

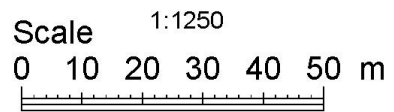
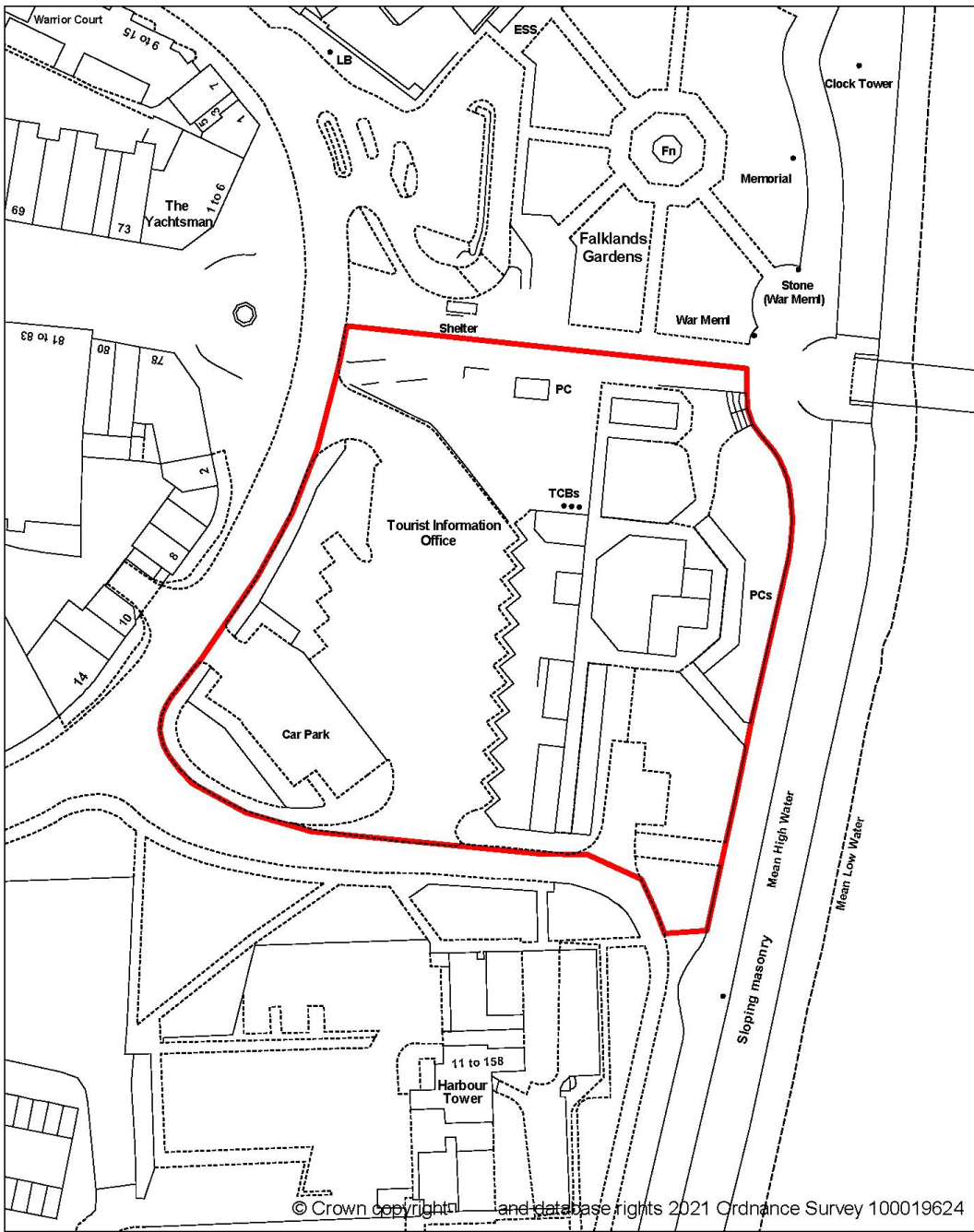
## SHLAA Proforma

### Site location

Site name	Land at Gosport Bus Station	Site reference	WTSPD01a
Site address and post code	South Street, Gosport, PO12 1EP	Ward	Town Centre
Last updated	June 2021		

