
Appendix 1 - Site Allocations

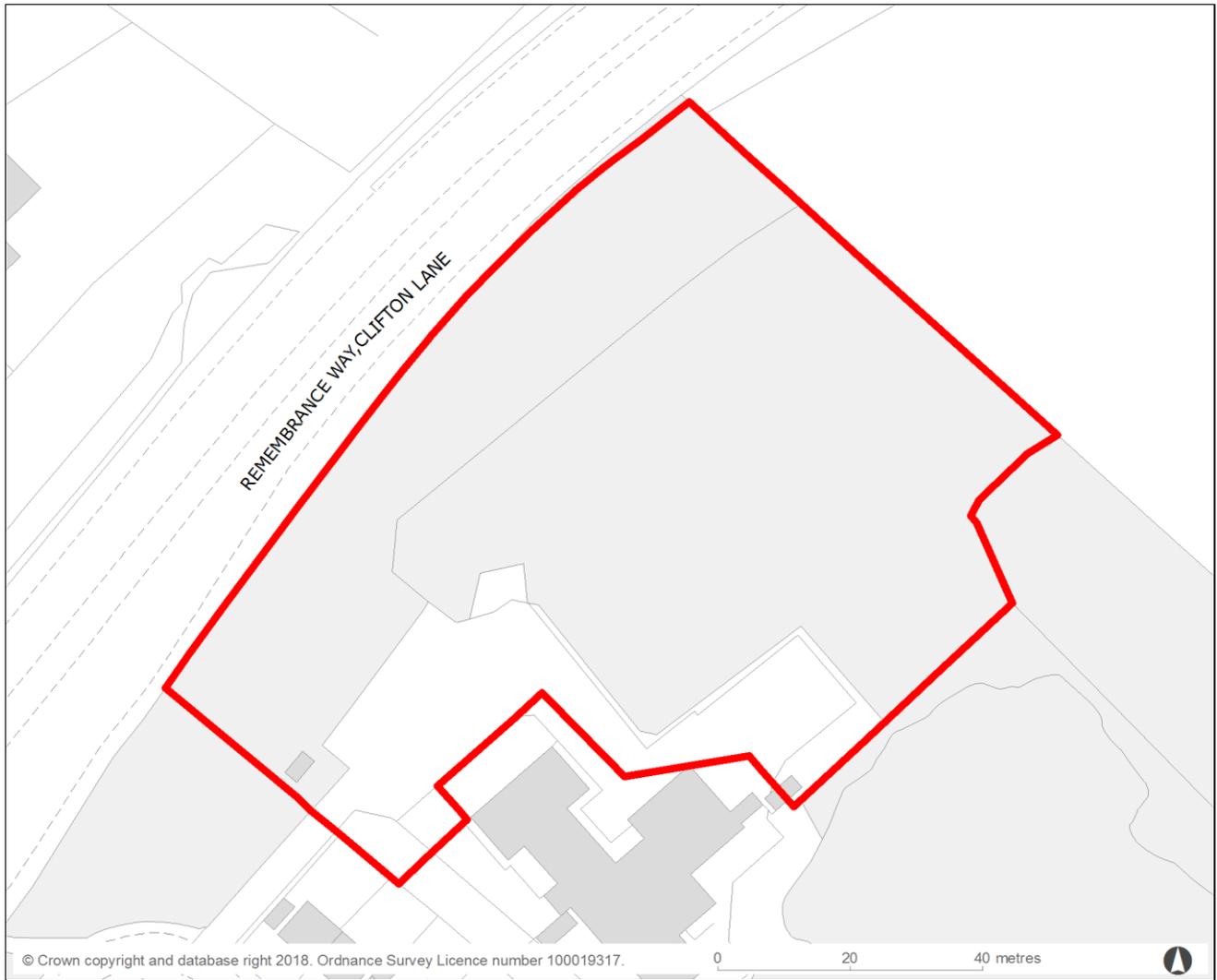
The following sites as shown on the Policies Map are allocated and protected to meet the development needs of Nottingham to 2028

