

SHLAA Proforma

Site location

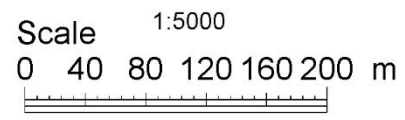
Site name	Blockhouse 1	Site reference	AG026
Site address and post code	Haslar Road, Gosport, PO12 2AS	Ward	Anglesey
Last updated	March 2021		

Site details

Site description	Blockhouse 1 (former HMS Dolphin) includes the Submarine Escape Training Tank (SETT) – a Grade II Listed Building – and 33 Field Hospital as well as MoD administration, training, living accommodation and sports and welfare facilities. In November 2016 the Government published its “Better Defence Estate” strategy that included the proposal to dispose of Blockhouse in 2020.
Topography	Flat and mostly hardstanding with some green space
Existing land use	Naval base
Surrounding land use and storey heights	The Solent, Haslar Lake, Haslar Hospital
Site size (hectares)	11.64 ha
Development status	Various planning history – non major.



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. It is considered that significant parts of the site, particularly those located near to Portsmouth Harbour should be retained and maximised for employment uses.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	Large area of Open Space	

Issue	Suitability	Comments	Actions
		which should be retained during any regeneration of the overall Blockhouse site.	
Is the site a Protected Employment Site?	Yes	Site is allocated for mixed use development under Policy LP6.	
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?	Yes	Parts of the site currently in Flood Zone 3. A Strategic Flood Risk Assessment will be required.	
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			

Issue	Suitability	Comments	Actions
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 which will need individual assessment.	
Does the site have any TPO trees?	No	Site does contain a large number of mature trees though which will need individual assessment.	
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 adjacent to 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	No		

Issue	Suitability	Comments	Actions
SSSI or candidate SSSI?			
Does the site within, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	No		
Access			
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 the listed SETT Tower. Proposals will need to preserve or	

Issue	Suitability	Comments	Actions
		enhance the listed buildings.	
Does the site contain any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	Site has been in 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	Further investigation will be required regarding	

Issue	Suitability	Comments	Actions
		capacity.	
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	Owned by the Ministry of Defence.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Defence Infrastructure Organisation responsible for sites disposal.	
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	However the site is in process of being disposed of.	

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. Significant investment in flood defence measures is likely to be needed.	
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	11.64 ha 3 ha for residential development.	-
Local area density	-	N/A
Development density	28 dpa	Based on 3 ha parcel adjacent to the Solent.
Capacity for dwellings	325	Based on 3 ha parcel of land adjacent to the Solent.

Concluding comments	<p>It is considered that significant parts of the Blockhouse 1 site, particularly those located near to Portsmouth Harbour should be retained and maximised for employment uses. However other parts of the site are considered suitable for mixed-use development including approximately 325 dwellings.</p> <p>Blockhouse provides an opportunity to provide approximately 325 dwellings concentrated on the area of the site parallel to the Solent. The proposed area is entirely within the Haslar Peninsula Conservation Area and located in close proximity to the Haslar Hospital Grade II listed historic park. The dwelling capacity figure therefore takes account of these design constraints and works on the basis that no buildings exceed the height of the listed Submarine Escape Training Tower (SETT) to ensure it remains visually preeminent within the wider Blockhouse townscape.</p>
Concluding actions	Allocate in Local Plan