### Site details

Site description	Gosport bus station includes a 1960's building and concrete surfaced parking area. The site is a key gateway to the Borough and includes the main transport interchange incorporating the Bus station, the Gosport Ferry ticket offices, cycling parking, taxi rank, long stay car park and vehicular pick-up/drop-off point.
Topography	Largely flat with a mix of concreted, paved and grassed/planted areas. Numerous trees on Western half of site.
Existing land use	Transport interchange, tourism information office and shops
Surrounding land use and storey heights	North of the site is bordered by Falkland Gardens which will be protected. To the west is Gosport High Street with retail and typical town centre uses. To the south are residential properties (Seaward and Harbour Towers) and links to Trinity Green and the Millennium Promenade.
Site size	0.83 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>Yes</b>	Allocated in Gosport Waterfront and Town Centre SPD as key opportunity site 1.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>	The adjacent Falkland Gardens is designated as existing open space under Policy LP34. Falkland Gardens is not included in this site and will not be considered for residential	

Issue	Suitability	Comments	Actions
		development.	
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	Yes	Proposals will need to comply with the requirements of Policy LP32.	
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	Yes	Work has been undertaken as part of a SFRA to demonstrate that this is an exemption site in terms of flood risk. Necessary to ensure any potential flood risk from tidal flooding is minimised. There will also be a need for some flood defence works and other associated measures.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No		

Issue	Suitability	Comments	Actions
Does the site have any TPO trees?	<b>No</b>		
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>Unknown</b>	Very urbanised site. Further investigations will be required.	
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?	<b>Yes</b>	Approximately 500 m from the Portsmouth Harbour SPA and Ramsar site. Adjacent to the Solent and Dorset Coast potential SPA. A HRA will 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?	<b>Yes</b>	Approximately 500 m from Portsmouth Harbour SSSI. A HRA will 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?	<b>Yes</b>	The Ramparts Moat SINC (237 m). Proposals should protect the habitat.	

Issue	Suitability	Comments	Actions
<b>Access</b>			
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		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	Yes	Adjacent to 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)?	No		
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	Adjacent to Mumby Road: Remains of De Gomme Fortifications; Solent Marine Services; The Castle Tavern PH and adjacent to the Harbour	



Issue	Suitability	Comments	Actions
		Tower, Trinity Green. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Significant archaeological potential including the remains of Fort Charles and other fortifications. an archaeological assessment will be required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider. Including contamination associated with the bus station. Further investigation will be required. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact of building design upon existing residential buildings.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	The relationship of transport interchange with other proposed uses particularly in relation to	

Issue	Suitability	Comments	Actions
		noise, vibration and air pollution and their potential impact on residential amenity or the amenities of users of commercial buildings. Appropriate mitigation will be required. Proposal will need to minimise amenity impacts.	
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>No</b>		



## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Owned by GBC	
Is the site owned by a developer or is the owner willing to sell?	Unknown		
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	Existing bus station, Gosport Ferry, and shops. 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?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and land clearance of existing unsuitable buildings and any unstable land remediation. 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?	Yes	Flood management measures key aspect to the successful development of the site. Potential increase of pressures on utilities infrastructure including sewerage capacity. Infrastructure estimates will be necessary.	

## Conclusion

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.83 ha	Based on whole site
Local area density	High	Based on local area.
Development density	290 dph	Based on developable area.
Capacity for dwellings	240	Based on latest proposals.

Concluding comments	The preferred development approach for the Bus Station is to replace the existing bus station and ancillary uses with a revised Bus Station and provide additional new restaurant/bar and other commercial development in a manner which adds to the vitality and viability of the adjacent Falkland Gardens and this end of the town centre. Issues of parking, bin storage and flooding will need to be addressed as part of a proposal. The proposal will likely include a mix of uses including food and beverage on the ground floor, a heritage and tourism information centre, other commercial space (e.g. a gym) and residential development. It is expect to include 189 dwellings. The scheme has potential to include a 5.000 sq.m hotel however if this did not come to fruition it is expected that a further 70-100 dwellings could be achieved.
Concluding actions	<b>No further action. Continue to promote redevelopment of the site and identify in draft Local Plan.</b>