

SHLAA Proforma

Site location

Site name	Land at Priddy's Hard Heritage Area	Site reference	HD005
Site address and post code	Priddys Hard, Heritage Way, Gosport, PO12 4LE	Ward	Hardway
Last updated	September 2021		

Site details

Site description	The Council considers that there is still considerable potential at Priddy's Hard for further regeneration and expansion of the visitor offer. Proposals should capitalise on the setting over Portsmouth Harbour.
Topography	Mixed
Existing land use	Former navy site
Surrounding land use and storey heights	Heritage buildings, ramparts and Portsmouth Harbour.
Site size	2.6 ha
Development status	17/00599/OUT HYBRID APPLICATION COMPRISING - OUTLINE APPLICATION FOR ERECTION OF THREE DETACHED DWELLINGS IN RAMPARTS (WITH ALL MATTERS RESERVED) AND FULL APPLICATION FOR (I) ERECTION OF 17 THREE-STOREY TERRACED DWELLINGS IN SOUTHERN DEMI-BASTION, (II) DEMOLITION OF FORMER COOK HOUSE AND ERECTION OF 4 THREE-STOREY TERRACED DWELLINGS, (III) CHANGE OF USE OF FORMER SHELL PAINTING ROOM TO FORM 4 DWELLINGS, (IV) DEMOLITION OF QUICK FIRE SHELL PAINTING ROOM AND ERECTION OF 2 THREE-STOREY DETACHED DWELLINGS, (V) CHANGE OF USE OF E MAGAZINE AND

	<p>FORMER PROOF HOUSE TO DISTILLERY (CLASS B1), CHANGE OF USE OF FORMER SHELL STORE (BUILDING Q) TO STORE FOR DISTILLERY (CLASS B8), CHANGE OF USE OF PART OF CASE STORE EXHIBITION AND CONFERENCE CENTRE (BUILDING M) TO FORM 1 UNIT OF HOLIDAY ACCOMMODATION (CLASS C3), CHANGE OF USE OF FORMER SHIFTING HOUSE (BUILDING U) TO FORM 1 UNIT OF HOLIDAY ACCOMMODATION (CLASS C3), CHANGE OF USE OF FORMER MINES AND COUNTERMEASURES STORE (BUILDING P) TO COASTAL FORCES MUSEUM (CLASS D1), (VI) ERECTION OF SINGLE STOREY BUILDING TO FORM HOLIDAY ACCOMMODATION (CLASS C3) (LISTED BUILDINGS IN CONSERVATION AREA AND SCHEDULED MONUMENT)</p>
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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?	Yes	Part of the site is a mixed use allocation. Some parts are outside this allocation.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	Part of the site (the ramparts) is protected open space with the intention of providing a publicly accessible park. If low value open space it may be appropriate for development.	

Issue	Suitability	Comments	Actions
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		
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?	Yes	Parts of the site are within Flood zones 2 and 3. Strategic Flood Risk Assessment is required.	Flood risk has been assessed as part of the proposal.
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Parts of the site are predicted to be in Flood zones 2 and 3 by 2115. Strategic Flood Risk Assessment is required.	Flood risk has been assessed as part of the proposal.
Ecology			
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)?	Unknown	Potential for protected species. Proposals will need to protect the species.	

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, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Site is located adjacent to the Portsmouth Harbour SPA and Ramsar site and Brent Goose Site. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site is located adjacent to the Portsmouth Harbour SSSI. A HRA will be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
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?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck access be provided?	Yes		
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	Site is within Priddy's Hard Conservation Area. A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Site retains many listed building, including Grade I and Grade II* listed buildings, and a scheduled ancient monument (the ramparts). 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?	No		
Is the site likely to be of archaeological interest?	Yes	An archaeological assessment will be required.	

Issue	Suitability	Comments	Actions
Contamination			
Is it likely the site could be contaminated?	Yes	Site is within 20m buffer area and has potential contamination from former uses. 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		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	Yes	Site in safeguarded area for 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 owned by a developer.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Owner currently seeking planning permission to develop the site.	
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?	No		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential costs of decontamination and significant heritage conservation.	
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 area	2.6 ha	Based on whole site.
Local area density	-	-
Development density	-	Design led due to sites historic importance.
Capacity for dwellings	120	-

Concluding comments	Granted permission. Continue to monitor and allocate in Local Plan in line with existing consent and to allow further mixed-use development on the site.
Concluding actions	Allocate in Local Plan.