

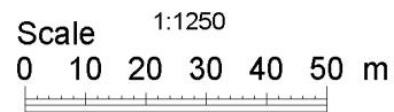
SHLAA Proforma

Site location

Site name	Walpole Park Car Park Upper Level (sub section 1,2,3,4)	Site reference	WTSPD28
Site address and post code	South Street, Gosport, PO12 1NH	Ward	Town Centre
Last updated	December 2018		

Site details

Site description	The site is currently one of the main areas of long stay car parking serving Gosport Town Centre. The site is located between South Street and Walpole Park and is accessed from South Street and also a secondary access off Haslar Road.
Topography	Flat with planting
Existing land use	Car Park
Surrounding land use and storey heights	To the north the site is bordered by South Street with the Town Hall on the opposite side of the road together with a car park and a commercial building with a link through to the High Street. There are a number of residential properties on the eastern side of the car park. To the south and west the site is bordered by Walpole Park and the boating lake.
Site size	0.57 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	Predicted to be in 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	Adjacent High Street group TPO.	
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	Cockle Pond (Portsmouth Harbour) (20m). The Solent and Dorset Coast potential SPA (200m). 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 Pond (Portsmouth Harbour) (20m). 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	Rampart Moat (197m) Arden Park (235m). 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		
Heritage			
Is the site within or is adjacent to a	Yes	In close proximity to the	

Issue	Suitability	Comments	Actions
Conservation Area?		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 existing structure, including the remains of the Gosport lines. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Contamination issues to consider- parking and historical use of the site. 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	Adjacent residential properties to the east. 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 uncertain.	
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?	No		
Is it necessary to acquire land off-site to develop this site?	No		

Issue	Availability	Comments	Actions
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 is used for 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?	No		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and site clearance. 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	0.57 ha	Based on whole site
Local area density	High	150 dph
Capacity for dwellings	85	Based on density calculation

Concluding comments	<p>The Gosport waterfront and Town Centre SPD has not identified this site as a preferred option for development as it has been demonstrated that although the Town Centre has a large surplus of parking spaces and that this needs to be rearranged, this site would likely form a key part in this rearrangement. The SPD background paper provides further information in this regard. Prior to the release or retention 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, while this site may be suitable for development they are not considered available or achievable as they are required to meet the ongoing parking requirement for the Town Centre and residents. An assessment of car parking capacity has shown that the car park is currently needed to provide parking for the businesses on the High Street. A change to short-stay parking will be required to compensate for short-stay losses elsewhere in the Town Centre. There may be scope over the long term to consider some form of commercial/residential development on the eastern half of the site whilst retaining a visible short stay car park on the western half with a vehicle link to the remaining car park at the lower level. Any proposal would need to consider the car parking capacity and demand for the whole Town centre, the proposed requirement of the site itself, as well as residential amenity and townscape considerations.</p>
Concluding actions	Subject to ongoing work on car parking strategy.