

SHLAA Proforma

Site location

Site name	Compton Close Garage Site	Site reference	LE021
Site address and post code	Compton Close, Lee-on-the-Solent, PO13 8JP	Ward	Lee East
Last updated	April 2019		

Site details

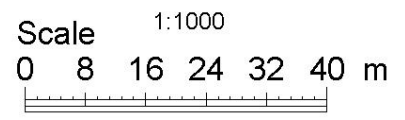
Site description	Car garages and parking spaces
Topography	Flat with no vegetation
Existing land use	Car parking
Surrounding land use and storey heights	Residential (two-storey)
Site size	0.06 ha (approximately)
Development status	None



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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	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)?	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 biodiversity-offset site?	No		
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	No		

Issue	Suitability	Comments	Actions
SINC, candidate SINC or a Local Green Space?			
Access			
Can satisfactory vehicular access be achieved?	Yes	Access is via a single-track road which does not have a footway.	
Can safe pedestrian and cycle access be achieved?	No	Footway is required. Site is adjacent to strategic cycle way. Highway infrastructure works may be required.	
Can adequate emergency service and refuse truck access be provided?	No	Highway infrastructure works may be required.	
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		

Issue	Suitability	Comments	Actions
Is the site likely to be of archaeological interest?	No		
Contamination			
Is it likely the site could be contaminated?	Yes	Site is within historic landfill buffer and partly 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	Adjacent residential 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	In Safeguarded area for Daedalus aerodrome. 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?	Yes	Agreement will be required from all the owners.	
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)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	Yes	Existing car parking and garages. 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	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	0.06 ha	Based on whole site.
Local area density	Medium	40dph
Development density	30dph	Density of developable area.
Capacity for dwellings	2	Based on initial visual assessment.

Concluding comments	The site has the potential to accommodate a limited number of dwellings. That said, the site has been assessed as falling below the SHLAA threshold. The sites location to the rear of the established row of dwellings could cause concerns over the impact of development on neighbouring amenity, this would therefore need to be mitigated.
Concluding actions	No further action.