

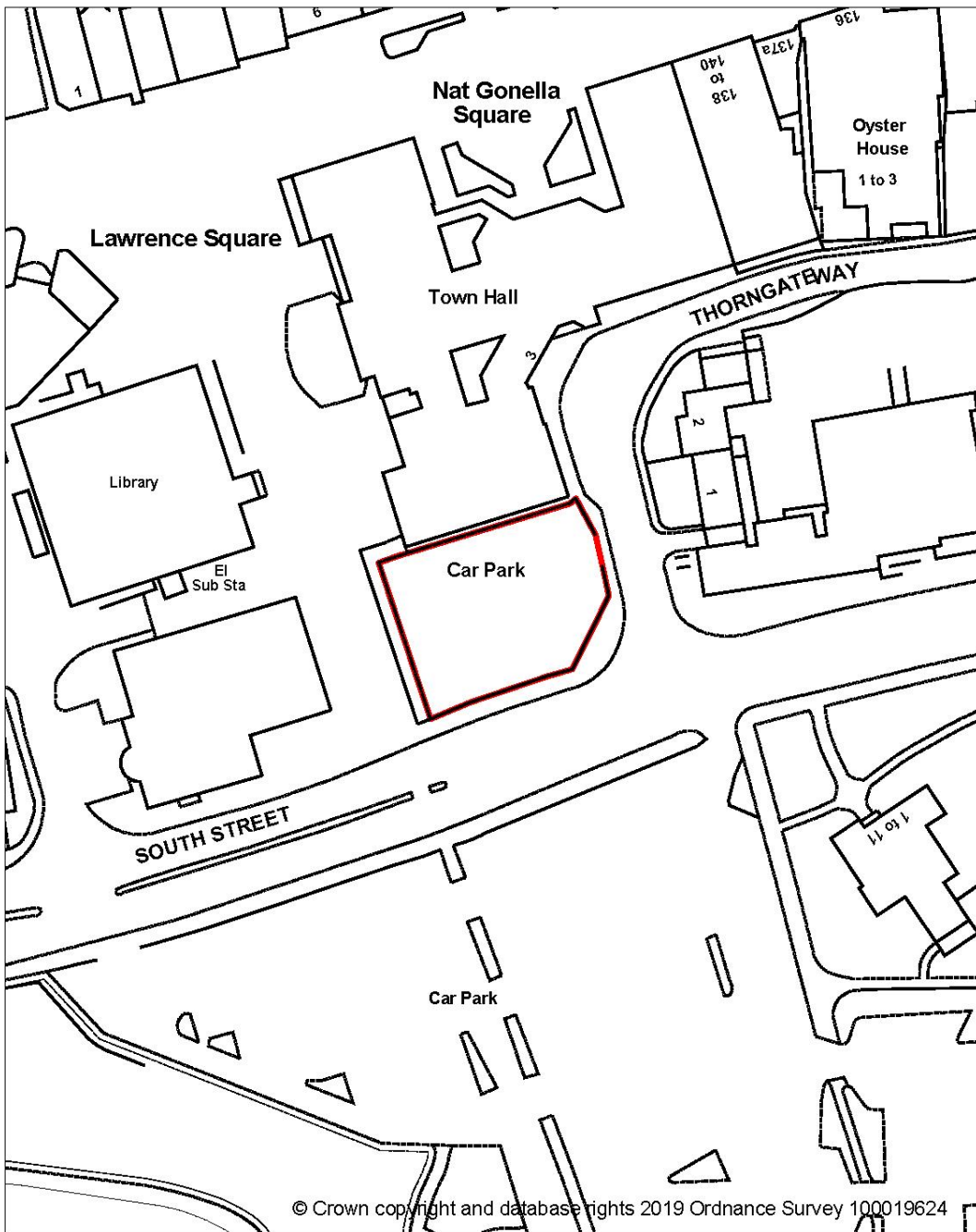
SHLAA Proforma

Site location

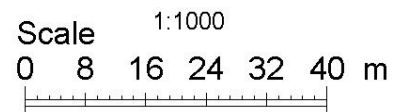
Site name	Town Hall Car Park (Thorngate)	Site reference	WTSPD26
Site address and post code	Thorngate Way, Gosport, PO12 1HR	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	The site is currently a car park serving the Town Hall and Police presence within the Town Hall.
Topography	Flat with asphalt hardstanding
Existing land use	Car park
Surrounding land use and storey heights	To the north, the site is bordered by the Town Hall. To the South on the opposite side of South Street is the Walpole Park Car Park. To the west is the dental practice and Discovery Centre and to the east is former Gosport Police Station.
Site size	0.06 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		

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?	Yes	Partly within Flood Zone 2 in 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	Adjacent High Street group TPO	
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	Yes	Cockle Pond (Portsmouth Harbour) (77m). The Solent and Dorset Coast	

Issue	Suitability	Comments	Actions
Goose site or proposed Brent Goose site, or a biodiversity-offset site?		potential SPA (300m). 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) (77m). 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 (283m) Arden Park (168m). 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	No's 1 and 2 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?	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	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	The impact of users of neighbouring buildings. 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	Sewerage capacity uncertain. Further investigation required.	
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	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?	Yes	Potentially – due to small site size. Need to check whether off-site land is available.	
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	Used for Police and Town Hall car parking. 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)?	No		
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	0.06 ha	Based on whole site
Local area density	High	150 dph
Capacity for dwellings	9	Based on initial density calculation.

Concluding comments	In the short term it will be necessary to retain as a car park to serve the Town Hall and the Police Station. There may be scope to consider additional uses over the longer term to support any proposed intensification of uses within the adjacent Town Hall.
Concluding actions	No further action.