

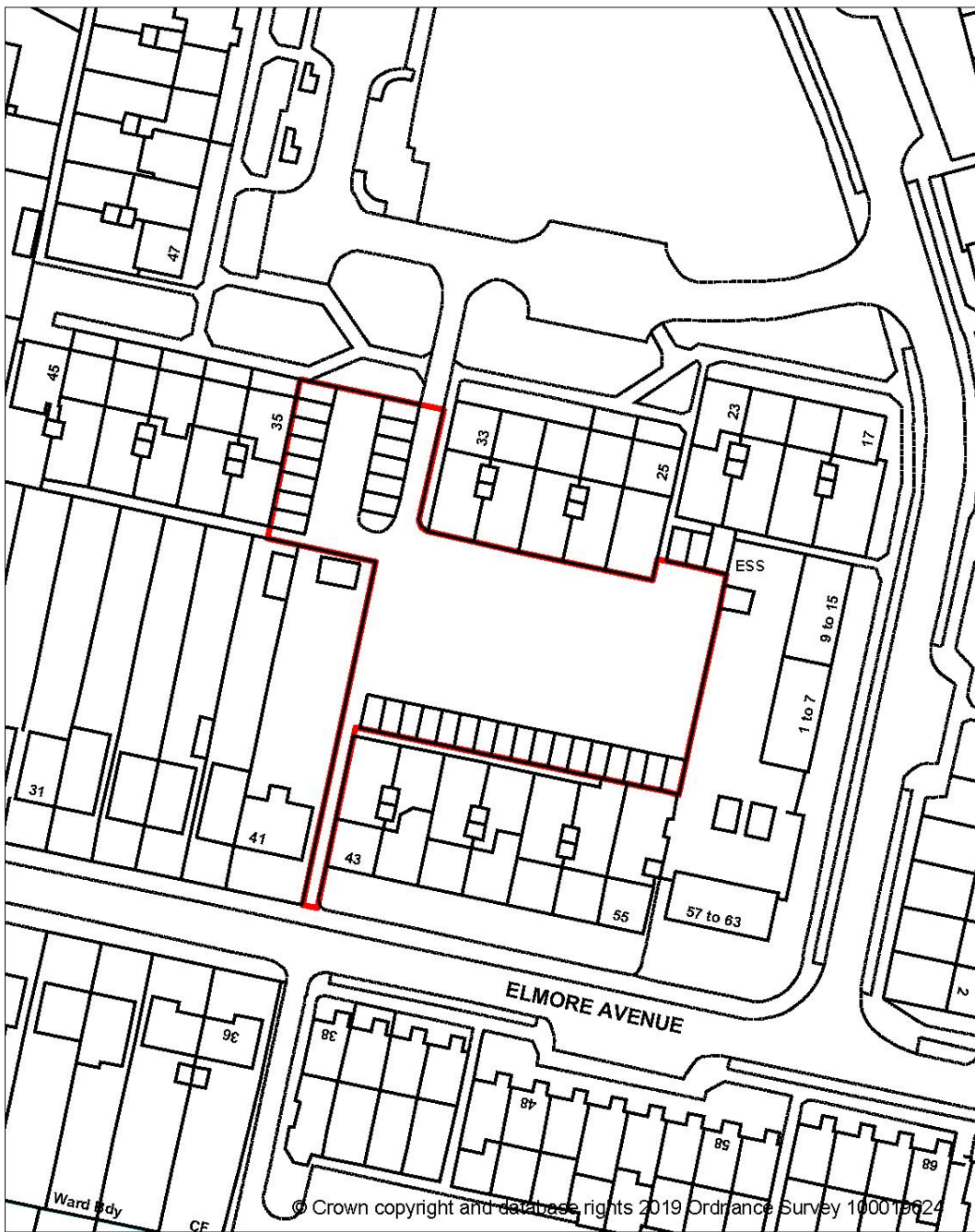
SHLAA Proforma

Site location

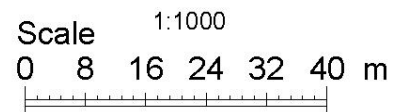
Site name	Elmore Avenue, Garage Sites	Site reference	LE009
Site address and post code	Elmore Avenue, Lee-on-the-Solent, PO13 9EU	Ward	Lee East
Last updated	April 2019		

Site details

Site description	Garages and parking area enclosed by existing housing
Topography	Flat with concrete hardstanding
Existing land use	Existing garages and parking
Surrounding land use and storey heights	Residential (two storey)
Site size	0.2 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
Local plan designations			
Is the site within the Urban Area Boundary?	Yes		
Is the site allocated for development?	No		
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
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		

Issue	Suitability	Comments	Actions
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		
Does the site have any TPO trees?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	No		
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 400m of Brent Goose site (Low use). 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	No		

Issue	Suitability	Comments	Actions
SSSI or candidate SSSI?			
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	Although access road may not be wide enough.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	Yes	Although access road may not be wide enough.	
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)?	No		
Does the site contain, or is adjacent to, any locally listed buildings?	No		

Issue	Suitability	Comments	Actions
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potentially if southern portion of site is developed. Proposal would 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		
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 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	Owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	Unknown	Not investigated due to site capacity.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Yes	No. 41 Elmore Avenue has a right of access to the rear of the property. Legal advice may be required.	
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Existing garages and parking. Confirmation would be needed if they can be ended or relocated.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc.)?	Yes	Costs of demolition. 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
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Issue	Figure	Assumptions
Developable area	Approx. 0.18 ha	Based on retaining rear access to 41 Elmore Avenue.
Local area density	High	50dph
Development density	30dph	Density of developable area.
Capacity for dwellings	3	Based on initial visual assessment.

Concluding comments	The sites layout and proximity to existing dwellings makes it difficult to achieve a significant number of dwellings on the site. That said, there is potential for a small number of dwellings towards the north of the site, although local parking needs would need to be carefully considered.
Concluding actions	No further action.