

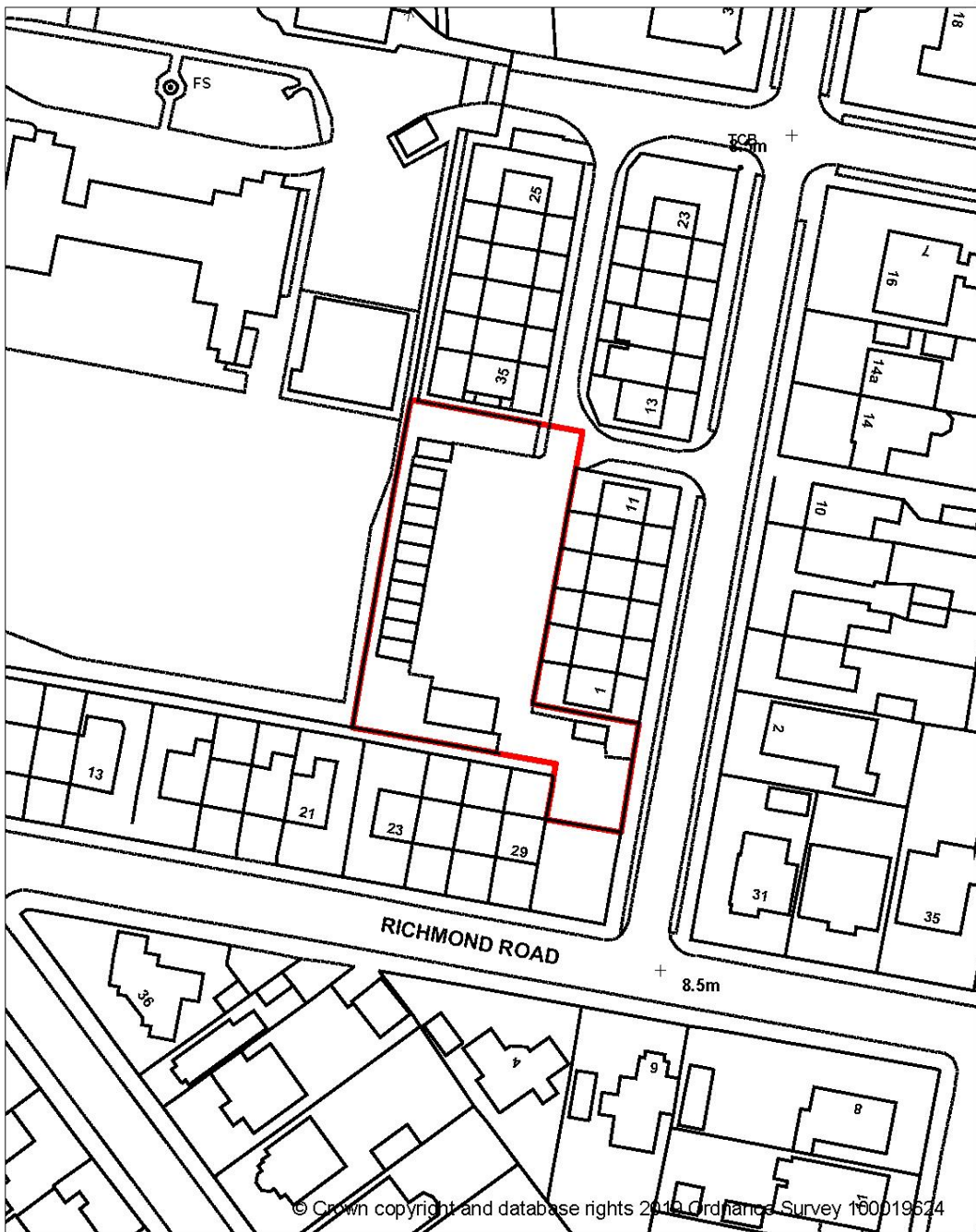
SHLAA Proforma

Site location

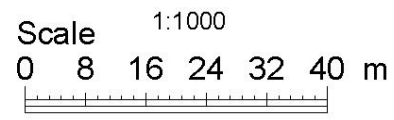
Site name	Richmond Road	Site reference	LW024
Site address and post code	Richmond Road, Lee-on-the-Solent, PO13 9NT	Ward	Lee West
Last updated	October 2019		

Site details

Site description	Garages and parking to west of Kings Road
Topography	Flat with asphalt hardstanding
Existing land use	Garages and parking
Surrounding land use and storey heights	Residential (two storeys) and HMS Daedalus immediately to the west.
Site size	0.14 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		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?	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		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 230m of Solent and Southampton Water 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		Comments	Actions
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site within 200m 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	Site within 400m of Lee-on-the-Solent Beach cSINC. Proposals should protect the habitat.	
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?	Yes	Site within Daedalus No.16 Conservation Area. A Heritage Statement will be required. Proposals will	

Issue		Comments	Actions
		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)?	No		
Does the site contain, or is adjacent to, any locally listed buildings?	Yes	Adjacent to Former Married Quarters: Old Local List. Proposals should preserve or enhance the heritage assets.	
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is in 20m buffer area. A Contaminated Land Assessment and potential mitigation will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential impact on neighbouring properties and their parking requirements. Proposal will need to minimise amenity	

Issue		Comments	Actions
		impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	Potential disturbance from aerodrome at Daedalus. Appropriate mitigation will be required.	
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?	Unknown		
Is the site owned by a developer or is the owner willing to sell?	No	The land ownership is highly complex. The majority of car parking spaces are owned by individual properties in the surrounding area. This results in upwards of 24 different land ownerships on 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)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Parking and garages appears to be in use. Following a site visit it was observed that the site continues to be well used for local parking requirements. 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?	No	It is considered highly unlikely that the site would be developable within the plan period.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Demolition of existing garages. 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	0.14 ha	Based on whole site.
Local area density	High	50dph
Development density	40dph	Density of developable area.
Capacity for dwellings	6	Based on initial visual assessment.

Concluding comments	While the site has the potential to accommodate a row of terraced dwellings to suit the existing character of the area it is considered most appropriate to retain the site to accommodate the parking requirements of the existing area. Following a site visit it was confirmed that the site continues to be well used for parking. There is also a complex land ownership arrangement with all of the individual parking spaces owned by adjacent dwellings.
Concluding actions	No further action.