

## SHLAA Proforma

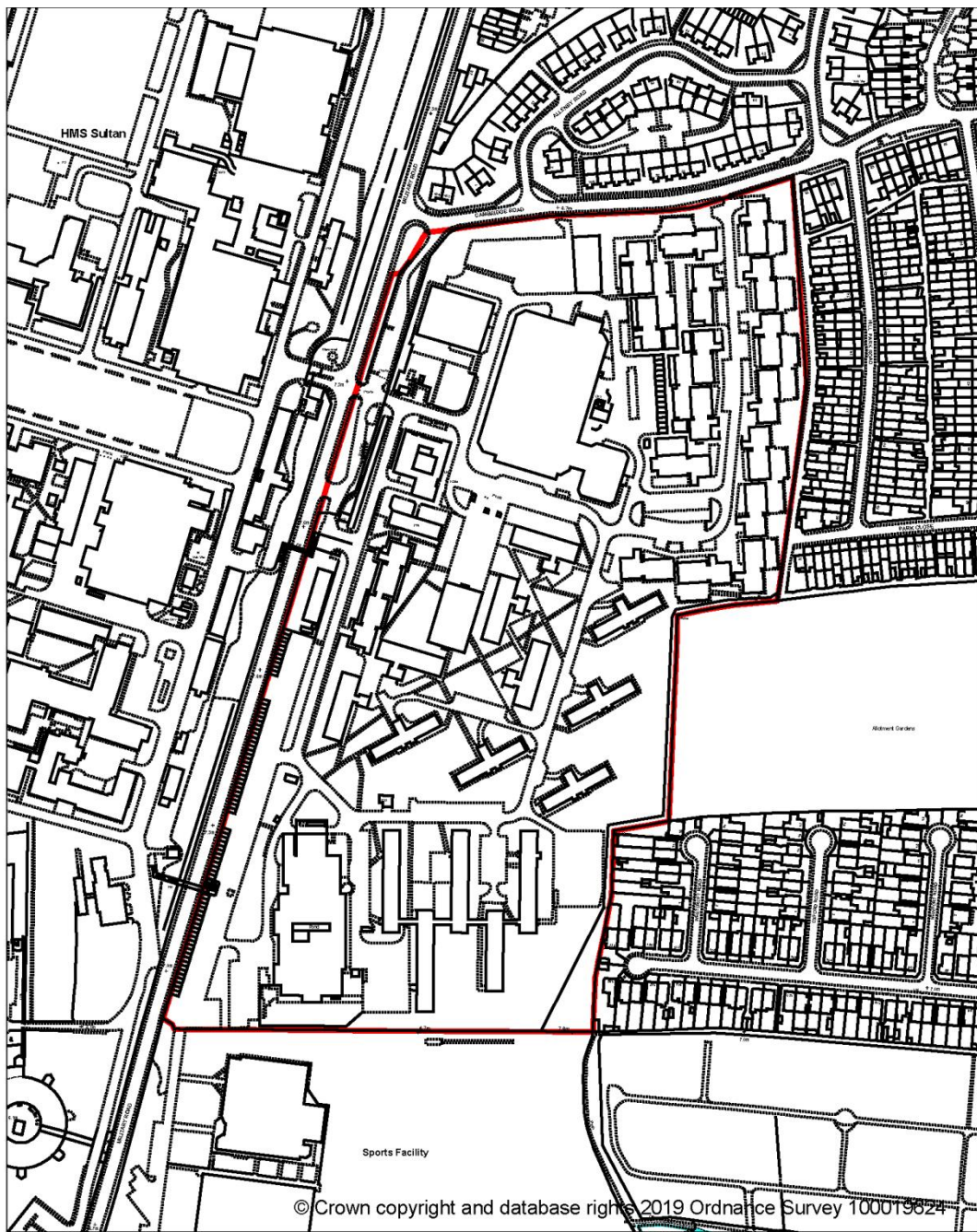
### Site location

Site name	HMS Sultan Parcel 1	Site reference	BR009a
Site address and post code	Military Road, Gosport, PO12 3BY	Ward	Brockhurst
Last updated	March 2019		

