

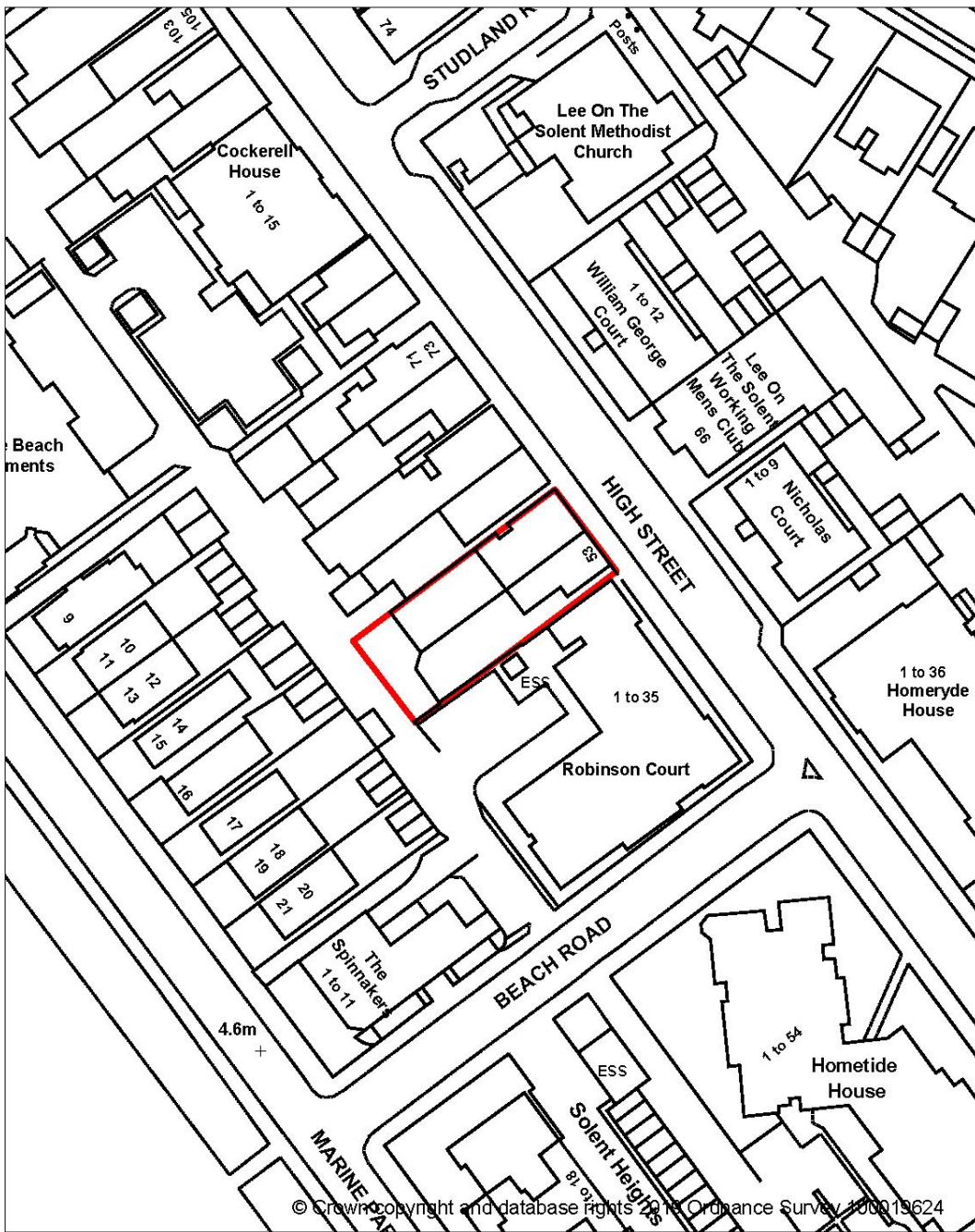
SHLAA Proforma

Site location

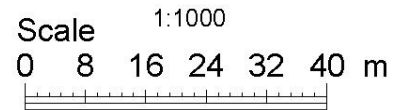
Site name	51-57 High Street	Site reference	LW012
Site address and post code	High Street, Lee-on-the-Solent, PO13 9BU	Ward	Lee West
Last updated	January 2020		

Site details

Site description	2 no. two storey buildings with ground floor shops and 1 st floor residential and storage/garages to rear.
Topography	Flat
Existing land use	Two commercial units on ground floor and residential 1 st floor.
Surrounding land use and storey heights	Residential flats (three storey) and commercial units/ residential 1 st floor.
Site size	0.05 ha
Development status	PRE APP P.103/006/10 – Proposed redevelopment by the erection of a 3/4 storey block comprising a retail shop (Class A1) at ground level with 10 no. one bedroom flats above.



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?	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?	Yes	In Lee-on-the-Solent	

Issue	Suitability	Comments	Actions
		shopping district. Proposals will need to comply with the requirements of Policy LP27.	
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 120 m of Solent and Southampton Water Brent Goose site (Low use). An ecology survey may be required. Development will not be permitted unless no	

Issue	Suitability	Comments	Actions
		adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site within 140 m of 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 120 m of Lee-on-the-Solent candidate SINC. 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?	No		
Does the site contain, or is adjacent to, any	No		

Issue	Suitability	Comments	Actions
Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?			
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	A Contaminated Land 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		
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone,	Yes	Site in safeguarded area for aerodrome at	

Issue	Suitability	Comments	Actions
which covers the whole borough)?		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?	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	Commercial units and residential properties appear occupied. Confirmation will be needed if they can be ended or relocated.	

Achievable

Issue		Comments	
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 decontamination and demolition 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
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Issue	Figure	Assumptions
Developable area	0.05 ha	Based on whole site
Local area density	High	50dph
Development density	55dph	Density of developable area.
Capacity for dwellings	4	Based on initial visual assessment

Concluding comments	The site was submitted as a pre-application enquiry in 2010 for a proposed redevelopment (P.103/006/10) by the erection of 3/4 storey block comprising a retail shop (Class A1) at ground level with 10 no.one bedroom flats above. The proposal did not provide car parking and the servicing arrangements for the commercial unit were considered unacceptable and the proposal was not progressed any further. The site has been reassessed as part of the SHLAA and is considered unable to deliver more than 5 dwellings.
Concluding actions	No further action.