

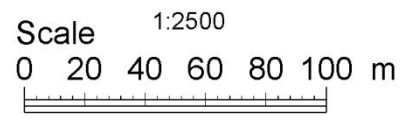
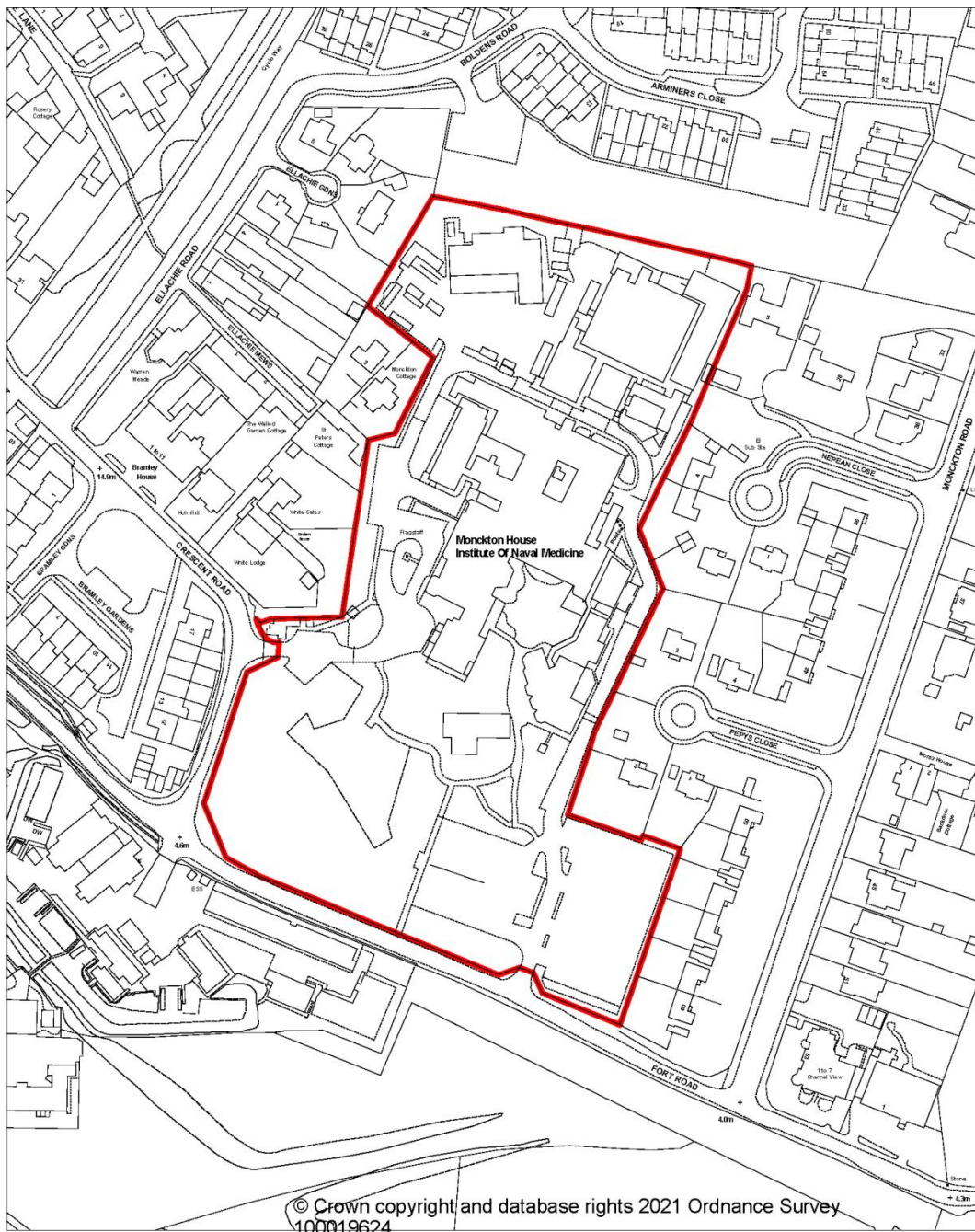
## SHLAA Proforma

### Site location

Site name	Institute of Naval Medicine	Site reference	AG023
Site address and post code	Crescent Road, Gosport, PO12 2DL	Ward	Anglesey
Last updated	January 2020		

### Site details

Site description	MoD site home to the Navy's medical training.
Topography	Flat with mix of hardstanding and grassed areas
Existing land use	MoD medial training
Surrounding land use and storey heights	To the north, west and east are predominantly two storey residential dwellings. To the south on the opposite side of Ford Road is Gosport Golf Course.
Site size	3.25 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>No</b>		
Is the site a Protected Employment Site?	<b>Yes</b>	The site is an operational site and contributes towards the local employment market.	

Issue	Suitability	Comments	Actions
Does the site have a community, culture or leisure use?	No		
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
<b>Flooding</b>			
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		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	Contains mature trees though.	
Does the site have any TPO trees?	No	Contains mature trees though.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	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, a Brent Goose site or proposed Brent Goose site, or a	Yes	The site is within 150m of multiple Brent Goose Sites (Core Primary). A HRA will be required. Development	

Issue	Suitability	Comments	Actions
biodiversity-offset site?		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?	<b>No</b>		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>Yes</b>	The site is within 150m of Monkton Sports Field SINC and Gosport Golf Course SINC. Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		
Can adequate emergency service and refuse truck access be provided?	<b>Yes</b>		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	<b>Yes</b>	Site is within Anglesey No.2 Conservation Area. A Heritage Statement will be	

Issue	Suitability	Comments	Actions
		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)?	<b>Yes</b>	Monckton House Grade II listed is on site. Multiple listed buildings in Crescent Road. Scheduled ancient monument to the south. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>No</b>		
<b>Contamination</b>			
Is it likely the site could be contaminated?	<b>Yes</b>	Site is in 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
<b>Amenity</b>			
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		
<b>Services</b>			
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	Site owned by MoD.	
Is the site owned by a developer or is the owner willing to sell?	No	The land owner has given no indication that the site is available.	
Is it necessary to acquire land off-site to develop this site?	No		

Issue	Availability	Comments	Actions
Does the site have any legal issues (covenants, ransom strips)?	<b>Unknown</b>		
Are there any on-site constraints (pylons, rights of way, easements)?	<b>Unknown</b>		
Are there any existing tenancies or operations on site?	<b>Yes</b>	MoD still operating on the site. Site provides employment. 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?	<b>No</b>	The land owner has given no indication that the site is available.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Potential site decontamination and demolition costs. Preservation of heritage assets. 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?	<b>No</b>		

## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	2.52	Based on developable area, excludes land to south of listed building.
Local area density	Low	-
Development density	Mix from 15dph to 50dph	Based on lower density towards south of site and medium/ high density towards north.
Capacity for dwellings	100	Based on assessment of site in parcels for development.

Concluding comments	The Council has received no indication from the land owner that the site will become available. The site is an operational facility. While it is recognised the site offers suitability for residential development in the event that the site did become available in the future the design of any development would need to be sensitive to a number of constraints.
Concluding actions	<b>No further action.</b>