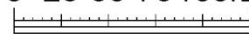
### Site details

Site description	<p>HMS Sultan is located in the centre of Gosport Borough. The site comprises of two main sections divided by Military Road. The larger western section (67.5 ha approx.) contains two of the Palmerston Forts, (Fort Rowner and Fort Grange). In addition a small eastern section (17.6 ha approx.) lies on the eastern side of Military Road. The main elements within Sultan currently comprise: The Offices of the Service Personnel and Veterans Agency, Defence School of Marine Engineering, Naval Air Engineering and Survival School, Admiralty Interview board, Fort Grange, Fort Rowner, MoD playing pitches and sports provision, and Married quarters.</p> <p>HMS Sultan Parcel 1 is situated to the east of the HMS Sultan site.</p>
Topography	Flat with hardstanding and grassed areas.
Existing land use	HMS Sultan accommodation and associated uses.
Surrounding land use and storey heights	Sultan is largely surrounded by existing built up areas. To the north of the site are Brune Park School, the Gosport Leisure Centre, Fort Brockhurst, and the A32 which provides access to a number of large industrial estates and premises as well as the defence site at Frater Bedenham. To the west of the site is Rowner, a predominantly residential area comprising former married quarters, and the Alver Village regeneration area. The east of the site is bordered by Forton, Brockhurst and Privett; these are established residential areas. To the south of the site are further residential areas, Bayhouse School and

	the defence facility at Browndown and Stokes Bay.
Site size	Total site area: 85.1 ha Parcel site area: 11.60 ha
Development status	None



Scale 1:4000  
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>No</b>	Employment priority site 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>	Evidence of lack of employment need is required.	
Does the site have a community, culture or leisure use?	<b>No</b>		

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?	No		
<b>Ecology</b>			
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		
Does the site contain any protected species (bats, badgers, Great crested newts)?		<b>Unknown</b> – potentially due to older buildings/ areas of vegetation. Further investigations 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 biodiversity-offset site?	<b>Yes</b>	Site adjacent to Brent Goose Site (Primary Network). Multiple Brent Goose Sites within 400m. A HRA will be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No		
Does the site contain, 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 access be provided?	Yes		
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	No		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Fort Rowner (Grade II listed) and Fort Grange (Scheduled Ancient Monument and Grade II	

Issue	Suitability	Comments	Actions
		listed) both nearby. 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.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>No</b>		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	<b>No</b>		
<b>Services</b>			

Issue	Suitability	Comments	Actions
Is the site likely to be serviced by utilities?	Yes	Served by utilities although capacity on existing utilities unknown. Confirmation will be required from utilities that they can provide services/ capacity.	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site is in safeguarded area for aerodrome at Daedalus. Restrictions on development may apply. Under Policy LP15 statutory bodies will be consulted.	



## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site is owned by the MoD.	
Is the site owned by a developer or is the owner willing to sell?	Unknown	Situation presently unknown.	Continue to seek clarification on MoD plans for HMS Sultan.
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Unknown	Further investigation required.	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	Further investigation required.	
Are there any existing tenancies or operations on site?	Yes	Site currently occupied by the MoD. Confirmation is needed regarding existing operations on the site.	

## Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	<b>Unknown</b>	<b>Situation presently unknown.</b>	<b>Continue to seek clarification on MoD plans for HMS Sultan.</b>
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>Yes</b>	Demolition and site clearance costs. Potential decontamination costs. 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>Unknown</b>	Infrastructure estimates may be necessary.	

## HMS SULTAN PARCEL 1: Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	11.60 ha	Based on whole of parcel 1
Local area density	Medium 40-50dph	Based on surrounding residential development
Development density	40-50dph	
Capacity for dwellings	465-580	Based on density calculations
Concluding comments	<p>If the site were to be released there is potential for residential development on parcel 1, with a potential for between 465 and 580 dwellings. This estimate is based on a broad assumption of between 40dph and 50dph. HMS Sultan is identified in the Gosport Borough Local Plan as an Employment Priority Site in order to ensure that if the site is release by the MOD it retains its role as a major employment site in the Borough.</p> <p>In November 2016, the Government announced proposals to release Blockhouse by 2026. More recently, the MOD have announced that a further decision regarding the disposal of HMS Sultan will be made in 2029. Whilst the Council strongly considers that HMS Sultan should be retained as a major MOD training facility. If the site is disposed of the Council's preferred option for the long term future of Sultan is to retain and enhance employment opportunities on the site.</p>	
Concluding actions	<p><b>Continue to seek clarification from the MoD regarding potential release data of HMS Sultan. Undertake further detailed estimates for potential capacity of the site.</b></p>	