

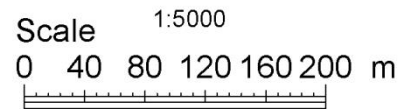
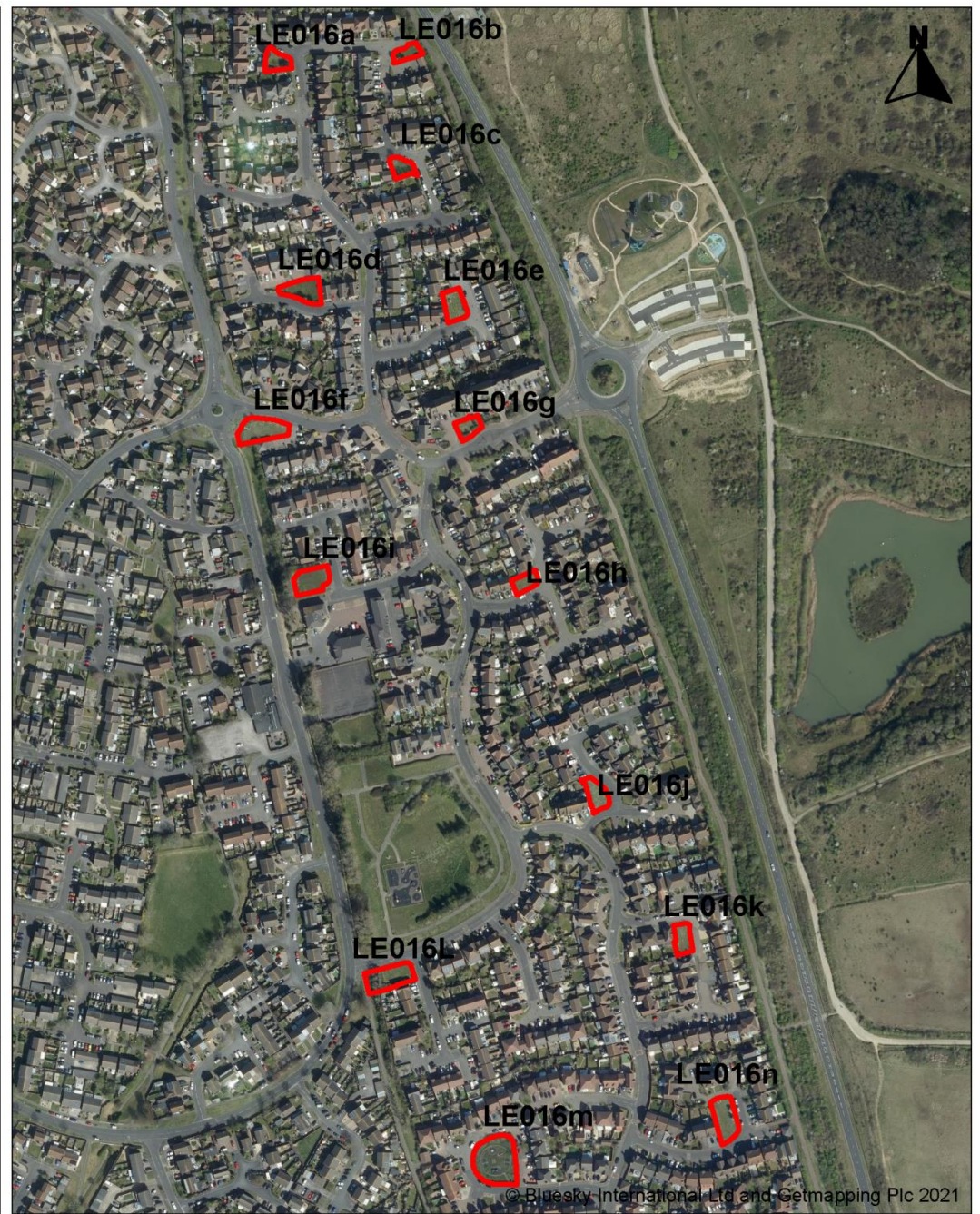
