

SHLAA Proforma

Site location


Site name	Haslar Barracks	Site reference	AG015 a + b
Site address and post code	Dolphin Way, Gosport, PO12 2AW	Ward	Anglesey
Last updated	August 2020		

Site details

Site description	Former Haslar Immigration Removal Centre
Topography	Flat with grass and hardstanding surfaces.
Existing land use	Former prison/removal centre. Currently unused.
Surrounding land use and storey heights	Residential (two storeys), Haslar Hospital site.
Site size	5.32 ha
Development status	None




Scale 1:2500
0 20 40 60 80 100 m



If this map has been transmitted electronically, use the scale bar in preference to the written scale



Scale 1:2500
0 20 40 60 80 100 m



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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	White land within the urban area boundary.	
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?	Yes	Site in Flood Zone 2. A Strategic Flood Risk Assessment will be required.	
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. A Strategic Flood Risk Assessment will be required.	
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)?	Unknown	Proposals will need to protect the species. Further investigation required.	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA,	Yes	Site within proximity of multiple Brent Goose sites	

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?		(Core Primary). A HRA will 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?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site within 400m of Gosport Golf Course 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?	Yes	Half of the site is in Haslar Barracks No.17	

Issue	Suitability	Comments	Actions
		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?	Yes	Multiple locally listed buildings on the site.	
Is the site likely to be of archaeological interest?	Yes	Site of archaeological interest for Military Hospital. An Archaeological Assessment will be required.	
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.	

Issue	Suitability	Comments	Actions
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 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?	No	Ministry of Justice	
Is the site owned by a developer or is the owner willing to sell?	Yes	The land owner is looking to sell the site for redevelopment.	
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?	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	Potential decontamination costs, heritage conservation, and flood protection (sea wall strength). 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?	Unknown		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	Historic Buildings: 2.3 ha (4209m ² internal floor space) Field: 2.5 ha	-
Local area density	Medium – Low	-
Development density	40-90dph	
Capacity for dwellings	225	Based on redevelopment of existing buildings resulting in approximately 54 units and new development on the field.

Concluding comments	The site is considered suitable, available and achievable within the Plan Period and is considered suitable for allocation. There is potential to deliver a CCRC on the site which could involve veteran's accommodation. In addition, new build housing on the field area could be appropriate subject to suitable design, flood risk mitigation and Brent goose mitigation.
Concluding actions	Allocate in Local Plan.