

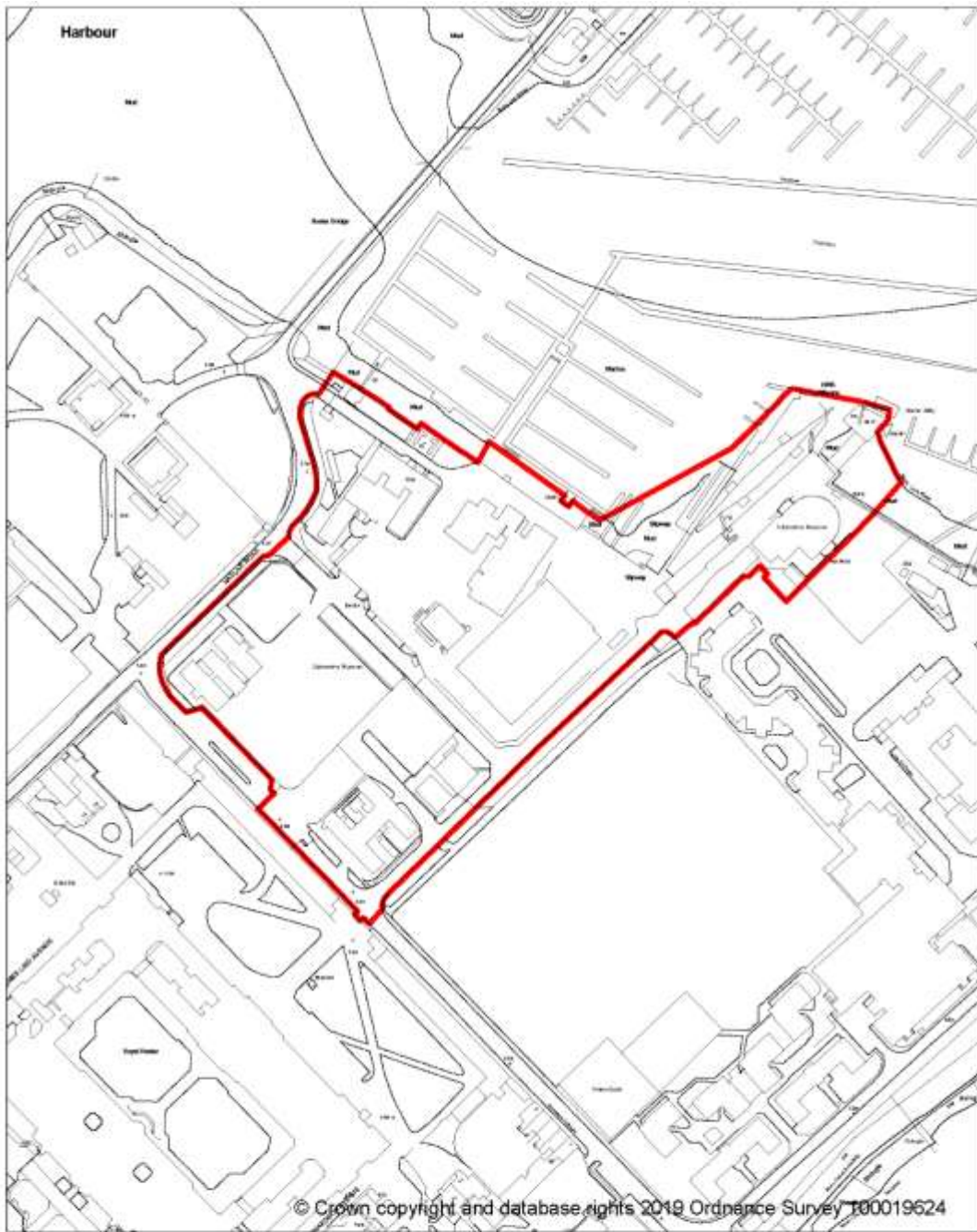
## SHLAA Proforma

### Site location

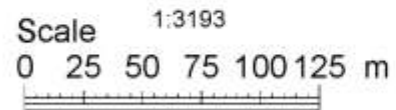
Site name	Blockhouse 2	Site reference	AG025
Site address and post code	Haslar Road, Gosport, PO12 2AS	Ward	Anglesey
Last updated	March 2021		

### Site details

Site description	Blockhouse 2 includes the Royal Navy Submarine Museum and the Joint Services Adventurous Sail Training Centre (JSASTC). The museum is a popular tourist attraction and will be retained on the site. 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	Tourism destination and sailing centre. As well as other uses associated with MOD.
Surrounding land use and storey heights	The Solent, Haslar Lake and Haslar Hospital
Site size (hectares)	3.84 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
<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 leisure use?	<b>No</b>	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		
<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?	Yes	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)?	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.	

Issue	Suitability	Comments	Actions
		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?	<b>Yes</b>	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?	<b>No</b>		
Does the site within, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>No</b>		
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>Yes</b>		
Can safe pedestrian and cycle access be achieved?	<b>Yes</b>		

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck be provided?	Yes		
<b>Heritage</b>			
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)?	No		
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.	
<b>Contamination</b>			
Is there a possibility the site could be contaminated?	Yes	Site is considered to be possibly contaminated. A site assessment and	

Issue	Suitability	Comments	Actions
		potential mitigation will be 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	Owned by the Ministry of Defence.	
Is the site owned by a developer or is the	Yes	Defence Infrastructure	

Issue	Availability	Comments	Actions
owner willing to sell?		Organisation responsible for sites disposal.	
Is it necessary to acquire land off-site to develop this site?	<b>No</b>		
Does the site have any legal issues (covenants, ransom strips)?	<b>No</b>		
Are there any on-site constraints (pylons, rights of way, easements)?	<b>No</b>		
Are there any existing tenancies or operations on site?	<b>Yes</b>	Parts of the site are in the process of being disposed of however it is expected that certain operations will be kept on the site. For example the Council will safeguard the continued operation of the Royal Navy Submarine Museum.	



## 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

<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
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Issue	Figure	Assumptions
Developable site size	3.84 ha	
Local area density	-	N/A
Development density	-	N/A
Capacity for dwellings	0	Based on retention of land to enable wider redevelopment of the site.

Concluding comments	It is considered appropriate to retain this land for employment uses and parking facilities to enable the redevelopment of adjacent parts of the Blockhouse site. This part of the Blockhouse site is therefore discounted from housing development in order to facilitate the wider regeneration of the Haslar Peninsula.
Concluding actions	<b>No further action.</b>