

SHLAA Proforma

Site location

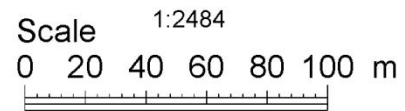
Site name	Browndown Training Camp	Site reference	LW014
Site address and post code	Browndown Rd, Lee-on-the-Solent, PO13 9UG	Ward	Lee West
Last updated	May 2019		

Site details

Site description	Former military training camp sold to private owner. Currently used as laser quest/ airsoft activity centre.
Topography	Flat with vegetation.
Existing land use	Leisure/ outdoor activity centre.
Surrounding land use and storey heights	Caravan Park, Alver Valley Country Park and Browndown Battery/ training area.
Site size	3 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?	No	Review of the Urban Area Boundary may be required.	
Is the site allocated for development?	No	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	Yes	Review of the Strategic Gap may be required.	
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	The council will consider the site for appropriate recreational uses.	

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?	Yes	Site in flood zone 2 and 3. Strategic Flood Risk Assessment is required and significant issues would have to be overcome.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in flood zone 2 and 3 by 2115. Strategic Flood Risk Assessment is required and significant issues would have to be overcome.	
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		

Issue	Suitability	Comments	Actions
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Further investigation would 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	Site adjacent to Portsmouth Harbour Brent Goose site (Core Primary). 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 adjacent to Browndown 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?	Yes	Site adjacent to Bayhouse Playing Field and Browndown Common SINC. Within 400m of HMS Sultan Sports Field SINC. Proposals should protect the habitat.	

Issue	Suitability	Comments	Actions
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)?	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?	Yes	Site in 20m buffer area. A Contaminated Land	

Issue	Suitability	Comments	Actions
		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	Uncertain if serviced by all utilities.	
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?	Unknown	Suspected to just be one private owner.	
Is the site owned by a developer or is the owner willing to sell?	Unknown		
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?	Yes	Currently used by laser quest activity organiser (based on internet search). Confirmation will 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	Potential costs of decontamination and 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
-----------------	------------------	-------------------

Issue	Figure	Assumptions
Developable area	3 ha	Based on whole site.
Local area density	Low	20dph
Development density	-	Density of developable area.
Capacity for dwellings	0	Based on initial visual assessment.

Concluding comments	Site located in high risk area for flooding, outside the urban area boundary and in a settlement gap. The council will look to consider the use of the site for recreational purposes but doesn't foresee the site being a viable residential location.
Concluding actions	No further action.