

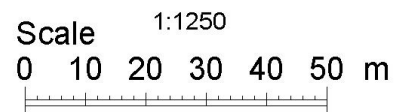
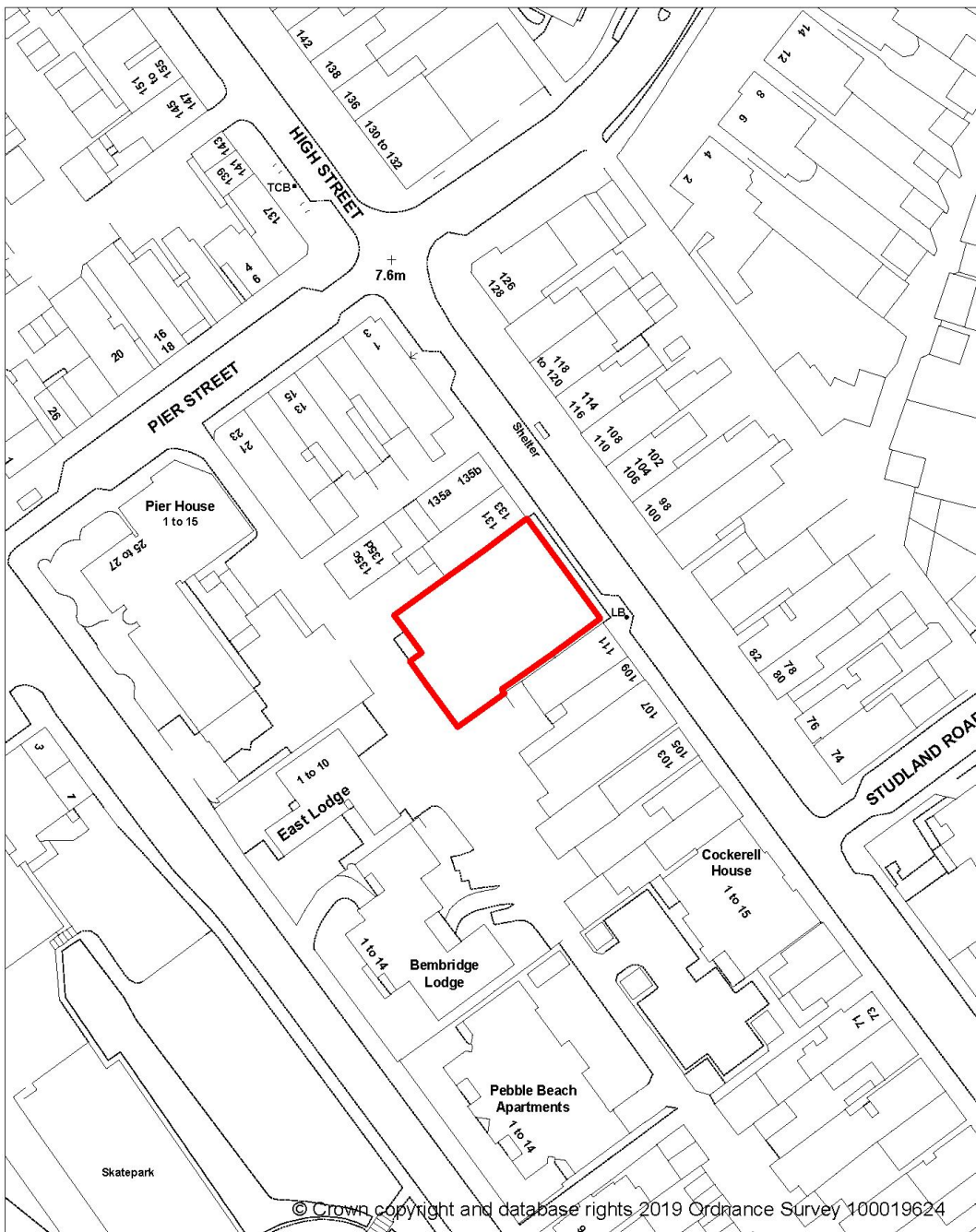
SHLAA Proforma

Site location

Site name	119 – 129 High Street	Site reference	LW027
Site address and post code	High Street, Lee-on-the-Solent, PO13 9BU	Ward	Lee West
Last updated	November 2019		

Site details

Site description	Two storey commercial unit fronting Lee High Street. The ground floor retail unit is occupied by the Co-op however the first floor may be suitable for residential intensification.
Topography	Flat
Existing land use	Retail unit to ground floor and storage/office space above.
Surrounding land use and storey heights	Within the high street other buildings are largely of two storeys. Commercial frontages and a mix of residential/ other accommodation above.
Site size	0.06 ha
Development status	19/00165/FULL



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?	No		
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		

Issue	Suitability	Comments	Actions
Is the site within a Defined Shopping Area?	Yes	In Lee-on-the-Solent shopping district. Proposals will need to comply with the requirements of Policy LP27.	
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?	Yes	Site within 120 m of Solent and Southampton Water Brent Goose site (Low use). An ecology survey may be required.	

Issue	Suitability	Comments	Actions
		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?	Yes	Site within 140 m of SSSI. 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 SINC, candidate SINC or a Local Green Space?	Yes	Site within 120 m of Lee-on-the-Solent candidate SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes	There is a service road to the rear.	
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	Site is within Lee-on-the-Solent Conservation Area No.14. A Heritage	

Issue	Suitability	Comments	Actions
		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 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?	No		
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		

Issue	Suitability	Comments	Actions
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?	Unknown	Presumed to be owned by current applicant.	
Is the site owned by a developer or is the owner willing to sell?	Yes	Current developer seeking permission to develop above the commercial unit.	
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		

Issue	Availability	Comments	Actions
Are there any existing tenancies or operations on site?	Yes	Commercial unit at ground floor is occupied. It is important this retail unit is retained and its servicing not impeded by any residential development above. 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 and demolition 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	High	50dph
Development density	100dph	Density of developable area.
Capacity for dwellings	4	Based on initial visual assessment

Concluding comments	The site is currently subject to a planning application. At this time it is still under consideration. Subject to the outcome of the application, the principal of development on this site is considered acceptable however the site is likely to be under five dwellings.
Concluding actions	Monitor application.