

SHLAA Proforma

Site location

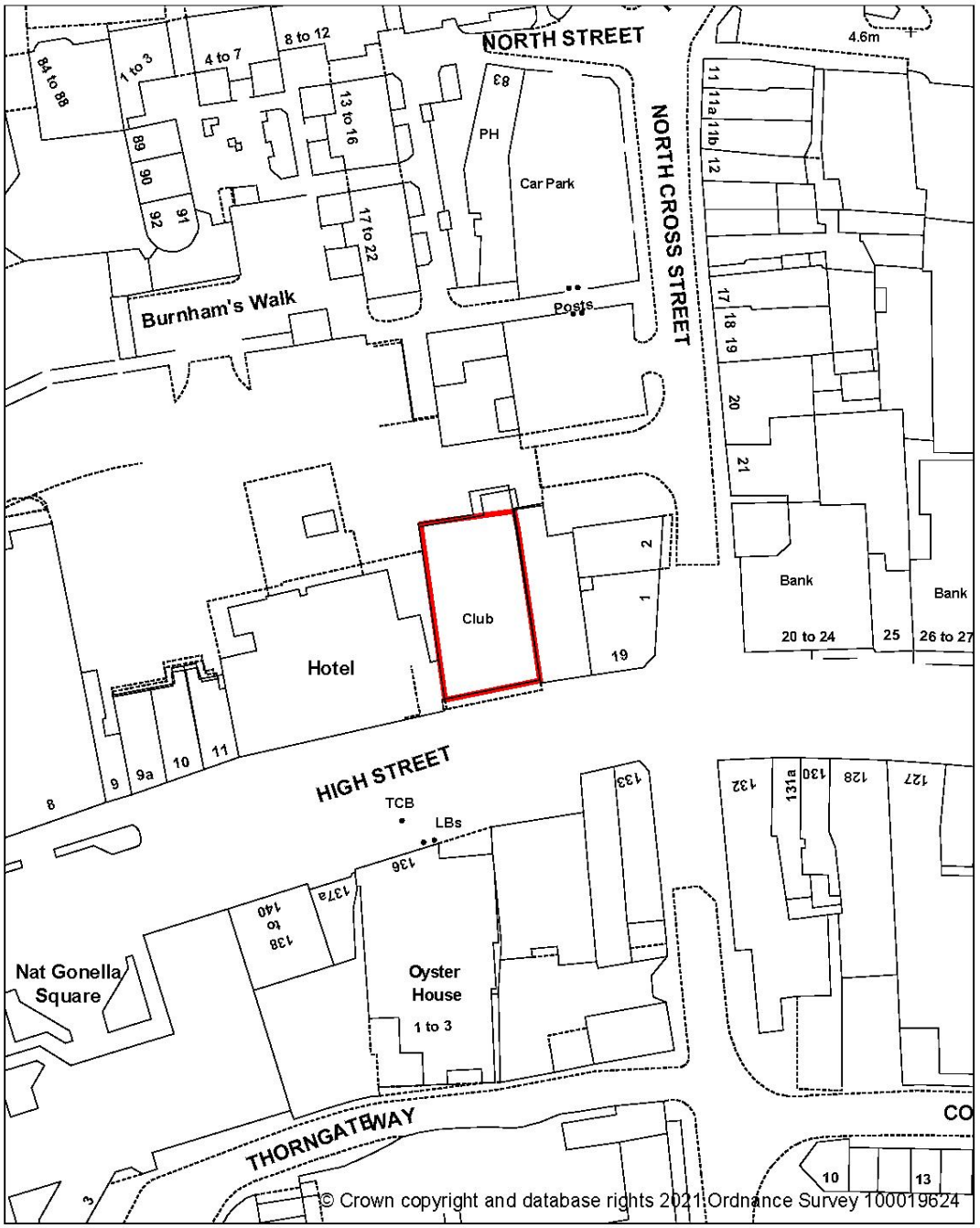
Site name	17a High Street (above Bonmarche)	Site reference	WTSPD51
Site address and post code	17a High Street, Gosport, PO12 1BX	Ward	Town
Last updated	September 2020		

Site details

Site description	Retail unit located in Gosport Town Centre with single storey above.
Topography	Flat
Existing land use	Retail with commercial frontage in Town Centre.
Surrounding land use and storey heights	2 and 3 storey commercial. Residential on upper floors.
Site size	0.03 ha
Development status	<p>16/00396/FULL - ERECTION OF ADDITIONAL STOREY, EXTERNAL ALTERATIONS AND CHANGE OF USE OF EXISTING BUILDING TO PROVIDE A 54 BEDROOM HOTEL (CLASS C1), WITH ASSOCIATED PARKING, STORAGE AND SERVICING (CONSERVATION AREA) (amended description and plans received 14.11.2016, 12.12.16, 13.12.16 and 20.12.2016) – PERMISSION GRANTED BUT NOT IMPLEMENTED.</p> <p>19/00369/FULL - CHANGE OF USE OF FIRST FLOOR FROM SNOOKER CLUB (CLASS D2) TO FORM FIVE FLATS AND ERECTION OF TWO ADDITIONAL STORIES TO PROVIDE 10 ADDITIONAL FLATS</p>

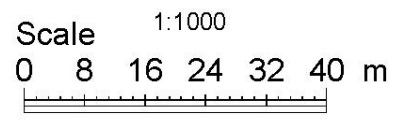
TOGETHER WITH ASSOCIATED REFUSE AND MOBILITY/CYCLE STORAGE FACILITIES
(Conservation Area) – Withdrawn

20/00051/FULL – CHANGE OF USE OF FIRST FLOOR FROM SNOOKER CLUB (CLASS D2) TO
FORM 4 FLATS AND ERECTION OF TWO ADDITIONAL STOREYS TO FORM 5 ADDITIONAL FLATS
(9 FLATS IN TOTAL) WITH ASSOCIATED REFUSE AND MOBILITY/CYCLE STORAGE FACILITIES
(CONSERVATION AREA) (amended by plans received 27.05.2020) (description amended 08.06.2020),
17A High Street Gosport Hampshire PO12 1BX – Granted Permission



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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?	Yes	The site is within the Waterfront and Town Centre Regeneration Area	
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?	Yes	Proposals will need to	

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		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?	No		
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 biodiversity-offset site?	Yes	Site within 400m of SPA and Ramsar site, a HRA 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	Yes	Site within 400m of SSSI,	

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SSSI or candidate SSSI?		a HRA 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		
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	Site 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	Yes	Site within proximity of listed buildings. A Heritage Statement will be required.	

Issue	Suitability	Comments	Actions
parks and gardens)?		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		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in 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	Suitability	Comments	Actions
Does the site have multiple owners?	Unknown		
Is the site owned by a developer or is the owner willing to sell?	Yes	A developer has planning permission.	Continue to monitor application.
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?	Yes		

Achievable

Issue	Suitability	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)?	No		
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	0.03 ha	Based on whole site
Local area density	High	
Development density	300 dph	
Capacity for dwellings	9	Based on planning application 20/00051/FULL

Concluding comments	The site has planning permission for 9 flats. It is considered appropriate to allocate the site within the Local Plan.
Concluding actions	Monitor planning application.