

SHLAA Proforma

Site location

Site name	Jamaica Place Car Parks North and South	Site reference	TNCC020
Site address and post code	Jamaica Place, Gosport, PO12 1LX	Ward	Town Ward and Christchurch
Last updated	May 2019		

Site details

Site description	Two car parks situated at the North and South of Jamaica Place.
Topography	North Car Park - Flat with hardstanding and electrical substation South Car Park – Flat with hardstanding and public toilets
Existing land use	Car parking
Surrounding land use and storey heights	Residential (two and three storey) and commercial units.
Site size	North Car Park – 0.047 ha South Car Park – 0.14 ha
Development status	None

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	North car park within Defined Shopping Area. South car park outside. 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		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	North Car Park only very slightly in Flood Zone 2 by 2115. South Car Park fully in Flood Zone 2 and 3 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	Mature trees are situated adjacent to the south west of the south car park.	
Does the site have any TPO trees?	No		

Issue	Suitability	Comments	Actions
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	Within 400m of Brent Goose Site (Primary Network). 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	Within 400m of Portsmouth Harbour SSSI. 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?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes		

Issue	Suitability	Comments	Actions
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	<p>North Car Park in the Stoke Road Conservation Area.</p> <p>South Car Park is not. A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.</p>	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	North Car Park adjacent to listed building. 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?	No		

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	North Car Park within 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		
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?	No	Land is owned by GBC (StreetScene)	
Is the site owned by a developer or is the owner willing to sell?	No	The site should be retained until a traffic management scheme has been implemented for Stoke Road to allow for improved access, bus rapid transit and parking arrangements. This car park may be required as part of the solution.	
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	Electrical substation to the south western corner of the North Car Park. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Site currently used for 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	The site will be retained and only released subject to the results of the traffic management scheme.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	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?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.187	Based on North and South car parks combined.
Local area density	Medium	
Development density	40dph	
Capacity for dwellings	7	Based on initial visual assessment

Concluding comments	It is recognised that the site may be suitable for some level of appropriate residential development in the future. That said, at this time it is important the site should be retained until a traffic management scheme (TMS) has been implemented for Stoke Road to allow for improved access, bus rapid transit and parking arrangements. This car park may be required as part of the solution. The TMS may identify this site as surplus to requirements at a later date, but at this time the site is not available.
Concluding actions	No further action.