

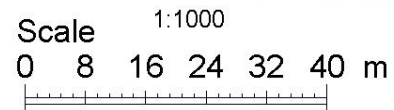
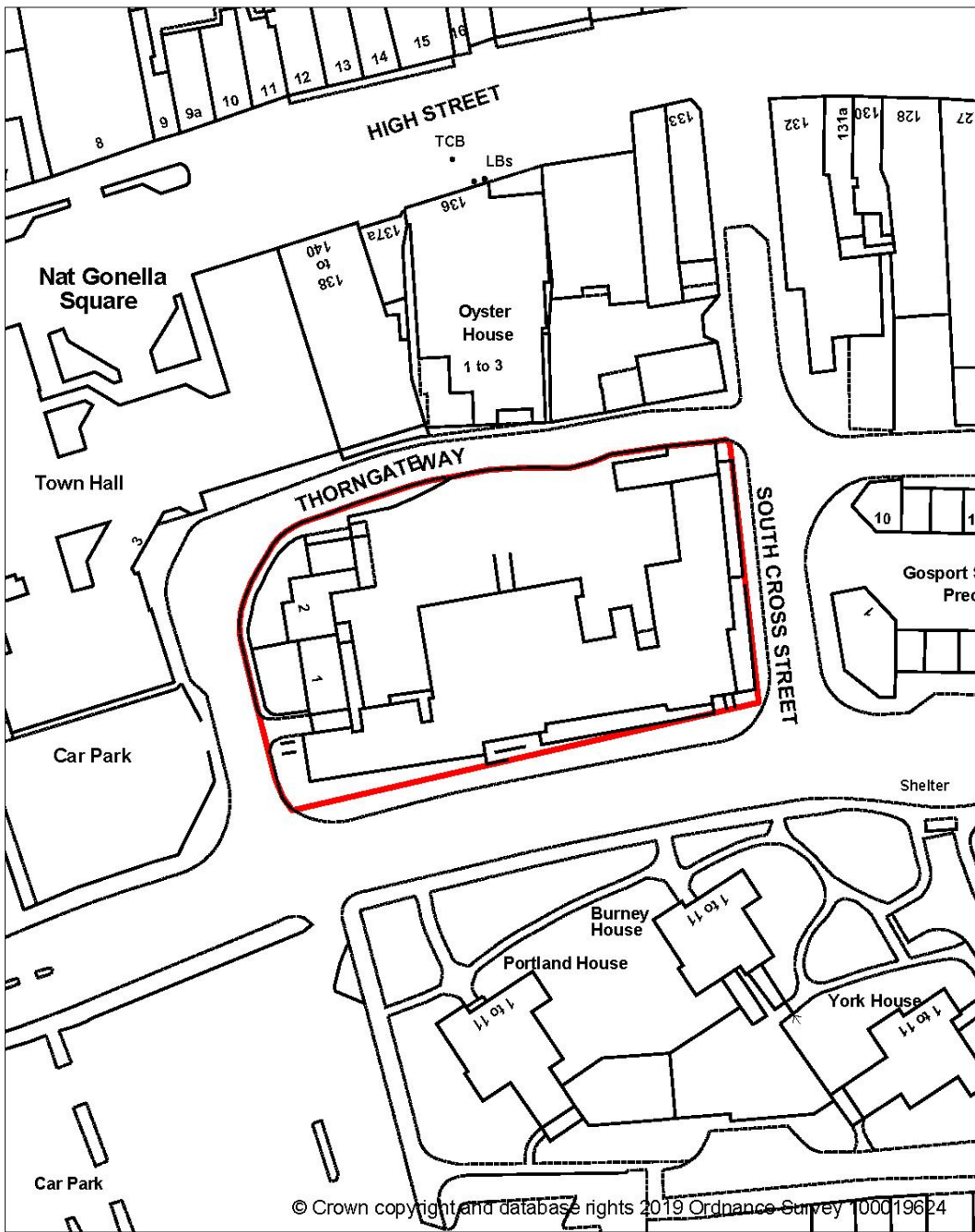
SHLAA Proforma

Site location

Site name	Former Police Station Site	Site reference	WTSPD24
Site address and post code	Thorngate Way, Gosport, PO12 1HR	Ward	Town Centre
Last updated	August 2020		

Site details

Site description	Most of site was used as a police station but is now vacant. The police have now moved into the Town Hall.
Topography	Flat with former police station building
Existing land use	Vacant site, former police station.
Surrounding land use and storey heights	To the north the site is bordered by the rear of the commercial properties on the High Street and the Town Hall as well as a number of flats and houses to the rear of the High Street. To the south on the opposite side of South Street is an area of flats of mixed Council and private stock. To the east is South Cross Street and the Precinct. To the west is an area of car parking ancillary to the Town Hall.
Site size	0.32 ha
Development status	19/00483/FULL for 88 flats.



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		

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		
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	Predicted to be partly within 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		
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, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a	Yes	Within 150m of Cockle Pond –part of Portsmouth Harbour SPA/Ramsar site. The Solent and Dorset	

Issue	Suitability	Comments	Actions
biodiversity-offset site?		Coast potential SPA (300m). 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 150m of Cockle Pond –part of Portsmouth Harbour SSSI site. 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	Within 400m of St George Barracks South SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck access be provided?	Yes		
Heritage			
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?	No		
Is the site likely to be of archaeological interest?	Yes	Historic building pattern underneath the building. An archaeological assessment will be required.	

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	To the south 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)?	Yes	Noise from users and service vehicles for the town centre. Noise from traffic using South Street. Appropriate mitigation will be required.	
Services			
Is the site likely to be serviced by utilities?	Yes	Sewerage capacity unknown. Further investigation required.	
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		
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)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	Pre app discussions held with developer.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Demolition of existing building. 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	0.32 ha	Based on whole site
Local area density	High	
Development density	250dph	Based on whole site.
Capacity for dwellings	90	Considered suitable for up to 90 dwellings.

Concluding comments	The site can be redeveloped for high density residential development with the retail development potentially being reprovided along a new South Cross street frontage. The site has potential as part of a wider redevelopment of South Street for a residential led mixed use scheme including the adjoining Coates Road Car Park, Precinct and Waterfront Church. There is potential to include a taller focal building as part of the site.
Concluding actions	Allocate in Local Plan.