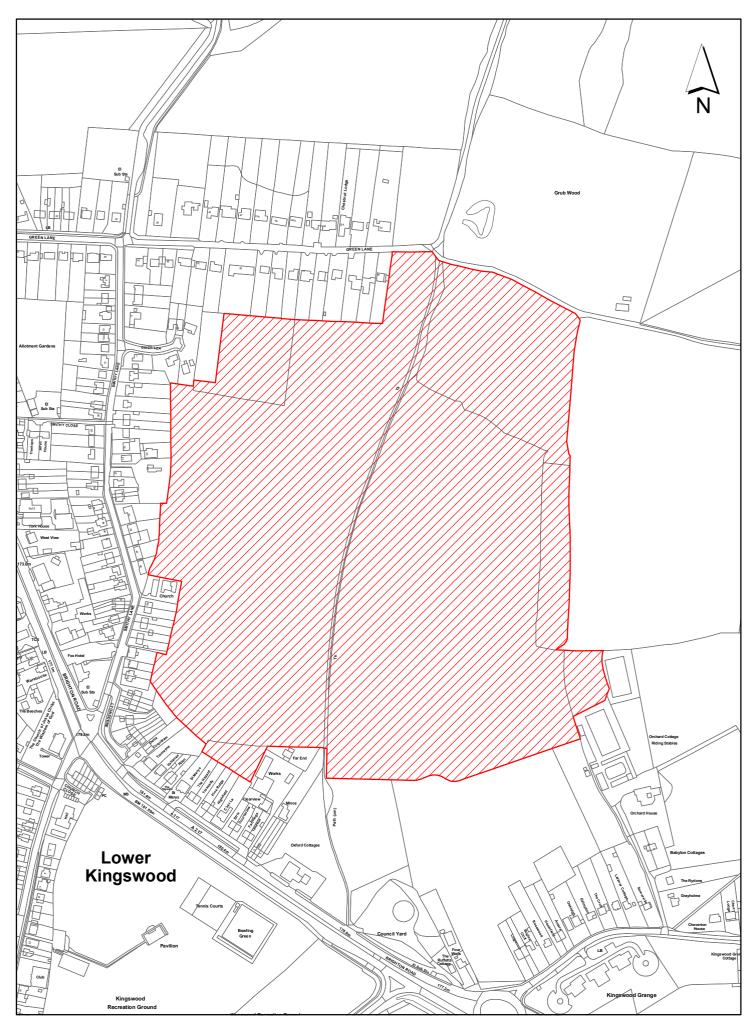
Land east of Smithy Lane, Lower Kingswood (S2012KBH08)



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

| Housing potential | |
|-------------------|------|
| Density | N/a |
| Yield | N/a |
| Site area (ha) | 20.6 |

Suitability

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 and 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.

The site may be potentially suitable subject to further assessment of the most sustainable locations and a Green Belt review.

Availability

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.

Achievability

Viability work was not done due to the site's current unsuitability.

Summary

The site is not currently deliverable or developable.

However, the site may be considered potentially suitable for development subject to further analysis of sustainable locations and a Green Belt review.