

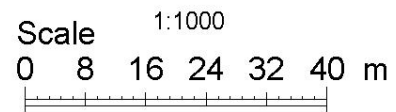
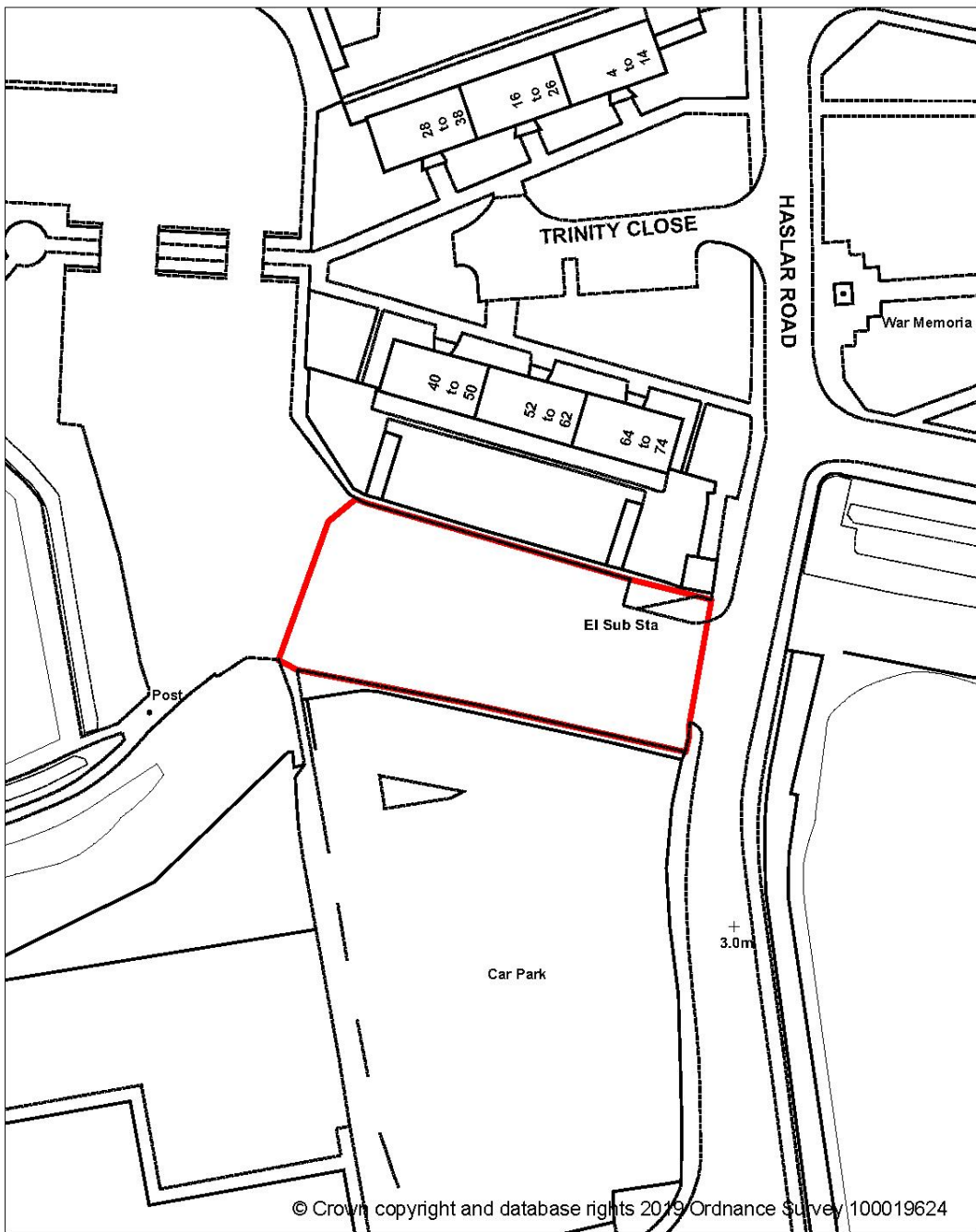
## SHLAA Proforma

### Site location

Site name	Walpole Park Car Park (Haslar Road Section)	Site reference	WTSPD30
Site address and post code	Haslar Road, Gosport, PO12 1HP	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 and the Ferry.
Topography	Flat with asphalt hardstanding
Existing land use	Car park
Surrounding land use and storey heights	To the north the site is bordered by residential properties facing Trinity Close as well the central part of the Walpole Park Car Park. To the east is Haslar Road and Bastion No.1 and its moat. To the south is the Haslar Marina public car park with the marina facilities further to the south. To the west is Cockle Pond and Walpole Park with Haslar Lake located to the south west.
Site size	0.157 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	Yes	Site in flood zone 2 with small area on periphery of flood zone 3. Strategic Flood Risk Assessment is required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Predicted to be in flood zones 2 and 3 by 2115. Strategic Flood Risk Assessment is required.	
<b>Ecology</b>			
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	Cockle Pond (Portsmouth Harbour) (15m) and Haslar Lake Adjacent the Solent and Dorset Coast potential	

Issue	Suitability	Comments	Actions
biodiversity-offset site?		SPA. 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?	<b>Yes</b>	Cockle Pond (Portsmouth Harbour) (15m) and Haslar Lake. 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?	<b>Yes</b>	Rampart Moat (20m). Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>		

Issue	Suitability	Comments	Actions
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>No</b>		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	<b>Yes</b>	Trinity Church (within 100 metres to the north east) and the Rectory (125 metres to the east). Bastion No.1 is very close proximity on the other side of Haslar 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?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>Yes</b>	Historic building pattern underneath the building. Associations with the Gosport Lines fortifications. An archaeological assessment will be required.	
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Contamination issues to consider- historical uses	

Issue	Suitability	Comments	Actions
		and parking. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Residential amenity of adjacent properties. 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)?	<b>No</b>		
<b>Services</b>			
Is the site likely to be serviced by utilities?	<b>Yes</b>	Although sewerage capacity is unknown.	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	<b>No</b>		

## 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		
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?	<b>No</b>		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential costs of decontamination 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?	<b>No</b>		

## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	0.157 ha	Based on whole site
Local area density	High	150 dph
Capacity for dwellings	25	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. Preferred approach is for the retention of the area as car parking to accommodate parking which is lost elsewhere in the town centre.</p>
Concluding actions	<b>Site options subject to further work on car parking strategy. No further action.</b>