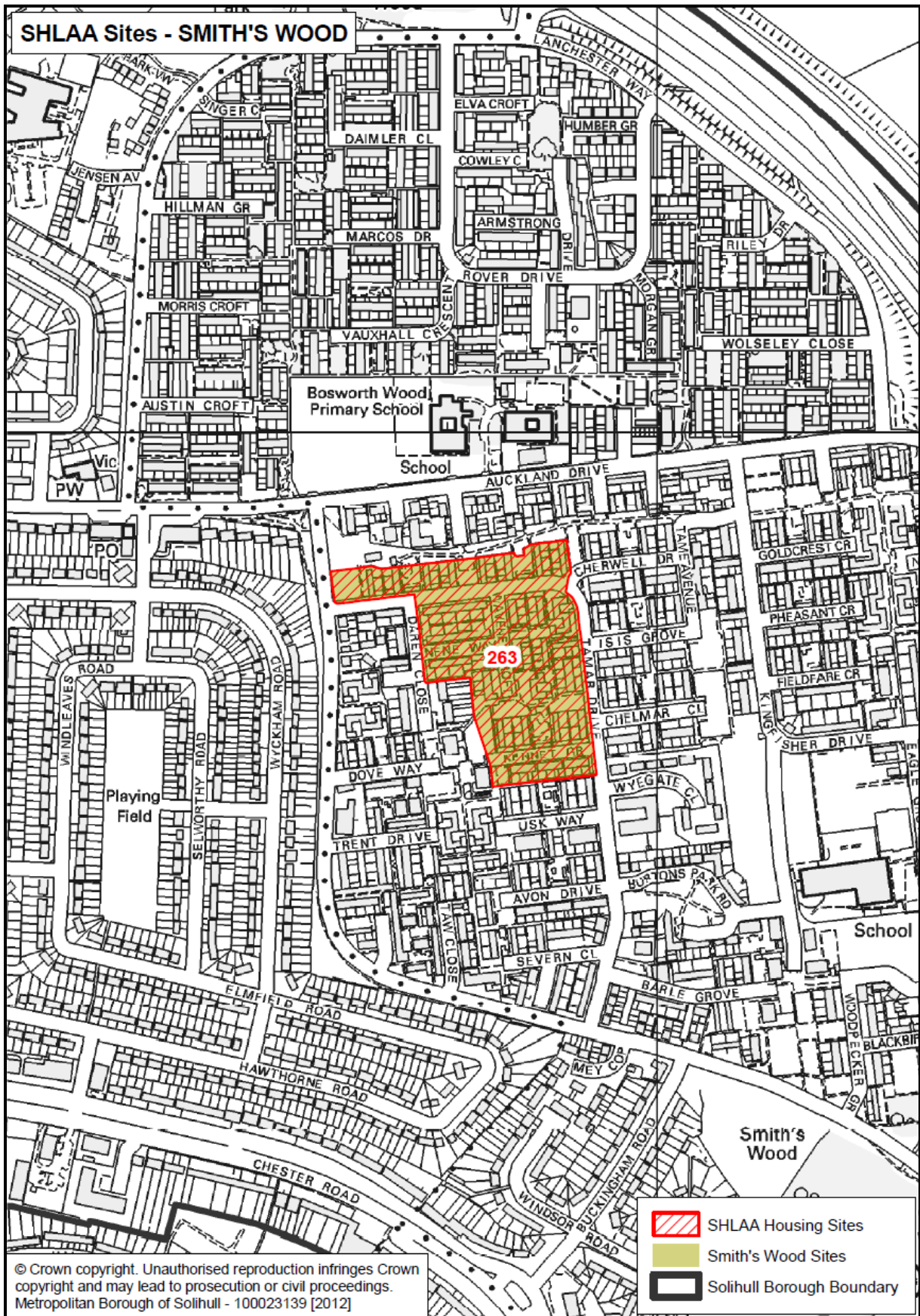


Smith's Wood Sites

SMITH'S WOOD

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
263	Tamar Way, Waveney Croft, Kennet Grove	No



Site 263: Tamar Way, Waveney Croft, Kennet Grove



Proposal

Site Size	3.99ha (9.86ac)
Existing Use	Brown field
	Residential estate
Proposal	Housing
Availability for housing	Unknown

Suitability for Housing

Policy restrictions	Unitary Development Plan – North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Demolition of existing residential properties Multiple residents to be relocated
	Soft constraints: Areas of Amenity Open Space Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – low N° jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	Loss of amenity open space
Environmental conditions	Noise exposure category – B (day) and B (night)

Achievability for Housing

Market	Surrounding area is residential.
Cost	Demolition Design and build solutions
Delivery	Projected build would take 12 – 36 months. Would suit all national house builders and large developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.
40% affordable, tenure split to be negotiated – N/A
Site could accommodate a development of 119-199 dwellings.

Include in SHLAA

No	Brown field land with good access to local services and facilities. However, site is not available for development. It is not controlled by a housing developer who has expressed an intention to develop, or a landowner who has expressed an intention to sell.
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Consider Further for Allocation

No	Good access to local services and facilities. Existing brownfield site. Demolition of existing residential properties and regenerating with new housing would improve area. However, ownership is a constraint.
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