

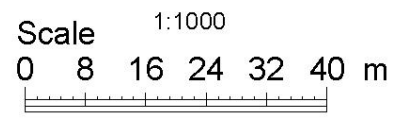
SHLAA Proforma

Site location

Site name	South Place	Site reference	LW017
Site address and post code	South Place, Lee-on-the-Solent, PO13 9AS	Ward	Lee West
Last updated	May 2019		

Site details

Site description	Garages and parking behind existing housing. Accessed via existing concrete roads to north, south and east.
Topography	Flat with concrete and grassed areas. Three single storey garage buildings occupy the site.
Existing land use	Garages and parking
Surrounding land use and storey heights	The site is bordered on all sides by a mix of one and two storey residential dwellings with gardens. To the south beyond Marine Parade East is Elmore Car Park and the Browndown Coastal Area.
Site size	0.038 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?	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)?	Unknown	Further investigation 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?	No		
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	Yes	Site within 400m of Lee-On-The-Solent to Itchen Estuary and Browndown	

Issue	Suitability	Comments	Actions
		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 130m of The Piggeries SINC, Portsmouth Road. Within 400m of Lee-On-The-Solent Beach cSINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	No	Access roads will need widening. Highway infrastructure works may be required.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck access be provided?	No	Access roads will need widening. Highway infrastructure works may be required.	

Issue	Suitability	Comments	Actions
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?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Potential overlooking and disturbance due to close proximity to existing dwellings. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future	No		

Issue	Suitability	Comments	Actions
occupiers (industrial uses, major roads)?			
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 is 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	Access roads to site are owned by HCC. Further investigation will be required.	
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	Unknown		

Issue	Availability	Comments	Actions
(covenants, ransom strips)?			
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	Garages still appear to be in use. 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	Demolition and site clearance costs. Cost of highway infrastructure changes. 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	0.038 ha	Based on whole site.
Local area density	Medium	45dph
Development density	30dph	Density of developable area.
Capacity for dwellings	1	Based on initial visual assessment.

Concluding comments	Highway access to the site would likely need widening and limited land availability would make this difficult to achieve. The sites size limits the level of development achievable to below the threshold for the SHLAA.
Concluding actions	Site too small for inclusion in the SHLAA.