

SHLAA Proforma

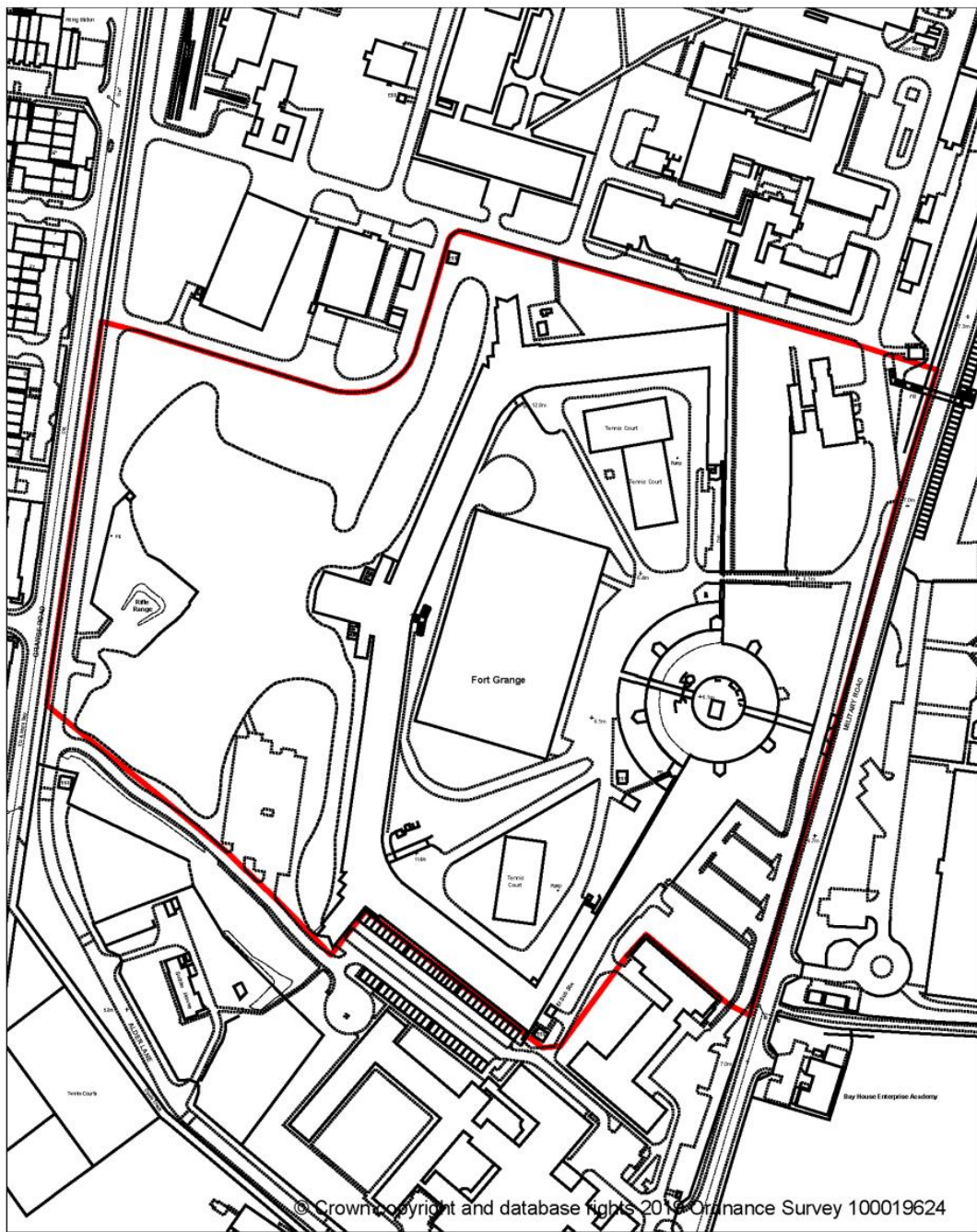
Site location

Site name	HMS Sultan Parcel 7	Site reference	BR009g
Site address and post code	Military Road, Gosport, PO12 3BY	Ward	Brockhurst
Last updated	January 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 7 is situated to the centre of the Sultan site and contains Fort Grange. The parcel also contains a parking area and large wooded area to the west and office style buildings to the east.</p>
Topography	Flat and largely grassed, with significant vegetation/ mature trees to the west.
Existing land use	Fort Grange and 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 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: 9.33 ha
Development status	None



Scale 1:3078

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
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)?	No	Contains a large wooded area of mature trees though.	
Does the site have any TPO trees?	No	Contains a large number of matures trees though.	
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?	Yes	The eastern portion of the site is a Brent Goose Site. Multiple Brent Goose sites within 400m. A HRA will be required. Development will not be permitted unless no	

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		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?	Yes	Aldermoor SINC within 100m of sites boundary. Proposals should protect the habitat.	
Access			
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		
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 Grange occupies the site – a Scheduled Ancient Monument and Grade II listed building. A Heritage Statement will be required. Proposals will	

Issue	Suitability	Comments	Actions
		need to preserve or enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	Locally Listed HMS Sultan Wardroom and Flanking Wings to south. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	Yes	Archaeological interest due to Fort Grange. An archaeological assessment will be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Land in 20m buffer area and Historic Landfill 50m 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		

Issue	Suitability	Comments	Actions
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 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?	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 7: Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	9.33 ha	Based on total parcel area
Local area density	-	-
Development density	-	-
Capacity for dwellings	Up to 70	Based on density calculations

Concluding comments	If fort could be converted to residential there is potential for up to 70 units. One Public Estate funded projects as part of the Heritage Action Zone are underway to look at the feasibility of 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.