

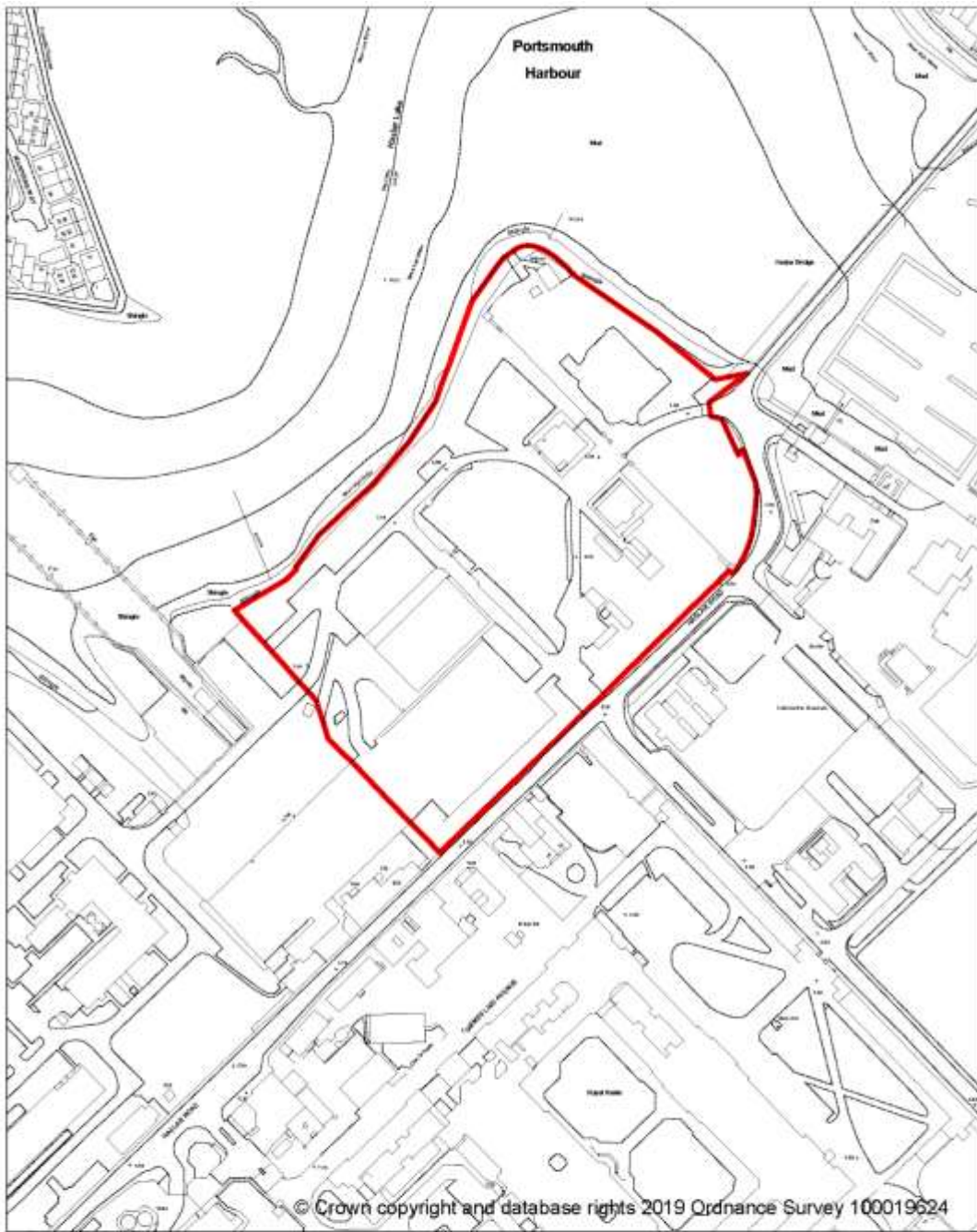
## SHLAA Proforma

### Site location

Site name	Haslar Gunboat Yard – Blockhouse 3	Site reference	AG024
Site address and post code	Haslar Road, Gosport, PO12 2AS	Ward	Anglesey
Last updated	March 2021		

