

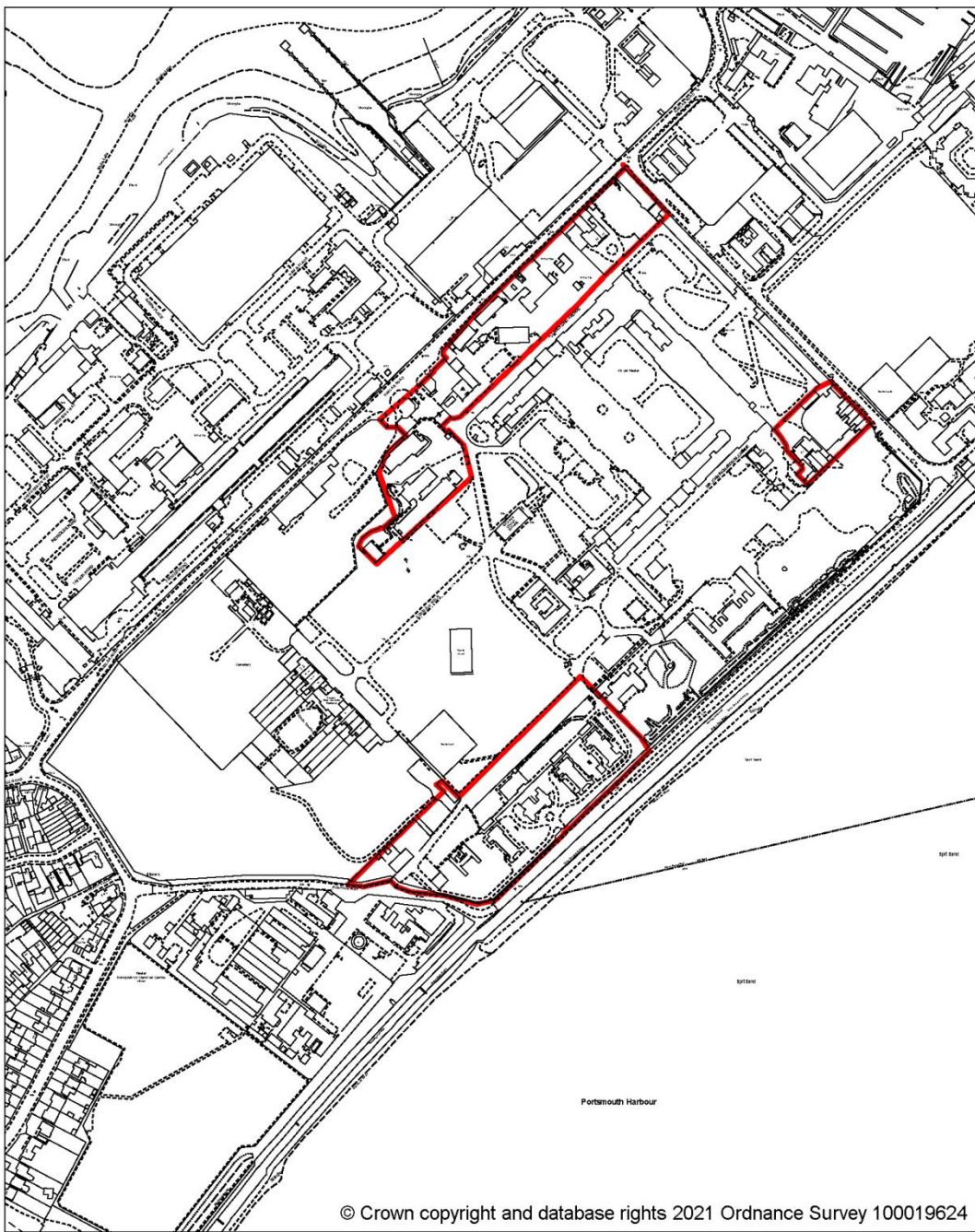
SHLAA Proforma

Site location

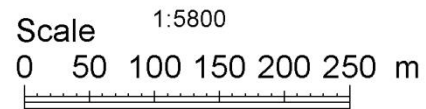
Site name	Royal Haslar Hospital	Site reference	AG005
Site address and post code	Haslar Road, Gosport, PO12 2AA	Ward	Anglesey
Last updated	February 2019		

