

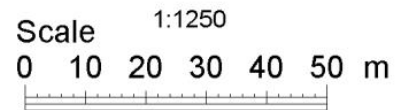
## SHLAA Proforma

### Site location

Site name	Megson Drive	Site reference	LE013
Site address and post code	Lee-on-the-Solent, PO13 8BA	Ward	Lee East
Last updated	September 2020		

### Site details

Site description	Amenity space with children's play area and significant landscaping.
Topography	Flat with grass, vegetation, trees and street furniture. Landscape mound to the south east.
Existing land use	Open space and play area
Surrounding land use and storey heights	Residential (two storey)
Site size	1.42 ha
Development status	None



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>		
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>Yes</b>	Site assessed as high value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		

Issue	Suitability	Comments	Actions
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)?	Unknown		
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 within 220 m of Brent goose site (Low Use). An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	

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?	Yes	Site within 220 m of Alver Valley SINC. Proposals should protect the habitat.	
<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)?	No		

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?	No		
<b>Contamination</b>			
Is it likely the site could be contaminated?	Yes	Site in Historic Landfill Buffer Area (50m). A Contaminated Land Assessment and potential mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential loss of amenity space and issues of overlooking due to orientation of existing properties in Megson Drive. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		



Issue	Suitability	Comments	Actions
<b>Services</b>			
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 safeguarding 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 owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	No	The council have no intention to sell or 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)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	No		

Issue	Availability	Comments	Actions
Are there any existing tenancies or operations on site?	Yes	Amenity space with children's play area.	

### Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	The land owner has no plans to sell or sell this site.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	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?	No		



## Conclusion

Suitable	Available	Achievable
----------	-----------	------------

Issue	Figure	Assumptions
Developable area	1.42 ha	Based on whole site.
Local area density	Medium	40dph
Development density	30dph	Density of developable area.
Capacity for dwellings	35- 40	Based on initial visual assessment.

Concluding comments	The site has previously been identified as amenity green space of high value in the Open Space Monitoring Report. Given that this site provides considerable amenity to local residents with multiple health and wellbeing benefits it is considered appropriate to retain the site. Given this, the site is discounted from the SHLAA and the Council have no intention to sell or develop the site.
Concluding actions	<b>No further action.</b>