### Site details

Site description	Blockhouse 3 (former HMS Hornet) is separated from Blockhouse 1 and 2 by Haslar Road and is used jointly by the JSASTC and the Hornet Sailing Club primarily as a boatyard. The sailing club has a 25 year lease until 2040 with the MOD, plus an option to renew for a further 25 years, for the exclusive use of Blockhouse 3. In November 2016 the Government published its “Better Defence Estate” strategy that included the proposal to dispose of Blockhouse in 2020.
Topography	Flat with hardstanding
Existing land use	Boatyard with sliproad access
Surrounding land use and storey heights	Haslar Lake, The Solent, Haslar Hospital, Qinetiq
Site size (hectares)	3.48 ha
Development status	Various planning history – non major.



Scale 1:3193  
0 25 50 75 100 125 m



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>Yes</b>	Site is allocated for mixed use regeneration under Policy LP6.	
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>	Site is allocated for mixed use development under Policy LP6.	
Does the site have a community, culture or	<b>No</b>	The site has cultural value	

Issue	Suitability	Comments	Actions
leisure use?		for the Borough.	
Is the site within a Defined Shopping Area?	<b>No</b>		
Is the site currently tourist accommodation?	<b>No</b>		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	<b>No</b>	Parts of the site are in Flood Zone 2 and 3. A Strategic Flood Risk Assessment will be required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	<b>Yes</b>	Part of the site is predicted to be in Tidal Flood Zones 2 and 3 by 2115. A Strategic Flood Risk Assessment required.	
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	<b>No</b>		
Does the site have any TPO trees?	<b>No</b>		
Is the site known to contain any protected species (bats, badgers, Great crested newts)?	<b>Unknown</b>	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 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		
<b>Access</b>			
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
<b>Heritage</b>			
Is the site within or adjacent to a Conservation Area?	<b>Yes</b>	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)?	<b>Yes</b>	Site contains multiple listed buildings/structures. Proposals will need to preserve or enhance the listed features.	
Does the site contain any locally listed buildings?	<b>No</b>		
Is the site likely to be of archaeological interest?	<b>Yes</b>	An Archaeological assessment is required.	
<b>Contamination</b>			
Is there a possibility the site could be contaminated?	<b>Yes</b>	Site is considered to be possibly contaminated. A site assessment and potential mitigation will be	

Issue	Suitability	Comments	Actions
		required.	
<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 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		
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. 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	3.48 ha	Based on whole site.
Local area density	-	N/A
Development density	-	N/A
Capacity for dwellings	0	-

Concluding comments	<p>The NPPF states that plans should set out positive strategies for the conservation and enjoyment of the historic environment taking into account, inter alia, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. As such, for this site the Council will take a positive approach to proposals for suitable viable uses in which the heritage assets and their setting is sustained and enhanced. This could include either commercial uses such as marine employment, leisure uses or open air sales. Marine employment and related uses could complement uses at the adjacent Gunboat Yard site and the Qinetiq Haslar Marine Technology Park. The site may also be appropriate as a heritage attraction benefiting from being in close proximity to other naval heritage attractions in the area. The long-term viability of such an operation would need to be considered and it could be linked to an established attraction in the area or a national charity.</p> <p>The potential for residential use will be limited given the constraints of the site in terms of the building form of the Grade I listed structures, their setting and access arrangements. Although this option with a strong design solution could be explored further. All development proposals should however clearly demonstrate that the use would not give rise to significant harmful amenity impacts on existing and prospective residents in the local area.</p>
Concluding actions	<p><b>Include a policy in the Local Plan allowing the re-use of the Haslar Gunboat Sheds and Traverser area, for any viable use where it is clearly demonstrated that heritage assets are sustained and enhanced, amenity of neighbouring residents is protected and the site is suitably accessible.</b></p>

