

SHLAA Proforma

Site location

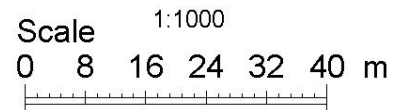
Site name	8 High Street	Site reference	WTSPD50
Site address and post code	High Street, Gosport, PO12 1BX	Ward	Town
Last updated	December 2019		

Site details

Site description	Retail unit situated to the north of Gosport High Street. The unit is currently occupied by Pound stretcher. To the rear is the North Loading Area.
Topography	Flat
Existing land use	Retail unit with commercial frontage in Town Centre
Surrounding land use and storey heights	Retail (3 storeys), and Gosport Town Hall.
Site size	0.06 ha
Development status	-



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?	Yes	While not specifically allocated for development the site is within the Waterfront and Town Centre Regeneration Area which is covered by Policy LP4.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	No		

Issue	Suitability	Comments	Actions
Does the site have a community, culture or leisure use?	No		
Is the site within a Defined Shopping Area?	Yes	The site is within Gosport Town Centre. Proposals will need to comply with the requirements of Policy LP27. This includes the retention of the ground floor commercial unit.	
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No		
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)?	Yes	A survey may be required, proposals will need to protect any species.	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA,	Yes	A habitats assessment may be required.	

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?		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	A habitats assessment 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?	No		
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			

Issue	Suitability	Comments	Actions
Is the site within or is adjacent to a Conservation Area?	Yes	The site is 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	The site is adjacent to a number of listing buildings which are located to the west. A Heritage Statement will be required.	
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	An archaeological assessment may be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in a 50m buffer zone. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		

Issue	Suitability	Comments	Actions
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	Potential noise impacts from adjacent uses.	
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)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	The commercial unit will need to be retained.	

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	60-70dph
Development density	160 dph	
Capacity for dwellings	10	Based on initial visual assessment.

Concluding comments	Potential for additional height in this location however at this stage the landowner has not expressed an interest. Any alterations will need to respect the conservation area and listed buildings located nearby. It will also be important to provide appropriate parking and bin storage.
Concluding actions	No further action at this stage.