

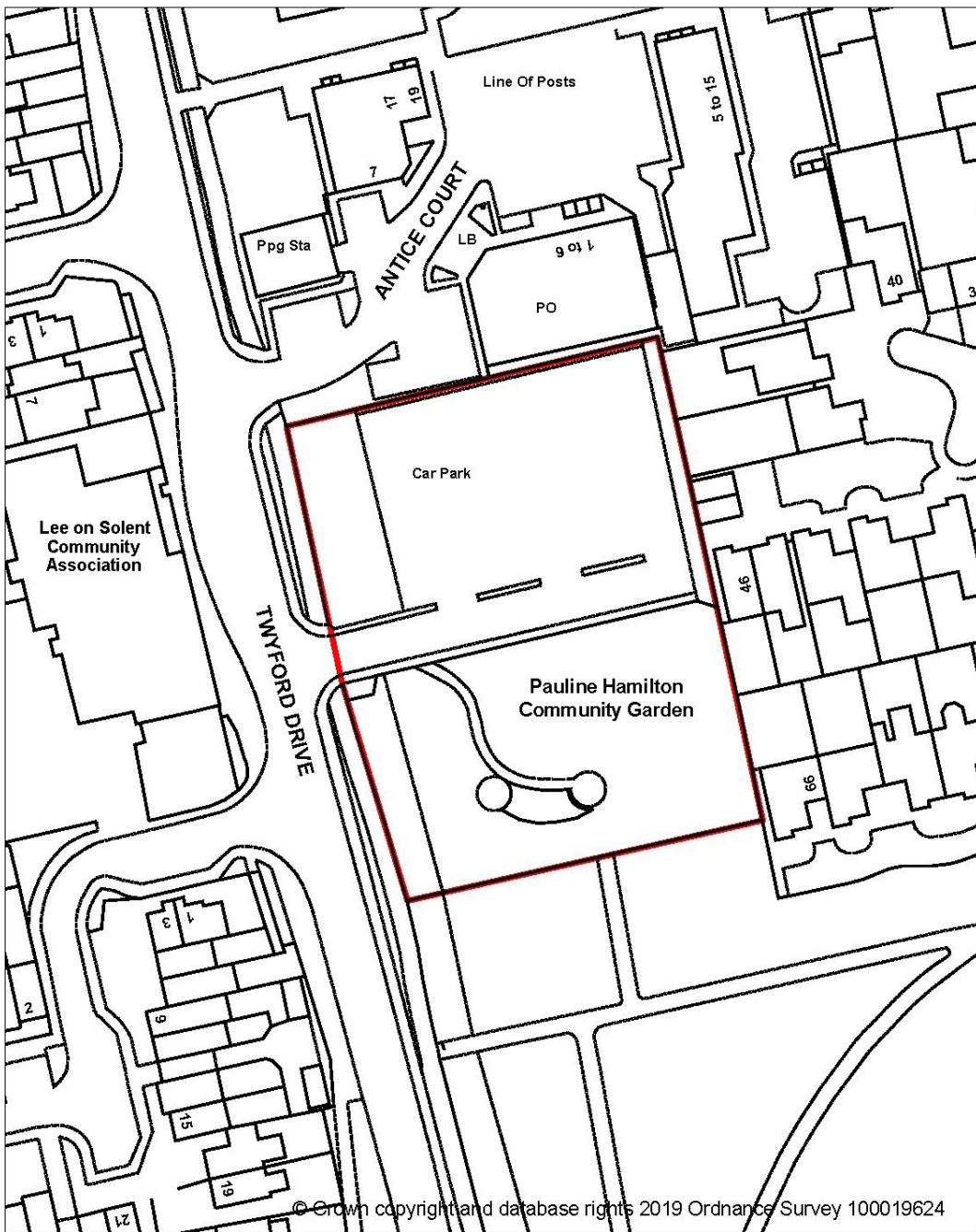
SHLAA Proforma

Site location

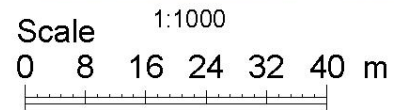
Site name	Land South of Antice Court, Cherque Farm	Site reference	LE003
Site address and post code	Twyford Drive, Lee-on-the-Solent, PO13 8JU	Ward	Lee East
Last updated	September 2020		

Site details

Site description	Half of the site is a car park which serves the adjacent food store; the other half of the site is a community garden. The site is accessed from the east by Twyford Drive.
Topography	Flat with asphalt hardstanding in car park. Community garden with grass and associated planting. To the east of the site a row of large trees/mature vegetation separate the site from Twyford Drive.
Existing land use	Car park and community garden
Surrounding land use and storey heights	To the north of the site is a small area of retail with various takeaways. To the east of the site are two storey dwellings. South of the site is Megson Park with a play area. Immediately to the west of the site on the opposite side of Twyford drive is the Lee-on-Solent Community Association.
Site size	0.37 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		
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No	However the site is in use as open space so could benefit from policy protection.	
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	Yes	Half of site is community built leisure allocation. Proposals will need to	

Issue	Suitability	Comments	Actions
		comply with the requirements of Policy LP32.	
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?	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	Yes	Site within 400m of Solent and Southampton Brent Goose Site. An ecology assessment may be	

Issue	Suitability	Comments	Actions
biodiversity-offset site?		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?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site within 400m of Alver Valley 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 Designated Heritage Assets (listed buildings,	No		

Issue	Suitability	Comments	Actions
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	Site 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?	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		

Issue	Suitability	Comments	Actions
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?	Unknown	Considered highly unlikely given its community use.	
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	Car park and community garden.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	Given the sites community use its considered highly unlikely to come forward for development.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc.)?	Yes	Potential decontamination 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	0.37 ha	Based on whole site.
Local area density	High	50dph
Development density	40dph	Density of developable area.
Capacity for dwellings	15	Based on initial visual assessment.

Concluding comments	The site is considered unsuitable for residential development as it provides an important community garden and parking that is used by the community use nearby. It is important that the garden is retained for continued use by local residents and the Council will continue to support the sites protection for this use.
Concluding actions	No further action.