

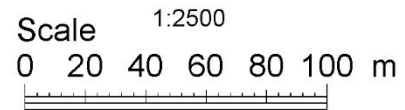
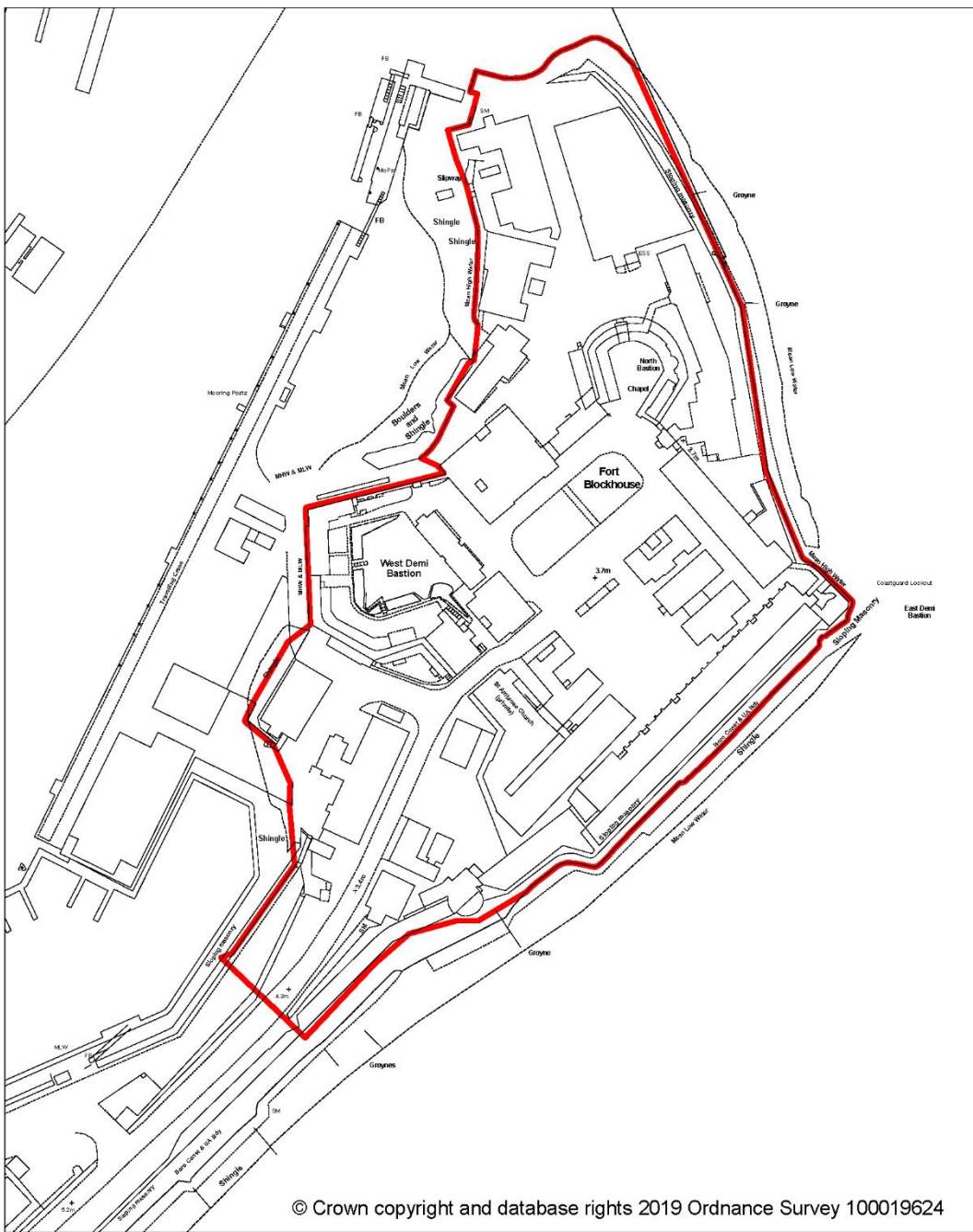
SHLAA Proforma

Site location

Site name	Fort Blockhouse	Site reference	AG027
Site address and post code	Haslar Road, Gosport, PO12 2AS	Ward	Anglesey
Last updated	June 2021		

Site details

Site description	The core of Fort Blockhouse is a Scheduled Ancient Monument within which there are a number of listed buildings and non-designated heritage assets. A Blockhouse or fortified tower, is known to have been located at the end of the Haslar Peninsula since the Tudor period. A 21 gun battery was constructed in the 18 th century. Some of these heritage assets are retained to the present day and have dictated the basic form of the fort since. The mid-19 th century saw further significant works at Blockhouse to take account of developments in weaponry and military architecture. The most notable additions were the stone constructed upper and lower battery, known as the North Bastion, which provided fields of fire over Portsmouth Harbour and the construction of a new quarters for officers and soldiers.
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)	3.99 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.	
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	The site has cultural value for the Borough.	

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?	Yes	Site is 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			
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		
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.	

Issue	Suitability	Comments	Actions
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 SSSI or candidate SSSI?	No		
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		

Issue	Suitability	Comments	Actions
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 is a Scheduled Ancient Monument. 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 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	Yes	Site is considered to be	

Issue	Suitability	Comments	Actions
contaminated?		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 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		

Issue	Achievability	Comments	Actions
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	3.99 ha	Based on whole site.
Local area density	-	N/A
Development density	38dph	
Capacity for dwellings	150	Based on re-use of Fort Blockhouse's heritage assets where it is clearly demonstrated that the significance of heritage assets is sustained and enhanced and is consistent with their long-term conservation.

Concluding comments	The site has potential to accommodate up to approximately 150 residential dwellings in addition to other viable retail/leisure uses. The numbers set out in the SHLAA are based on re-use of Fort Blockhouse's heritage assets where it is clearly demonstrated that the significance of heritage assets is sustained and enhanced and is consistent with their long-term conservation. It will be necessary to include specific and stringent policy criteria to ensure appropriate re-development of the sensitive site.
Concluding actions	Allocate in Local Plan subject to specific policy criteria