

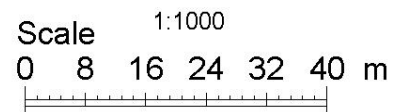
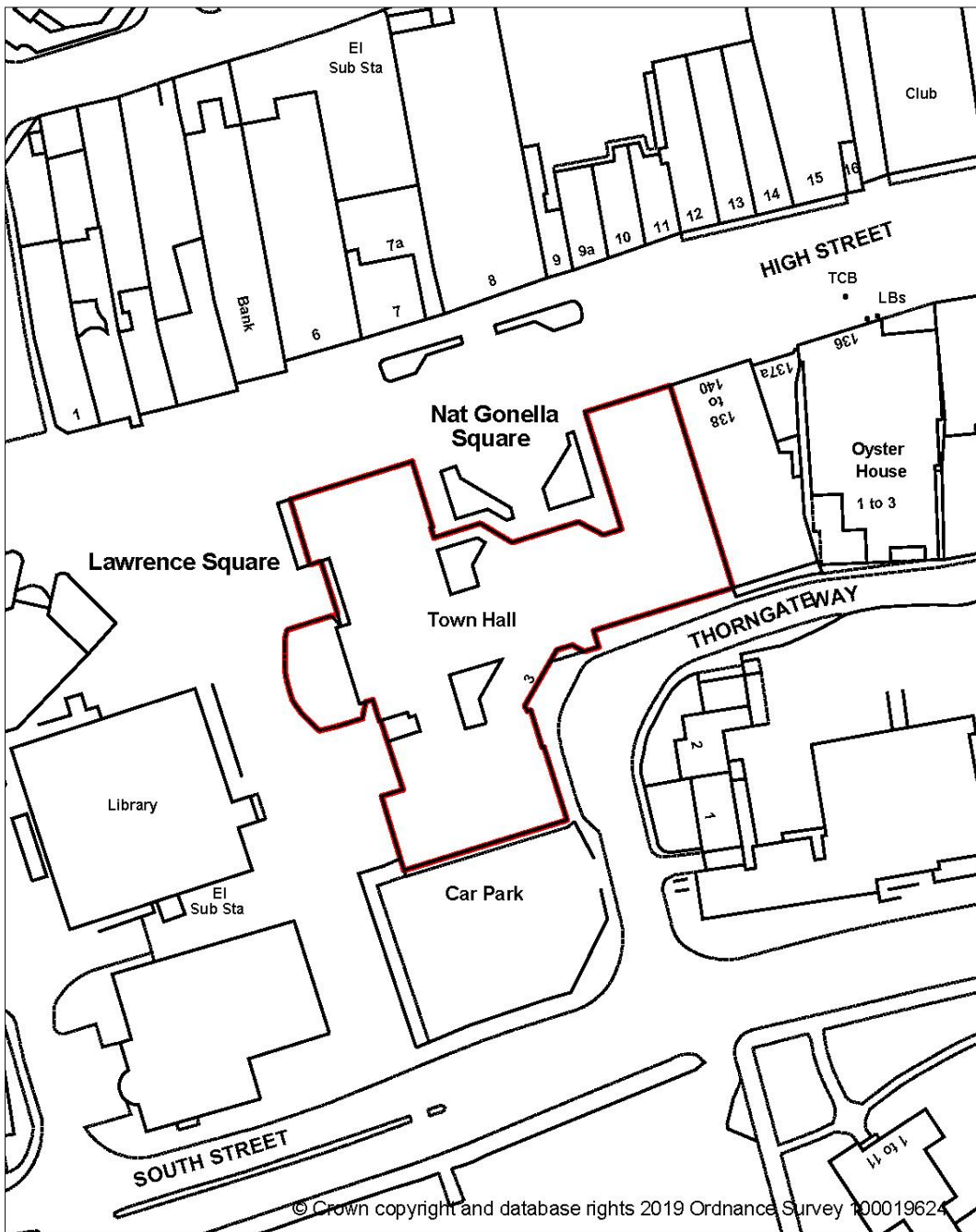
SHLAA Proforma

Site location

Site name	Gosport Town Hall	Site reference	WTSPD25
Site address and post code	Town Hall, High Street, Gosport, PO12 1EB	Ward	Town Centre
Last updated	April 2019		

Site details

Site description	The Town Hall is used by Gosport Borough Council as its civic offices. The Police are situated on the ground floor.
Topography	Flat with
Existing land use	Council/ police offices
Surrounding land use and storey heights	The pedestrianised High Street is located to the north of the Town Hall with a range of retail and commercial properties in the immediate vicinity. The Discovery Centre is located to the west together with further pedestrianised areas. A small car park serving the Town Hall and relocated police station is located to the south together with the former police station building. To the east are a number of retail units including the former post office.
Site size	0.20 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		

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 in Flood Zone 1.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No	The building remains in Flood Zone 1 by 2115 although part of the neighbouring site (Thorngate Way Car Park) is in Flood Zone 2.	
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	Adjacent High Street Group TPO.	
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 Pond (Portsmouth Harbour (98 m). The Solent	

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?		and Dorset Coast Potential SPA (300 m). 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 Pond (Portsmouth Harbour (98 m). 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?	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		

Issue	Suitability	Comments	Actions
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	The site is 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)?	Yes	No's 1 and 2 the High Street are opposite. 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?	No		
Is the site likely to be of archaeological interest?	Yes	Historic building pattern underneath the building. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in 20 m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Impact of development on neighbouring uses. 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	Traffic in south street and disturbance from commercial uses in the High Street. Appropriate mitigation will be required.	
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	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?	Site is not available.		
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	Site used as council offices and local police presence. 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?	No	Not suitable for inclusion within the SHLAA.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Demolition, decontamination and site clearance costs. And conservation of heritage. 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	0.20 ha	Based on whole site.
Local area density	High	150dph
Development density	-	-
Capacity for dwellings	0	-

Concluding comments	Retain as the Town Hall including the police with scope for further intensification of uses within the building (other office, community and commercial uses) over the longer term. The site is currently unsuitable, unavailable and unachievable and is therefore discounted from the SHLAA.
Concluding actions	No further action.