

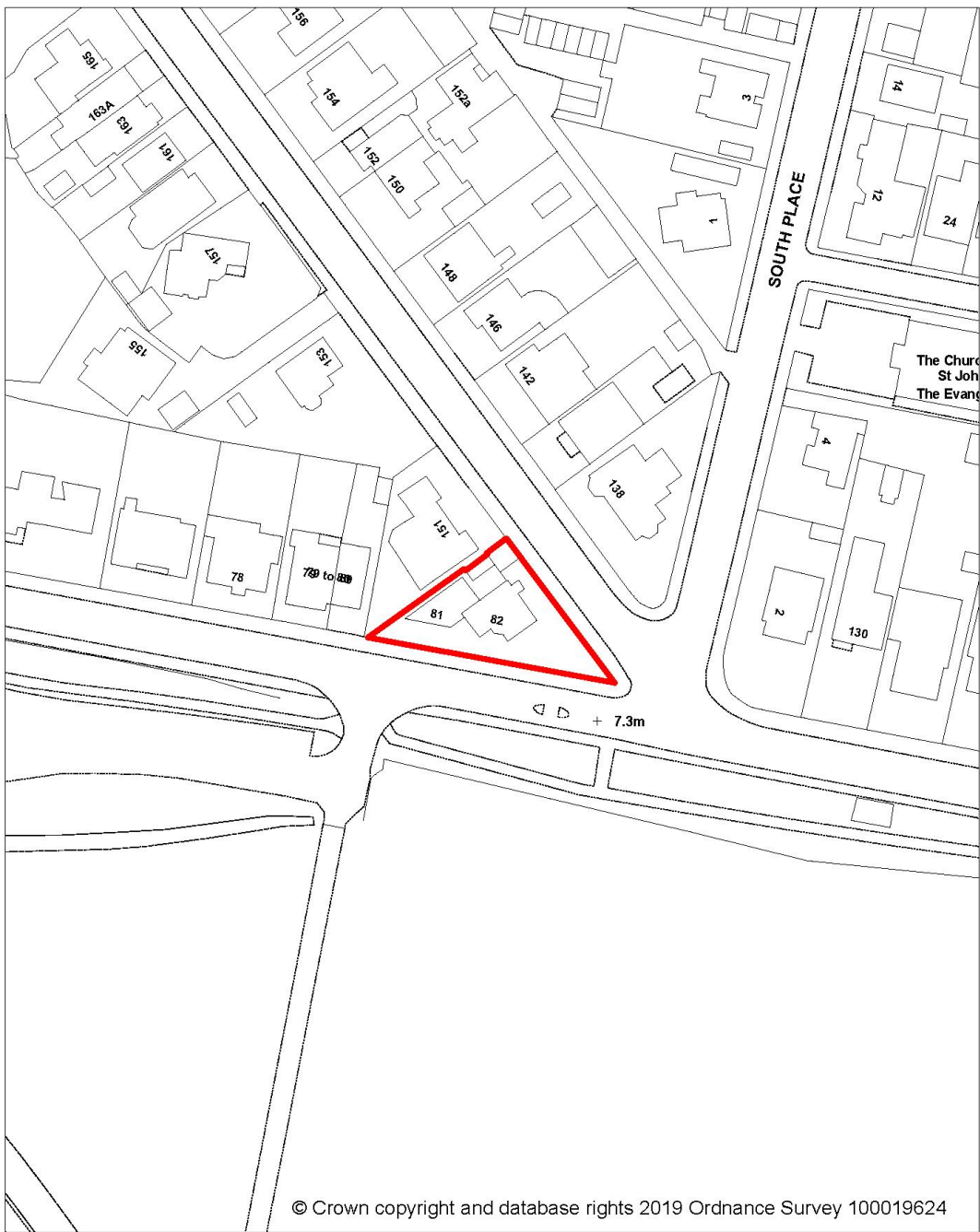
SHLAA Proforma

Site location

Site name	81-82 Marine Parade East	Site reference	LW026
Site address and post code	81-82 Marine Parade East, Lee-on-the-Solent, PO13 9BJ	Ward	Lee West
Last updated	April 2021		

Site details

Site description	Two residential plots situated on the corner of Marine Parade East and Portsmouth Road.
Topography	Flat
Existing land use	Two residential plots
Surrounding land use and storey heights	Residential (two storeys)
Site size	0.05 ha
Development status	<p>19/00103/OUT - OUTLINE APPLICATION - DEMOLITION OF 2NO. EXISTING DWELLINGS AND ERECTION OF THREE STOREY BUILDING TO FORM 7NO. FLATS, WITH ASSOCIATED ACCESS AND CAR PARKING - ALL MATTERS RESERVED OTHER THAN ACCESS – Refused 3rd December 2020</p> <p>21/00113/OUT – OUTLINE APPLICATION – DEMOLITION OF 2NO. EXISTING DWELLINGS AND ERECTION OF 2NO. DETACHED REPLACEMENT DWELLINGS – ALL MATTERS RESERVED OTHER THAN ACCESS – Permission granted</p>



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 in close proximity to sink south of Portsmouth Road. 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?	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	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 occupiers (industrial uses, major roads)?	No		

Issue	Suitability	Comments	Actions
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?	No	Assumed to be under single ownership.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Planning permission currently being sought.	
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		

Issue	Availability	Comments	Actions
Are there any existing tenancies or operations on site?	Yes	Existing dwellings appear to be occupied however the site owner is currently seeking permission to redevelop the site.	

Achievable

Issue		Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	Monitor progress of planning application.	
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	0.05 ha	Based on whole site.
Local area density	50dph	Medium
Development density	140dph	Density of developable area.
Capacity for dwellings	2	Based on initial visual assessment.

Concluding comments	Potentially suitable for residential development and intensification given the sites corner plot however this will need to be done in a sensitive way, reflecting the character of the area and the sites constraints. However the site is unable to accommodate five or more dwellings.
Concluding actions	No further action.