

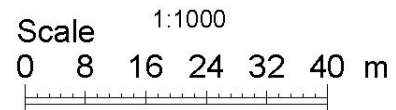
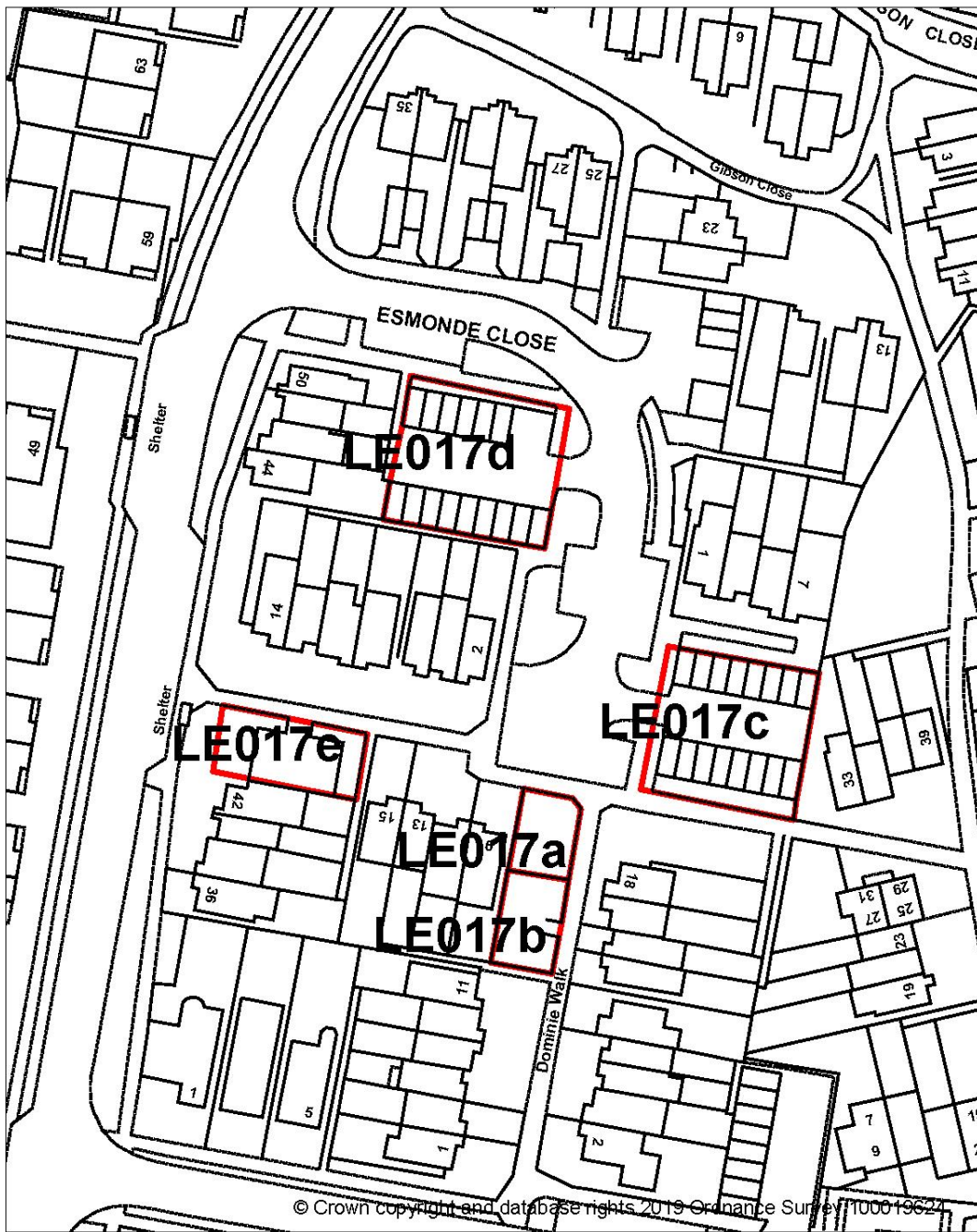
SHLAA Proforma

Site location

Site name	Esmonde Close	Site reference	LE017
Site address and post code	Esmonde Close, Lee-on-the-Solent, PO13 8JD	Ward	Lee East
Last updated	April 2019		

Site details

Site description	Garage sites to the east and west of Esmonde close and open space to the sides of existing dwellings.
Topography	Flat with hardstanding or grass.
Existing land use	Open space and garage sites.
Surrounding land use and storey heights	Residential (two storey)
Site size	0.12 ha over four sites
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?	Yes	LE017b only – assessed as low value in the Open Space Monitoring Report. Low value open space may be appropriate for development but the requirements of Policy LP35 must be met.	

Issue	Suitability	Comments	Actions
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		
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	No		

Issue	Suitability	Comments	Actions
Goose site or proposed Brent Goose site, or a biodiversity-offset site?			
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?	No		
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?			
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered	No		

Issue	Suitability	Comments	Actions
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?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Relationship with 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		
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.	

Issue	Suitability	Comments	Actions
		Under Policy LP15 statutory bodies will be consulted.	

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?		LE017c and LE017b owned by GBC.	
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	Confirmation will be needed if they can be ended or relocated.	

Achievable

Issue	Achievability	Comments	Actions
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 of existing garages. 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	0.12 ha	Based on whole site.
Local area density	High	50dph
Development density	50dph	Density of developable area.
Capacity for dwellings	5	Based on initial visual assessment and three dwellings on LE017d and two on LE017c .

Concluding comments	Many of the sites are considered unsuitable for further assessment in the SHLAA given their location and/or potential capacity. The two garage sites (LE017c and LE017d) have the potential to accommodate a limited number of new dwellings provided that local parking requirements could be addressed. That said; the site has been assessed as unable to accommodate 5 or more dwellings. Any potential future development would need to provide the parking capacity for existing dwellings and proposed, and carefully consider neighbouring amenity.
Concluding actions	No further action.