



<b>Site details</b>	
SHLAA Reference	S2012KBH08
Source of site	SHLAA Submission – 2012
Site name	Land east of Smithy Lane, Lower Kingswood
Existing use	Greenfield – agricultural/grazing land

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	20.6

<b>Suitability</b>
<p>The site comprises a large parcel of agricultural land to the rear of properties along Smithy Lane, Lower Kingswood. The site is designated Green Belt and within an Area of Great Landscape Value. There are areas of dense woodland within the site and a large area of woodland bounds the site to the south. The site benefits from good access to the strategic road network. The site is on the edge of Lower Kingswood close to a small local centre nearby and some limited bus services along the A217; however, overall it is not considered to be the most sustainable location.</p> <p>The site may be potentially suitable subject to further assessment of the most sustainable locations and a Green Belt review.</p>

<b>Availability</b>
<p>The site was submitted in 2012 by a local housebuilder. The submission indicated that there are three landowners; however, there are not considered to be any ownership constraints.</p>

<b>Achievability</b>
<p>Viability work was not done due to the site's current unsuitability.</p>

<b>Summary</b>
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis of sustainable locations and a Green Belt review.</p>