

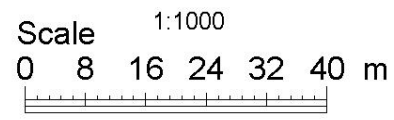
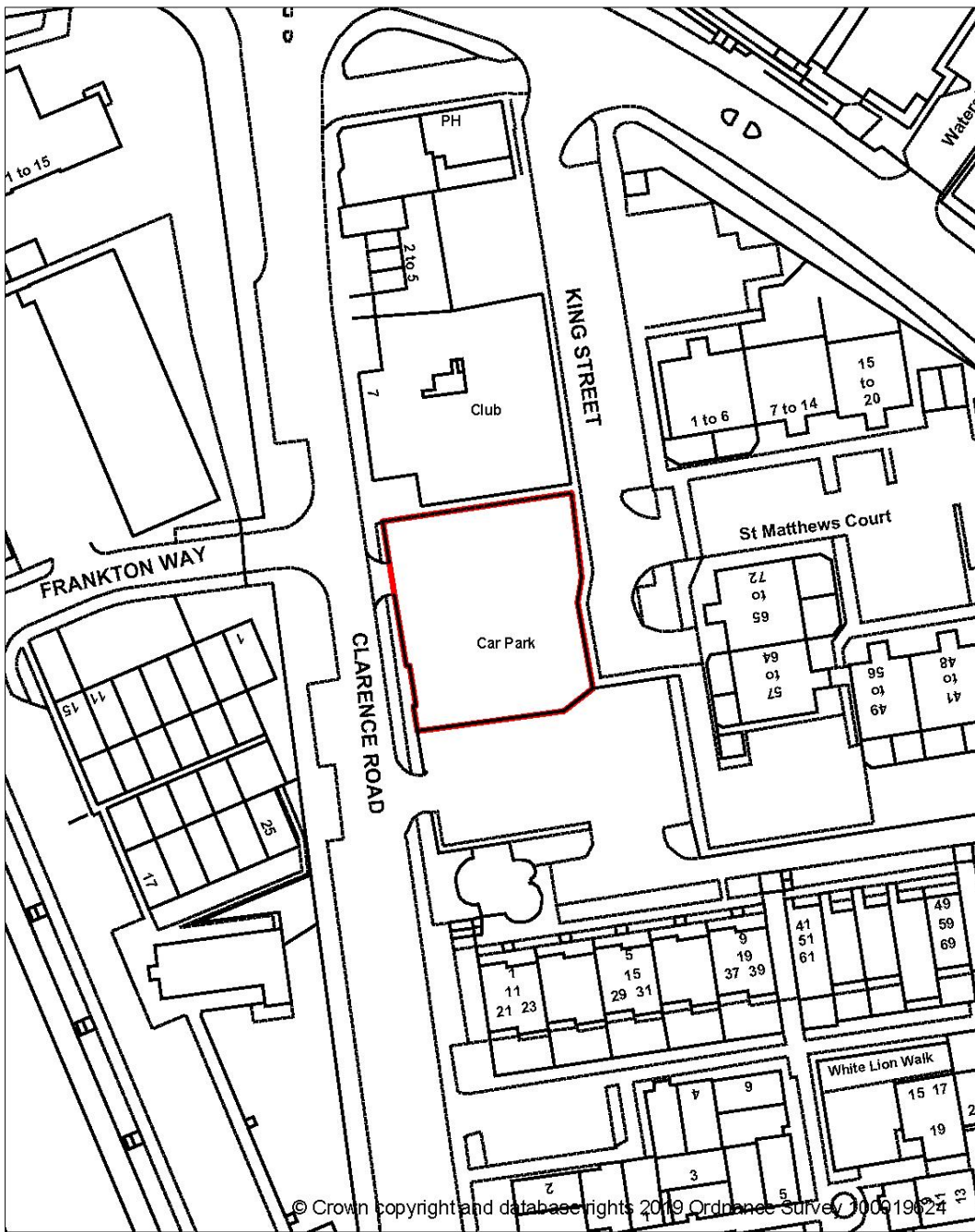
SHLAA Proforma

Site location

Site name	Clarence Road Public Car Park	Site reference	WTSPD16
Site address and post code	Clarence Road, Gosport, PO12 1BB	Ward	Town Centre
Last updated	May 2019		

Site details

Site description	This Car Park consists of two sections, the first of which is a public car park and the second of which is private parking for the surrounding residential properties. This profile relates to the public parking area only. The site is currently a public car park facing onto Clarence Road with pedestrian access onto King Street.
Topography	Flat with asphalt hardstanding and small trees.
Existing land use	Car park
Surrounding land use and storey heights	To the north, the site is bordered by the Masonic Hall, with the pub and Mumby Road further to the north. The site faces onto to Clarence Road and St Georges Barracks is on the other side of the road. To the South the site is bordered by an area of residential parking associated with White Lion housing area. On the western side of the site there is King Street and an area of flatted residential development.
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
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		
Is the site within a Defined Shopping Area?	No		

Issue	Suitability	Comments	Actions
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	By 2115 partly within flood zone 2. 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?	Yes	St Georges Barracks South group TPO. Proposals will need to protect and enhance the trees.	
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	Cockle Ponds (Portsmouth Harbour) (393m). The Solent and Dorset Coast potential SPA (400m). An ecology survey may be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		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) (393m). 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 (164m) 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	Adjacent to the St Georges Barracks South 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	Gymnasium and main building at St Georges Barrack South on opposite site of Clarence Road. 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?	Yes	Clarence Inn is nearby. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Historic building pattern underneath the car park. An archaeological assessment will be required.	

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider associated with the car park. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Surrounding the site is an existing area of housing upon which impacts will need 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)?	No		
Services			
Is the site likely to be serviced by utilities?	Yes	Although sewerage capacity may need upgrading.	
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?	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)?	No		
Are there any existing tenancies or operations on site?	Yes	Council car park. Confirmation will be required that parking 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 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	0.09 ha	Based on whole site
Local area density	High	
Development density	200 dph	
Capacity for dwellings	18	

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. There is potential for a higher density residential development with undercroft parking. The site has potential to be developed in conjunction with the adjoining Masonic Hall. It will be necessary to consider the potential cumulative impact of the release of this site and the Mumby Road Lorry/Car Park on parking arrangements for the Waterside Medical Centre. This will be assessed as part of the car parking strategy.</p>
Concluding actions	Further car parking strategy work to be undertaken.