

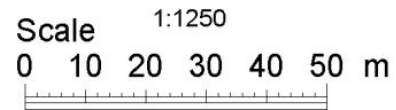
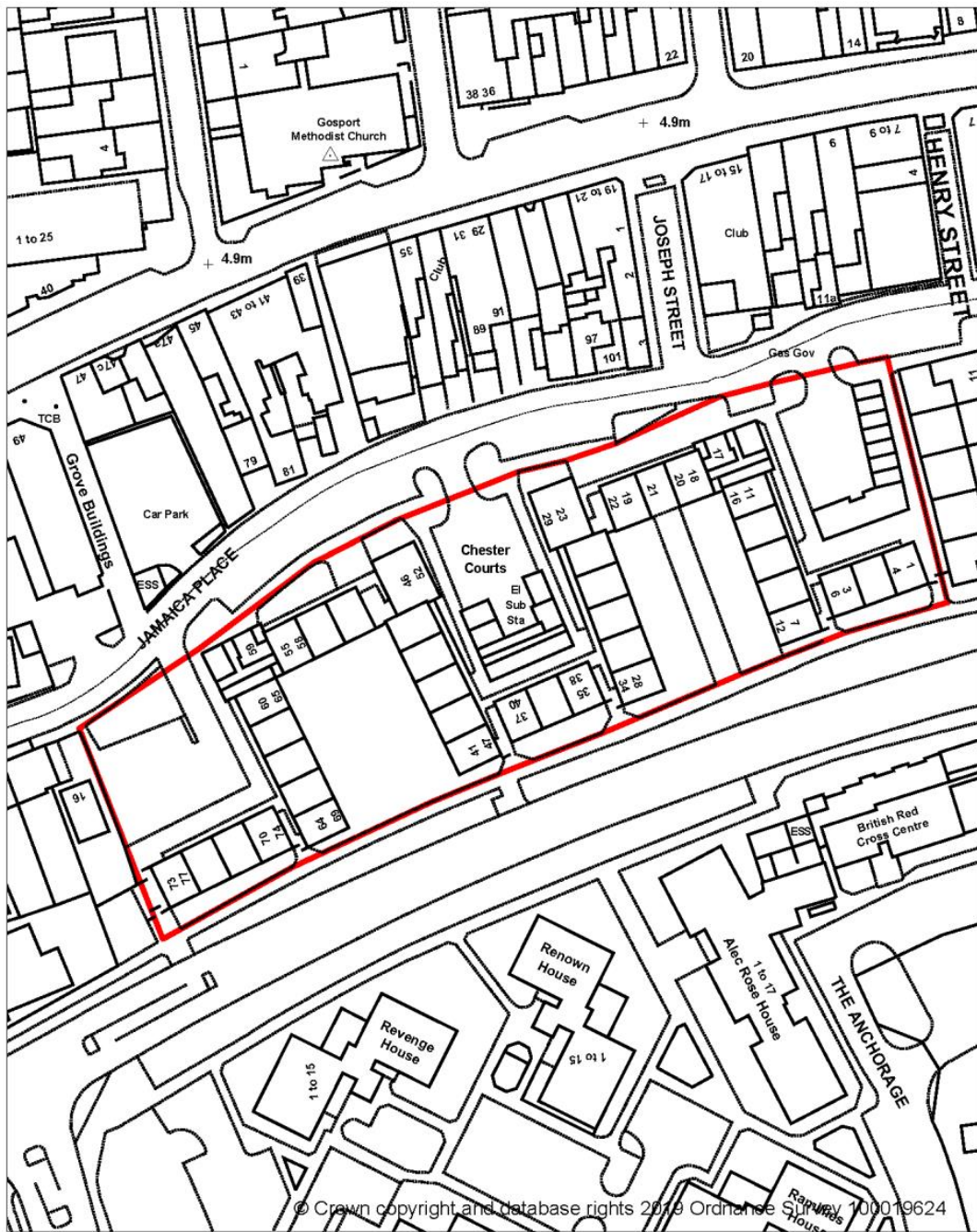
## SHLAA Proforma

### Site location

Site name	Chester Courts	Site reference	TNCC020A
Site address and post code	Chester Courts, Jamaica Place, Gosport, PO12 1TD	Ward	Town
Last updated	May 2019		

### Site details

Site description	Occupied Flats, parking/garages and amenity space to the south of Jamaica Place.  TN013 falls within site boundary.
Topography	Flat with mix of grass and concrete hardstanding
Existing land use	Residential flats (two storey)
Surrounding land use and storey heights	Flats (four storeys), Residential (two storey), Stoke Road commercial units (two storey)
Site size	0.72 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?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in Flood Zone 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)?	Yes	Site within 400m of multiple Brent Goose Sites. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
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 Portsmouth Harbour SPA and Ramsar Site. An ecology survey may be required. Development will	

Issue	Suitability	Comments	Actions
		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	Site within 400m of Portsmouth Harbour SSSI. 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	Site within 400m of St George Barracks South SINC. Proposals should protect the habitat.	
<b>Access</b>			
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		
<b>Heritage</b>			
Is the site within or is adjacent to a	Yes	Site adjacent to Stoke	

Issue	Suitability	Comments	Actions
Conservation Area?		Road No.15 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)?	<b>Yes</b>	The Royal Arms Public House, Stoke Road Grade II listed is situated to north of site on opposite side of Jamaica Place. 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>No</b>		
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Site is in 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			

Issue	Suitability	Comments	Actions
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		
<b>Services</b>			
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?	<b>No</b>	Site is owned by GBC however two flats have been purchased through Right to Buy and four flats are leasehold.	
Is the site owned by a developer or is the owner willing to sell?	<b>No</b>	The Council is refurbishing the accommodation and has no plans to redevelop the site.	
Is it necessary to acquire land off-site to develop this site?	<b>No</b>		
Does the site have any legal issues (covenants, ransom strips)?	<b>Unknown</b>	Four flats are leased.	
Are there any on-site constraints (pylons, rights of way, easements)?	<b>Unknown</b>		
Are there any existing tenancies or operations on site?	<b>Yes</b>	Existing flats are occupied.	



## 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>	Demolition and decontamination. 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	0.72 ha	Based on whole site
Local area density	High	
Development density	110dph	
Capacity for dwellings	80	

Concluding comments	Potential development site. Development could make better use of space, achieving higher density on site. However the flats are all occupied and the site is not available for redevelopment. The Council has refurbished the accommodation and has no plans to redevelop the site.
Concluding actions	<b>No further action.</b>