Site details

Site description	Former hospital site comprised of hospital buildings, accommodation, a church and open space.
Topography	Coastal site is generally flat but and contains a high number of trees.
Existing land use	Disused hospital undergoing conversion to residential. Many homes already exist onsite.
Surrounding land use and storey heights	<ul style="list-style-type: none">• Fort Blockhouse (MOD base): (two+ storeys)• QinetiQ (secure industrial park): (one-three storeys)• Gunboat Sheds (Grade I listed building): (one-two storeys)• Former Haslar Immigration Removal Centre (MOJ): (one-three storeys)• Residential terraces (two storeys)
Site size (hectares)	24 ha
Development status	Planning permission has been granted and phased development is underway.



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?	Yes	Site is allocated for mixed use regeneration under Policy LP6.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	Yes	Site is allocated for mixed use development under Policy LP6, with the primary use being residential care. Evidence	

Issue	Suitability	Comments	Actions
		of lack of employment need is required. Proposals expected to be mixed use and care-led.	
Does the site have a community, culture or leisure use?	No	The site has cultural value for the Borough.	
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?	Yes	Part of the site is predicted to be in Tidal Flood Zones 2 and 3 by 2115. A Strategic Flood Risk Assessment required.	
Ecology			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	Site does contain a large number of mature trees though.	
Does the site have any TPO trees?	No	Site does contain a large number of mature trees	

Issue	Suitability	Comments	Actions
		though.	
Is the site known to contain any protected species (bats, badgers, Great crested newts)?	Unknown	Possible due to the age of the buildings and amount of trees/open space. Further investigation will be required.	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, or a biodiversity-offset site?	Yes	Site is within 400m of the Portsmouth Harbour SPA/SSSI/Ramsar. Also within 400m of Gosport Park, a Brent Goose site. An ecology survey may be required; Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site within, or is in proximity of, a SSSI or candidate SSSI?	No		
Does the site within, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	The Parkland Area is a candidate SINC. Proposals should protect the on-site cSINC .	
Access			

Issue	Suitability	Comments	Actions
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck be provided?	Yes		
Heritage			
Is the site within or adjacent to a Conservation Area?	Yes	Site is a completely within the Haslar Peninsula (No. 13) Conservation Area. Proposals will need to preserve or enhance the character of the conservation area.	
Does the site contain any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Site contains multiple listed buildings and a registered park. Proposals will need to preserve or enhance the listed buildings and registered park.	
Does the site contain any locally listed buildings?	No		
Is the site likely to be of archaeological	Yes	Site has been in	

Issue	Suitability	Comments	Actions
interest?		occupation since at least the 1753. An Archaeological assessment is required.	
Contamination			
Is there a possibility the site could be contaminated?	Yes	Site is considered to be possibly contaminated. A site assessment and potential mitigation will be required.	
Amenity			
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		
Services			
Is the site 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		
Is the site owned by a developer or is the owner willing to sell?	Yes		
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?	No		

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	The residential element is expected to cross-subsidise the cost of heritage conservation. 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 site size	24 ha	
Local area density	-	Design led assumptions
Development density	-	Design led assumptions
Capacity for dwellings	Outstanding permissions 262 C3 and 151 C2 as C3 equivalent	

Concluding comments	Significant brownfield mixed-use regeneration site with nationally important heritage assets. Site has a number of constraints and viability issues however cross-subsidy with residential units is making development achievable. It is considered appropriate to continue to allocate the site in the Local Plan to enable the implementation of the existing consent and sufficient flexibility.
Concluding actions	Allocate in Local Plan