

Site Reference:	86	Site Location:	Miller Avenue
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.412	Grid Reference:	SK 45309 75854
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Garage Site	
Surrounding Land Use:		Residential, Open Land and Countryside	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Sloping</i>
Location of any pylons:	<i>None</i>
Access:	<i>Off Miller Avenue - 30 mph</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>None known</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Historic Parks and Gardens: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **100%**
Potential number of dwellings: **12.36**
Potential number of dwellings (suitable sites): **12**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 12
Potential additions to 5 year supply -
Developable Year 6-10 -
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	12
Availability:	<i>Available pre 2016</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Brownfield (former garage site) site on edge of residential area</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site;some abnormals , deliverable within 5 years</i>
Why?	
Conclusion	<i>Developable site</i>