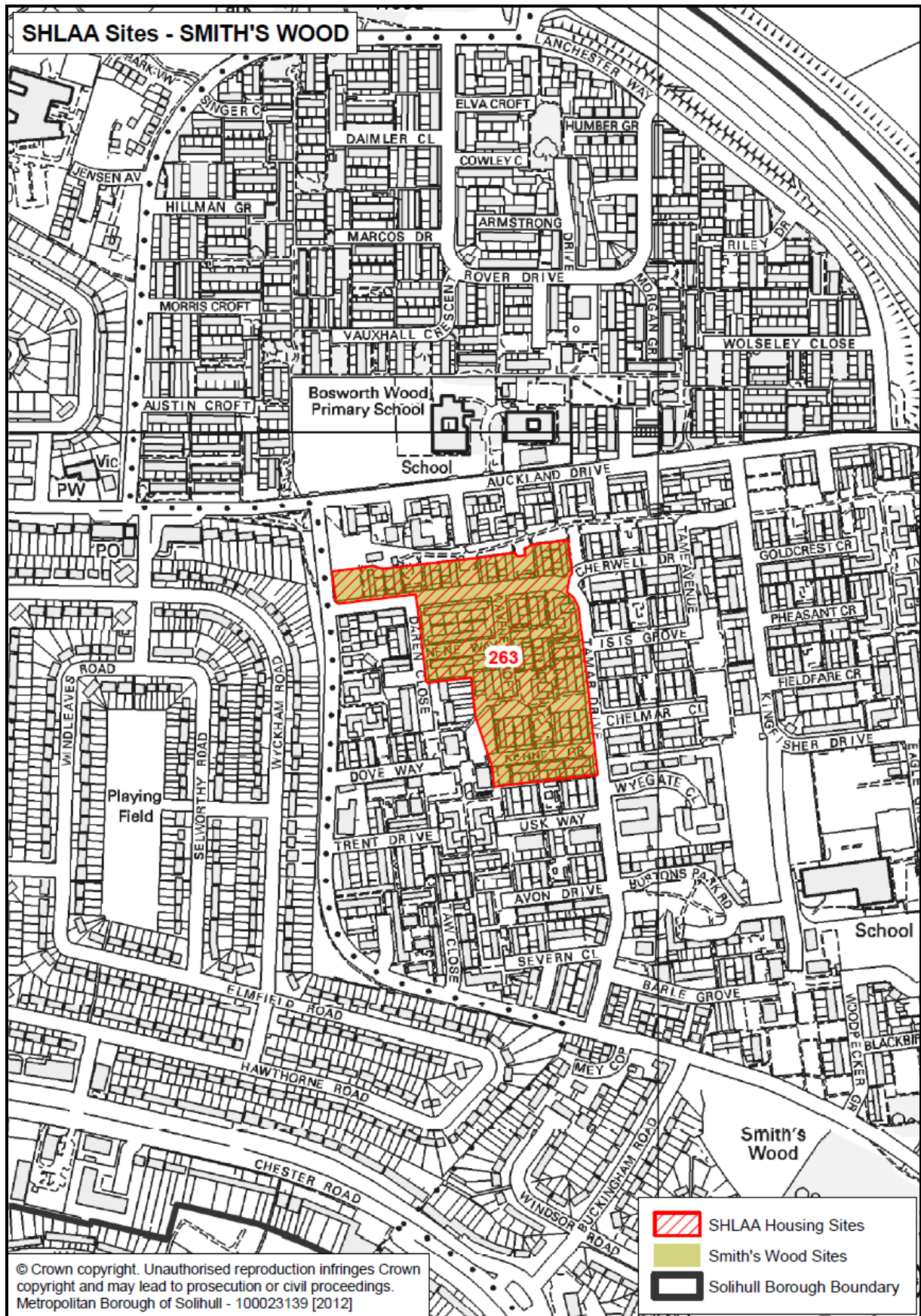


# **Smith's Wood Sites**

## 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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