

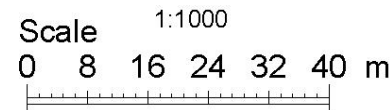
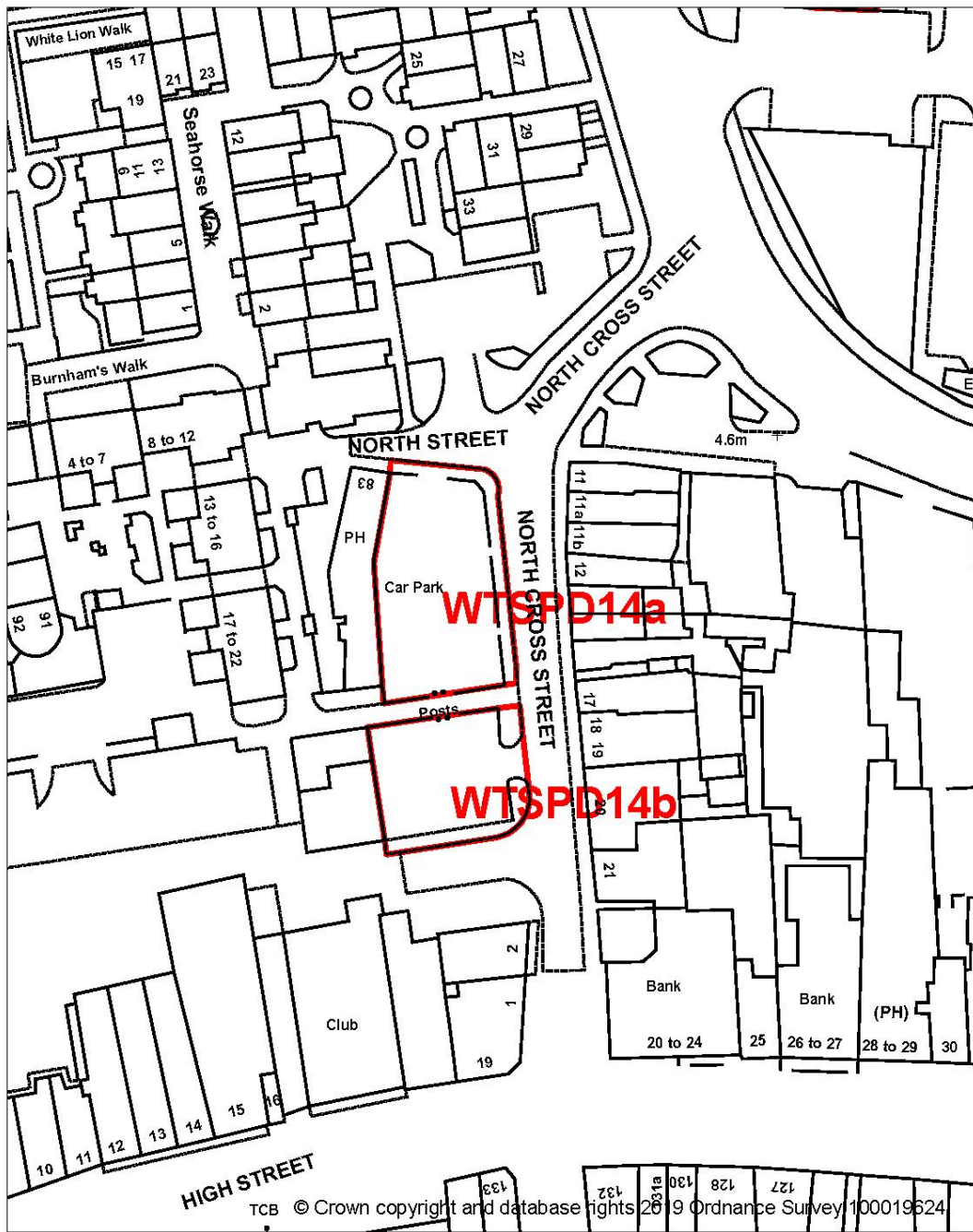
## SHLAA Proforma

### Site location

Site name	North Cross Street Car Parks	Site reference	WTSPD14
Site address and post code	North Street, Gosport, PO12 1BD	Ward	Town Centre
Last updated	May 2019		

### Site details

Site description	The site consists of two Council owned car parks and a store used for market stalls. The site is on the western side of North Cross Street which historically had a built form similar to that of the eastern side of the street. This form has since been eroded by demolitions in the mid to late 20th century. This is shown in the Conservation Area appraisal for the High Street.
Topography	Flat with asphalt hardstanding
Existing land use	Car park
Surrounding land use and storey heights	To the north the site is bordered by Mumby Road with the Aldi store. The eastern side of North Cross Street still exists in its historic form as a row of shops. The retail and residential form of this side of North Cross Street has the potential to be reflected on the western side as part of any redevelopment. To the South the High Street is pedestrianised and forms a direct pedestrian link to North Cross Street. On the eastern side of the site is the rear of the Fox pub. There is pedestrian access to the North Loading Area and potential to improve this linkage to make it more attractive and potentially accessible to vehicles.
Site size	0.09 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>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		

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		
<b>Flooding</b>			
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	Partly in Flood zone 2 and 3 by 2115. Strategic Flood Risk Assessment is required.	
<b>Ecology</b>			
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,	Yes	Cockle Ponds (Portsmouth Harbour) (253m). The	

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?		Solent and Dorset Coast potential SPA (400m). 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 Ponds (Portsmouth Harbour) (253m). 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	Arden Park (226m) and Rampart Moat (349m). Proposals should protect the habitat.	
<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		

Issue	Suitability	Comments	Actions
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>Yes</b>	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)?	<b>Yes</b>	No's 13 / 14 North Cross Street / The Fox pub. 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?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>Yes</b>	Potential for some archaeological remains under the car parks. An archaeological assessment will be required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Contamination issues to consider- historic use of the site and surface contaminants from car	

Issue	Suitability	Comments	Actions
		park use. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	To the east 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)?	<b>Yes</b>	The impact of the Fox public house on the amenity of future residents needs to be considered. The impact of traffic on Mumby Road on future residents. Appropriate mitigation will be required.	
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>	Although sewerage capacity uncertain.	
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?	Yes	Land partly owned by GBC. Agreement will be required from all the owners.	
Is the site owned by a developer or is the owner willing to sell?	Yes	There is potential for the site to be released for development subject to further work on a car parking strategy and approval of the Council.	
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	Car parking. Confirmation will be required that site is no longer needed. Subject to further work on Car Parking Strategy.	



## Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	There is potential for the site to be released for development subject to further work on a car parking strategy and approval of the Council.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination and site clearance 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

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable area	0.09 ha	Based on whole site
Local area density	High	
Development density	220 dph	
Capacity for dwellings	20	Based on more detailed site design

Concluding comments	<p>The Gosport waterfront and Town Centre SPD identifies this site as a preferred option for development as it has been demonstrated that the Town Centre has a large surplus of parking spaces and that this needs to be rearranged. The SPD background paper provides further information in this regard. Prior to the release of any car park the Council require a car parking strategy to be produced to confirm that each site, in combination, are the most appropriate for release.</p> <p>For the purposes of the SHLAA this site has been considered appropriate to be included as suitable, available and achievable. The car parks and the adjoining market stall store can be redeveloped for retail/commercial development on the ground floor with residential uses on upper floors. The development should look to reflect the size and scale of properties on the opposite side of the street. The short stay parking provision will need to be replaced with the equivalent number to replace Long Stay spaces in the Walpole Park Car Park.</p>
Concluding actions	<b>Allocate residential</b>