

SHLAA Proforma

Site location

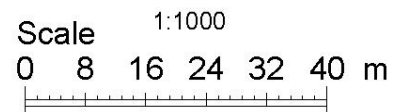
Site name	Dartmouth Court	Site reference	HD018
Site address and post code	Dartmouth Court, Gosport, PO12 4BQ	Ward	Hardway
Last updated	April 2019		

Site details

Site description	Playground and amenity area to east of Dartmouth Court.
Topography	Flat, part bark chippings and part grass.
Existing land use	Playground and amenity area
Surrounding land use and storey heights	To the north of the site is a customer car park for the adjacent co-op which is located directly to the west. To the south are two and three storey dwellings. To the east on the opposite side of Sovereign Avenue is a mix of two and three storey dwellings.
Site size	0.17 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?	Yes	Site assessed as high value in the Open Space Monitoring Report.	
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?	No		
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 Portsmouth Harbour SPA, Ramsar and Brent Goose Site (Core Primary). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

Issue	Suitability	Comments	Actions
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 80m from Priddy's Hard SINC. 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 Conservation Area?	No		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings,	No		

Issue	Suitability	Comments	Actions
scheduled ancient monuments or registered parks and gardens)?			
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?	Yes	Loss of amenity space for neighbouring houses. 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	Impact of deliveries to adjacent commercial units. Appropriate mitigation will be required.	
Services			
Is the site likely to be serviced by utilities?	Yes		

Issue	Suitability	Comments	Actions
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?	Yes	- play park part of the site is owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	No	The Borough Council have no intention to sell the site and it should be retained as open space.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Site used for playground and amenity space. 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	The Borough Council have no intention to sell the site and it should be retained as open space.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs. 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	0.17 ha	Based on whole site
Local area density	45dph	Medium-High
Development density	35dph	Based on whole site.
Capacity for dwellings	6	Based on initial visual assessment.

Concluding comments	Development of this council owned amenity and playground area is considered unsuitable. The area plays an important role in the character of this area of Hardway and has been purposefully designed to provide the neighbourhood with an attractive environment. Given the amenity this site provides, the Council will not be looking to sell the site. The site is therefore considered unsuitable, unavailable unachievable.
Concluding actions	No further action.