

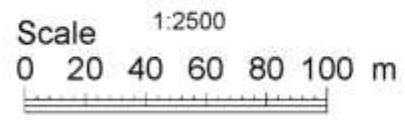
SHLAA Proforma

Site location

Site name	Land at Manor Way	Site reference	LW009
Site address and post code	Lee-on-the-Solent, PO13 9JQ	Ward	Lee West
Last updated	May 2019		

Site details

Site description	Large area of open space to the east of Manor Way.
Topography	Flat with grass and vegetation and numerous large trees to border. A wire fence defines the sites western boundary.
Existing land use	Open space
Surrounding land use and storey heights	To the north, east and south are a mixture of one and two storey detached dwellings. To the west, on the opposite side of Manor Way is the Lee-on-the-Solent Tennis Squash and fitness club with courts.
Site size	1.65 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	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	Site assessed as medium value in the Open Space Monitoring Report.	
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	Yes	The site is due to be allocated a community use	

Issue	Suitability	Comments	Actions
		in the forthcoming local plan review.	
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		
Does the site have any TPO trees?	No	Does contain mature trees though.	
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?	No	Just over 400m from Brent Goose Network.	

Issue	Suitability	Comments	Actions
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Within 450m of Lee-on-the-Solent to Itchen Estuary SSSI. An ecology survey may 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?	Yes	Within 450m of Lee-on-the-Solent beach candidate SINC.	
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		

Issue	Suitability	Comments	Actions
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		
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	Could impact neighbouring properties amenity.	
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.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Site acquired by GBC February 2017.	
Is the site owned by a developer or is the owner willing to sell?	No	GBC is planning to develop the site with allotments to serve the requirements of the Borough.	
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)?	Unknown		
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)?	No		
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	1.65 ha	Based on whole site.
Local area density	Medium	40dph
Development density	25dph	Density of developable area.
Capacity for dwellings	40	Based on visual assessment and density calculation.

Concluding comments	The Council is shortly intending to locate new allotments on the majority of this site due to a shortage of allotment space in the Borough and their popularity. The site will therefore be designated as an allotment allocation community facility in the Local Plan review. In combination with this, improvements will be considered to the open space adjacent to Manor Way with suitable screening of the allotment site from the road. The site is therefore discounted from the SHLAA and has no potential for housing development.
Concluding actions	No further action. Site unsuitable for the SHLAA.