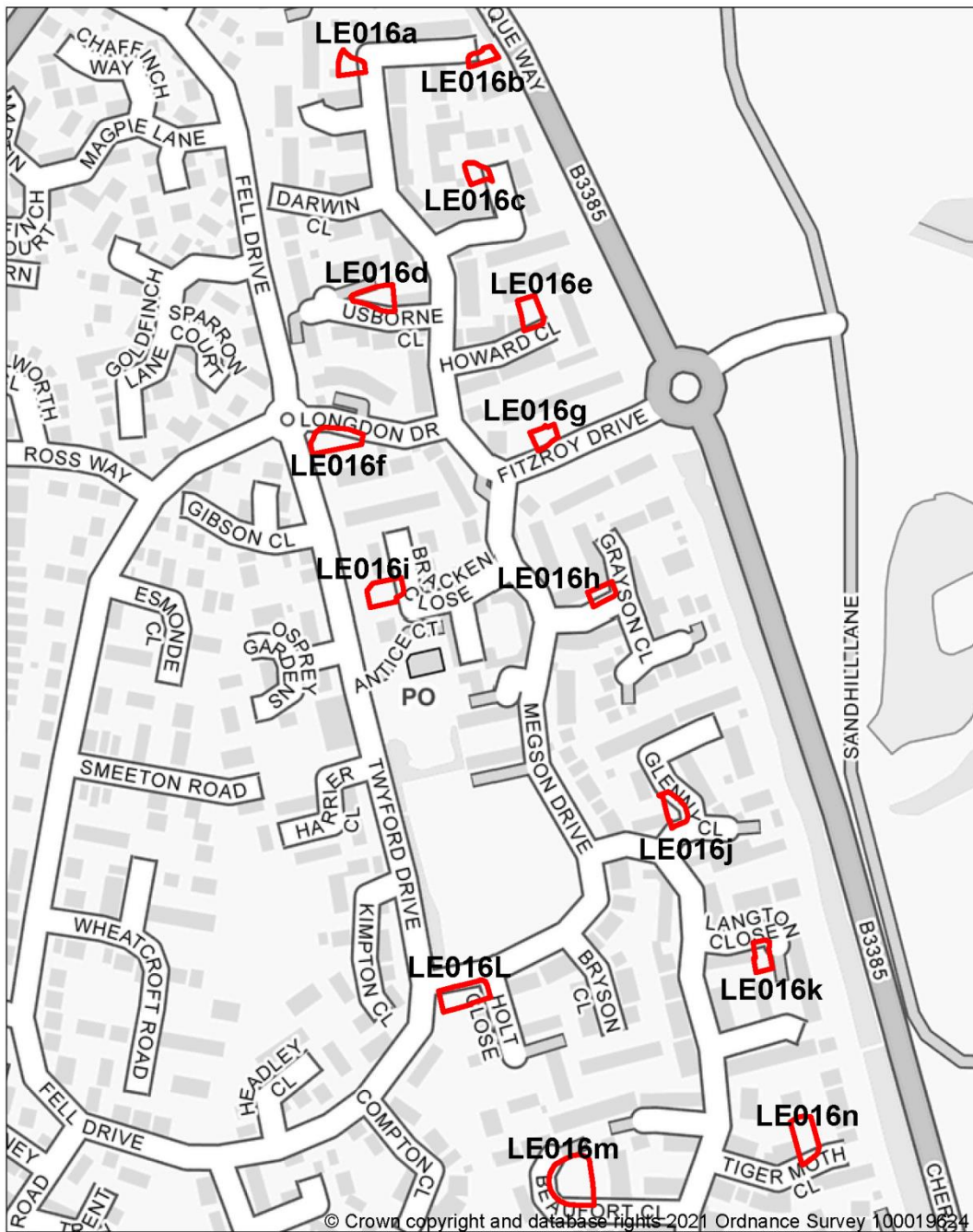
SHLAA Proforma

