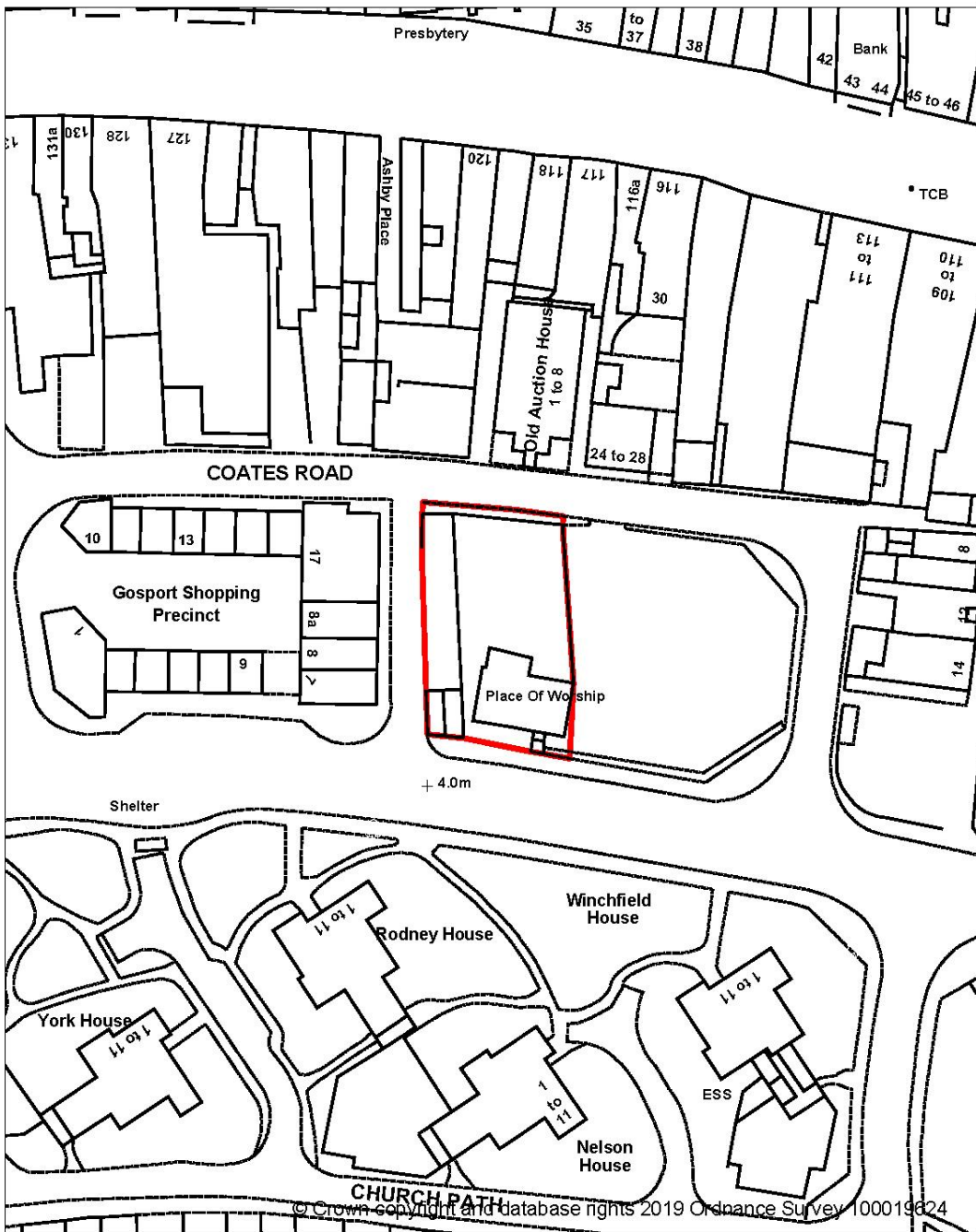
SHLAA Proforma

Site location

Site name	Waterside Centre	Site reference	WTSPD22
Site address and post code	South Street, Gosport, PO12 1HA	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	The site is currently used as a church with associated community facilities (Waterside Centre) and ancillary car park. The building is of low architectural value and the church could be reincorporated into a new development.
Topography	Flat with single storey building to south of site and hardstanding car park to rear.
Existing land use	Community church and centre
Surrounding land use and storey heights	To the north the site is bordered by the rear of the commercial properties on the High Street as well as a number of rear infill flats. To the south on the opposite side of South Street is an area of flats of a mixture of Council and private stock. To the east is the Coates Road public car park and to the west is the precinct a 1960's shopping centre.
Site size	0.05 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 requirements of Policy LP27.	

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No	Site is in Flood Zone 1. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Predicted to be in Flood Zone 2 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		
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) (178m). The Solent and Dorset Coast potential SPA (300m). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the	

Issue	Suitability	Comments	Actions
		habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Cockle Pond (Portsmouth Harbour) (178m) 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 (205m) Arden Park (330m). 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	Adjacent the High Street Conservation Area. A Heritage Statement will be	

Issue	Suitability	Comments	Actions
		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	125-125b High Street, 126 High Street, 106 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	Contamination issues to consider- historical use of the site. 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 south of the site is an existing area of housing. The impact upon the amenity of residents needs 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)?	Yes	Traffic on South Street. 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?	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)?	No		
Are there any existing tenancies or operations on site?	Yes	Existing use as community church. 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 costs of decontamination, demolition and site clearance. 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	0.05 ha	Based on whole site
Local area density	High	
Capacity for dwellings	12 (240dph)	Based on SPD background document density assumptions.

Concluding comments	<p>The site has potential to be part of a wider redevelopment of South Street for a mixed use scheme including the adjoining Coates Road Car Park, Precinct and Police Station.</p> <p>As part of the public consultation on the SPD the Waterside Centre outlined its ambitions of securing extended community facilities on their site with the potential for a larger facility with a mix of uses as part of a more comprehensive development with adjoining sites (option 4). This option has been included in the SPD together with the potential for variations on option 3 for a residential/community facility development. At this time it is considered that the site is unavailable and unachievable for residential development and it has been discounted for the SHLAA.</p>
Concluding actions	No further action at this time.