

SHLAA Proforma

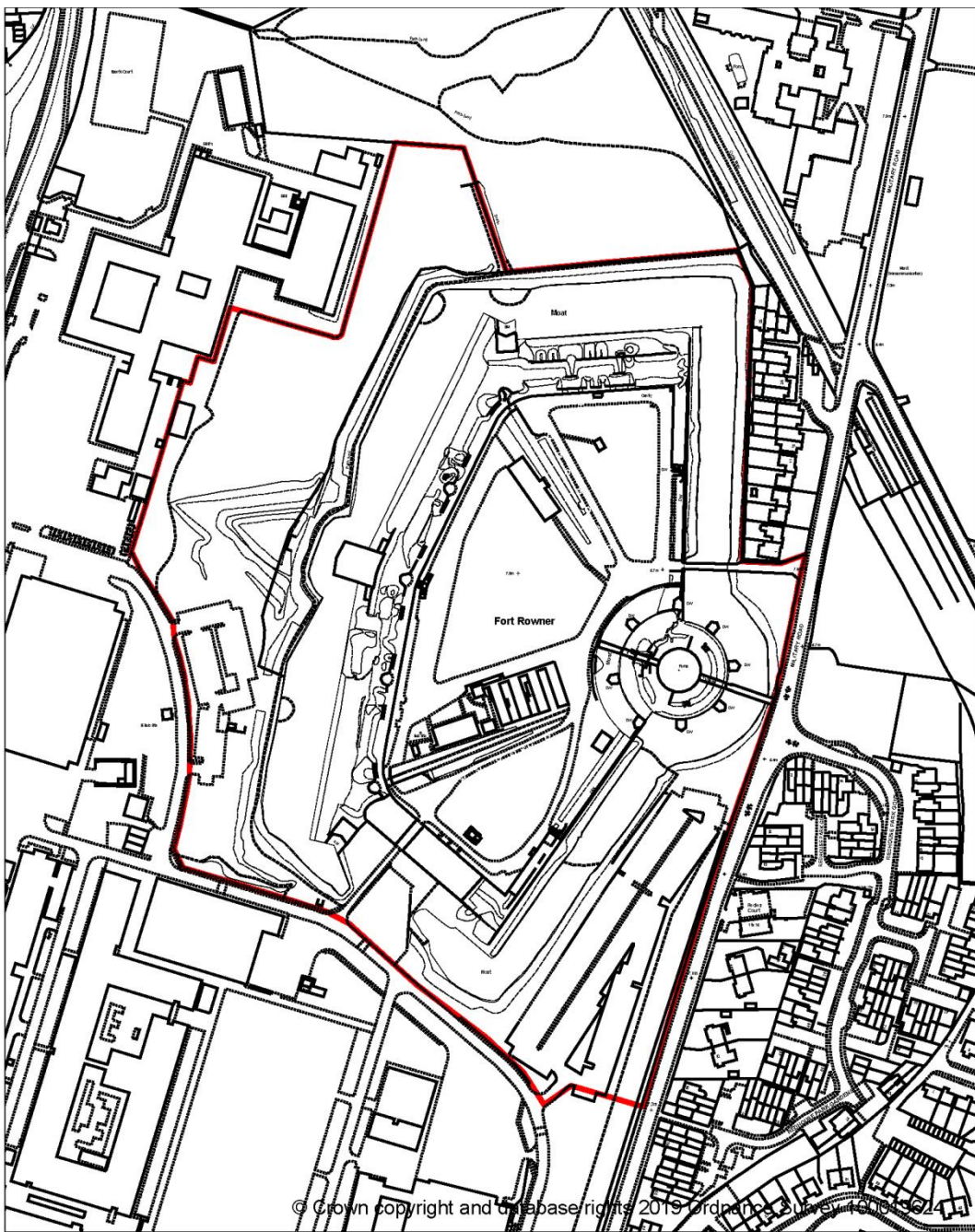
Site location

Site name	HMS Sultan Parcel 4	Site reference	BR009d
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 4 is situated to the northeast of the Sultan site and contains Fort Rowner. The parcel also contains a car parking area to the southeast and southwest.</p>
Topography	Largely flat with moats around Fort.
Existing land use	Fort Rowner, parking, and green space within HMS Sultan.
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

	<p>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 Browdown and Stokes Bay.</p>
Site size	<p>Total site area: 85.1 ha Parcel site area: 11.78 ha</p>
Development status	<p>None</p>



Scale 1:3700
0 25 50 75 100 125 m

A scale bar is provided below the text, with markings for 0, 25, 50, 75, 100, and 125 meters.

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?	No	Employment priority site. Site may still be appropriate for development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	Yes	Evidence of lack of employment need is required.	
Does the site have a community, culture or leisure use?	No		

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?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No		
Ecology			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	Unknown	Potentially, a large number of mature trees and vegetation are on the site. Further investigation will be required.	
Does the site have any TPO trees?	No	Trees on site may require protection.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	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?	No	There are multiple Brent Goose Sites to the south although outside the 400m radius.	

Issue	Suitability	Comments	Actions
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		
Access			
Can satisfactory vehicular access be achieved?	No	New access infrastructure will likely be required. Highway infrastructure works may be required.	
Can safe pedestrian and cycle access be achieved?	No		
Can adequate emergency service and refuse truck access be provided?	No		
Heritage			
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 is a Grade II listed building. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	

Issue	Suitability	Comments	Actions
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	Archaeological alert for Fort Rowner. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Land is in 20m buffer area. A Contaminated Land 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 likely to be serviced by utilities?	Yes	Served by utilities although capacity on existing utilities unknown. Confirmation will be required from utilities	

Issue	Suitability	Comments	Actions
		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 and Fleetlands helipad. 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?	Unknown	Situation presently unknown.	Continue to seek clarification on MoD plans for HMS Sultan.
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential decontamination costs and clearance of some areas of the site. Cost of heritage conservation and viability of accommodating residential development within the existing Fort. 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?	Unknown	Infrastructure estimates may be necessary.	

HMS SULTAN PARCEL 4: Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	Approximately 3.78 ha	Based on parcel 4 without moat surrounding Fort and areas of significant vegetation/trees.
Local area density		Based on surrounding
Development density		
Capacity for dwellings	34	Based on small development of houses to south east of Fort. Further information below.

Concluding comments	<p>There are significant concerns with the condition of the current Fort and viability work has shown that there would be extremely high costs associated with converting the Fort to residential which would make it highly unlikely to occur within the plan period. This work has been undertaken in collaboration with One Public Estate as part of the Heritage Action Zone. It is considered most likely that residential development could be accommodated in the current parking area to the south east of Parcel 4 and south of Fort Rowner. A broad estimate of approximately 34 dwellings is likely to be appropriate – this would be of similar density to the area of housing to the north of Fort Rowner (17 dwellings at approximately 30dph). 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. 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</p>
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	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.
Concluding actions	Seek clarification from MoD regarding potential release of HMS Sultan. Undertake more detailed design led calculations for potential capacity/supply of the site.