

SHLAA Proforma

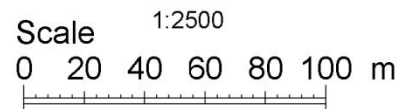
Site location

Site name	Remaining land at former HMS Daedalus	Site reference	LW020
Site address and post code	Land at Former HMS Daedalus (Waterfront East and West), Lee-on-the-Solent, PO13 9NY.	Ward	Lee West
Last updated	September 2021		

Site details

Site description	<p>The Daedalus site is a former military base and lies to the north and north-west of Lee-on-the-Solent. The Daedalus site covers a total area of 196 hectares. The majority of the site, some 115.6 hectares, comprising the runways, lies within the Fareham Borough Council area. The remainder of the site, some 38 hectares, lies within the Borough of Gosport.</p> <p>The 'Daedalus Waterfront' area has a strong character and contains most of the built development on the site including a number of historic buildings, many of which are listed including the prominent Wardroom and Westcliffe House located close to the seafront. The site also includes a triangular shaped parcel of land bounded by Hermes Road, Unicorn Road and Implacable Road.</p>
Topography	Flat
Existing land use	Former MOD airfield and associated uses
Surrounding land use and storey heights	To the north is the Solent Airport; to the immediate west and east is the new residential development by Waites, to the south beyond Seaplane Square in the Lee-on-the-Solent clifflands and beach.
Site size	6.1 ha

Development status	<p>K.17976 (11/00282/OUT) EIA - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS - EMPLOYMENT-LED MIXED USE SCHEME INCLUDING UP TO 69,992 SQM OF COMMERCIAL FLOOR SPACE IN NEW BUILDINGS AND RE-USE OF EXISTING BUILDINGS (USE CLASSES B1, B2 AND B8); UP TO 1,075 SQM OF RETAIL (USE CLASSES A1, A2, A3 AND/OR A4); UP TO 200 RESIDENTIAL UNITS (USE CLASS C3); UP TO 32 UNITS OF CARE ACCOMMODATION (USE CLASS C2); UP TO 1,839 SQM OF COMMUNITY USES (USE CLASS D1); UP TO 8,320 SQM OF HOTEL USE (USE CLASS C1); UP TO 2,321 SQM OF LEISURE (USE CLASS D2); NEW AND UPGRADED VEHICULAR AND PEDESTRIAN ACCESS ARRANGEMENTS; HARD STANDING AND CAR PARKING; OPEN SPACE PROVISION; LANDSCAPING; AND ASSOCIATED WORKS. (WORKS AFFECTING LISTED BUILDINGS/CONSERVATION AREA (IN PART)) (as amended by revised Design and Access Statement, amended plans, Second Addendum to Environmental Statement, Appropriate Assessment Screening Report, Transport Assessment Supplementary Technical Response, Delivery and Service Plan, and Framework Travel Plan all received 25.01.12, additional plans received 24.02.12, revised Heritage Statement and amended plans received 06.03.12, additional information received on 16.03.12, 21.03.12, 23.03.12, 26.03.12, 28.03.12, 28.12.15 and 13.01.16) Granted Jan 2016</p> <p>Subsequent detailed applications.</p>
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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?	Yes		
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	Yes	Parts of the site are protected for employment.	
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		

Issue	Suitability	Comments	Actions
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 will be required as part of development proposals.	
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 within 170m of Solent and Southampton Water Brent Goose Site (Low Use). An ecology assessment 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	Yes	Site within 320m of Lee-	

Issue	Suitability	Comments	Actions
SSSI or candidate SSSI?		on-the-Solent to Itchen Estuary SSSI.	
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site within 330m of Lee-on-the-Solent Beach Candidate 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?	Yes	The site is within the Daedalus Conservation Area No.16. A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered	Yes	There are a significant number of buildings of historic or architectural	

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parks and gardens)?		interest which are listed at Daedalus. Full detail can be seen in the Daedalus Conservation Area Appraisal.	
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	Archaeological Alert Data Yellow – HMS Daedalus Airfield. An Archaeological Assessment may be required.	
Contamination			
Is it likely the site could be contaminated?	Yes	Site is 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	No		

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occupiers (industrial uses, major roads)?			
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		
Is the site owned by a developer or is the owner willing to sell?	Yes	The site is owned by Homes England.	
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	Some parts of the site are in use. 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?	Yes	Considered likely. Homes England has undertaken marketing exercises to seek redevelopment of the site.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Heritage conservation and enhancement, and potential decontamination of site. 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?	Unknown		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable area	6.1 ha	Based on whole site as identified on the site plan.
Local area density	-	
Development density	-	Design led
Capacity for dwellings	300	In addition to those permitted to date.

Concluding comments	It is considered that the site could facilitate a heritage-led mixed-use scheme comprising commercial, community uses and approximately 300 Class C3 and/or C2 residential dwellings. In addition there are significant opportunities for employment and/or residential-led mixed use at the triangular shaped site. All development proposals for the site should address heritage assets and their settings to ensure they are conserved and enhanced through appropriate and viable uses, and all possible opportunities to interpret their historic significant are taken.
Concluding actions	Allocate in Local Plan and work with site promoter.