Site location

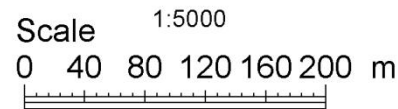
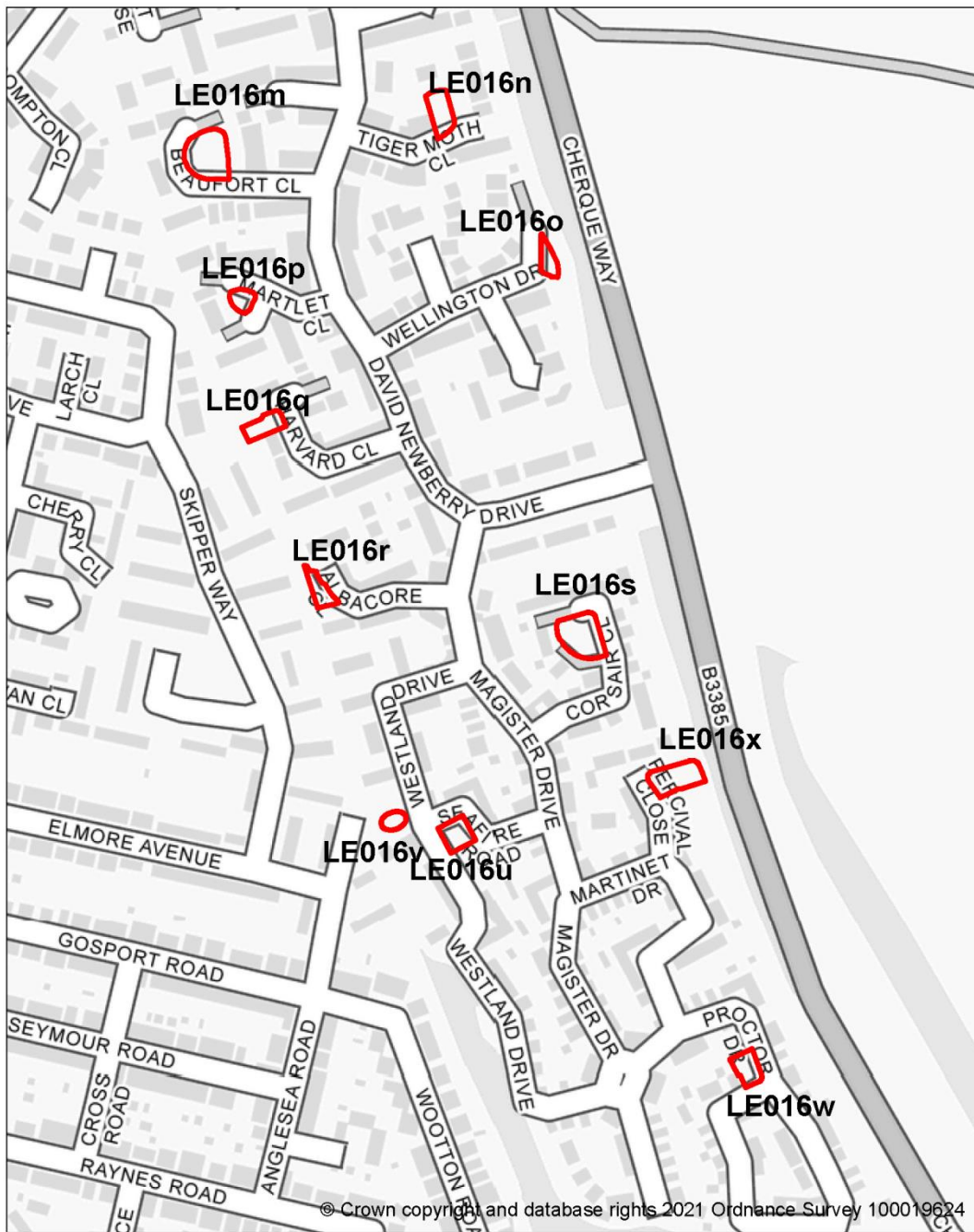
Site name	Cherque Farm Existing Local Areas for Play	Site reference	LE016
Site address and post code	General area of David Newberry Drive, Lee-on-the-Solent, PO13 8FQ	Ward	Lee East
Last updated	April 2019		

Site details

Site description	Play and amenity areas in residential area
Topography	Flat with grass and fencing
Existing land use	Open space
Surrounding land use and storey heights	Residential (two and three storey)
Site size	1.03 ha split over 23 amenity areas
Development status	None



If this map has been transmitted electronically, use the scale bar in preference to the written scale



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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?	Yes	Site assessed as medium value in the Open Space Monitoring Report. The amenity areas are considered important in this area of dense development. Many of these open areas also form an important part of	

Issue	Suitability	Comments	Actions
		the street scene and contribute to the character of the development.	
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		
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		

Issue	Suitability	Comments	Actions
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 adjacent to Solent and Southampton Water Brent Goose site. 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 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 adjacent to 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		

Issue	Suitability	Comments	Actions
Heritage			
Is the site within or 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?	Yes	Site within 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	Proposals would need to be sensitively designed due to close proximity to existing dwellings.	

Issue	Suitability	Comments	Actions
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, 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?	No	Sites owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	No	The Council has no intention to sell or develop the sites.	
Is it necessary to acquire land off-site to develop this site?	Yes	Potentially due to small size of some sites.	
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Yes	Some sites contain footpaths. May affect site viability.	
Are there any existing tenancies or operations on site?	Yes	Children's play areas are situated on some of the amenity areas. These are important in serving the needs of the local community.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	The Council has no intention to sell or develop the sites.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc.)?	No		
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	1.03 ha	Split over 23 amenity areas.
Local area density	Medium	40dph
Development density	8dph	Density of developable area.
Capacity for dwellings	8	Based on initial visual assessment and individual dwellings built on 8 of the 23 amenity areas.

Concluding comments	The amenity area layouts limit the level of development achievable on individual sites. Many sites are considered unsuitable as they play an important role in the street scene of the surrounding residential area and provide important open space which contributes to local amenity and wellbeing. The Council considers it important to protect these areas and would not be willing to sell for development. As a result the site is considered not suitable for the SHLAA or any residential development.
Concluding actions	No further action.