PA55 Ruddington Lane - Rear of 107-127



<p>Site Area (ha): 0.62</p> <p>Ward: Clifton West</p> <p>Address: Rear of 107-127 Ruddington Lane</p> <p>Current Use: Garden land</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: Proposals should explore opportunities to improve pedestrian access to the tram stop to the east of the site. Proposals should not adversely affect the Local Wildlife Site to the east of the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with development located in areas of lowest flood risk. The site is also underlain by a secondary aquifer and this will require careful consideration and an environmental assessment to ensure that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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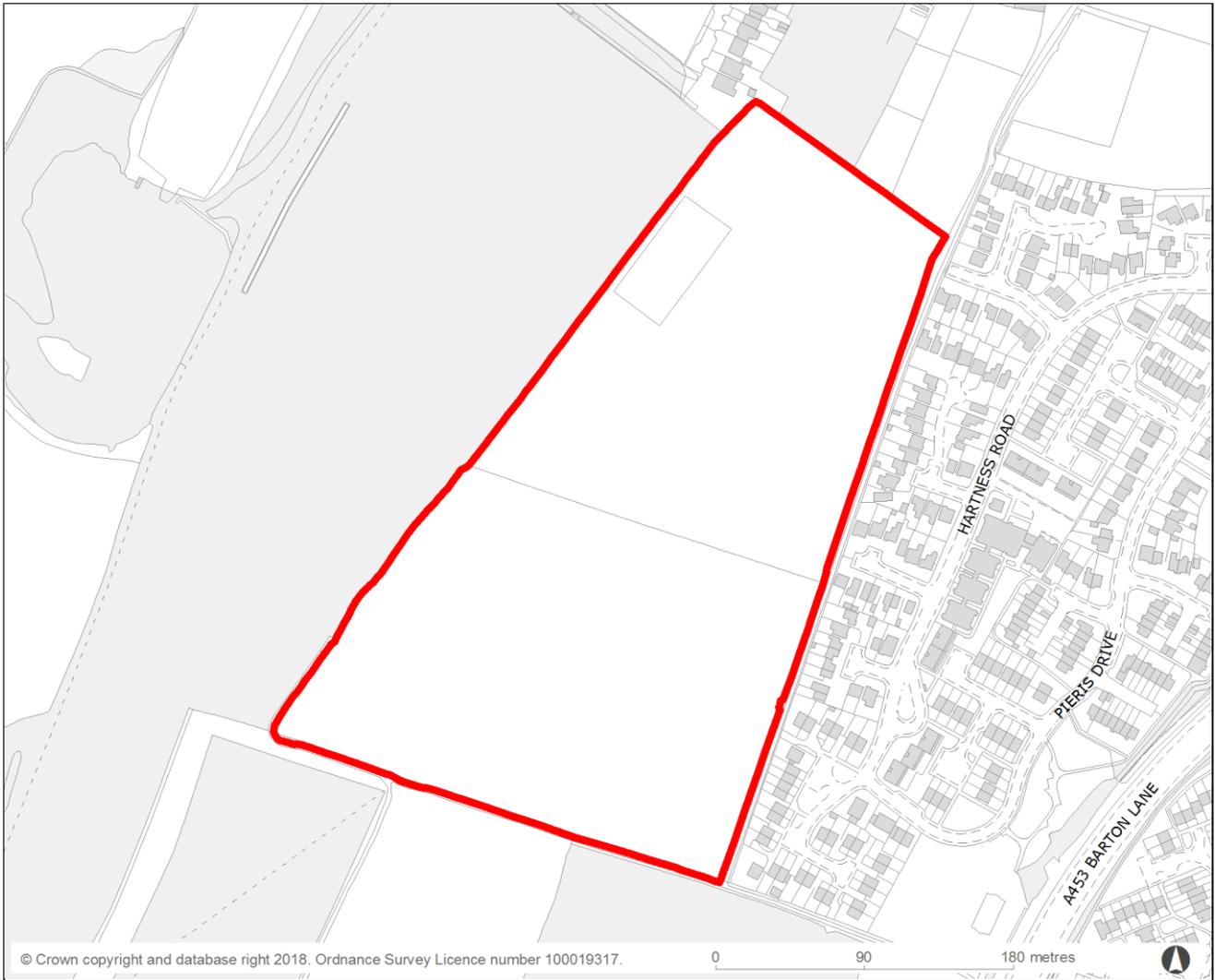
PA56 Sturgeon Avenue - The Spinney



<p>Site Area (ha): 0.85</p> <p>Ward: Clifton West</p> <p>Address: Off Sturgeon Avenue, Clifton</p> <p>Current Use: Cleared</p>	<p>Proposed use: Residential (specialist elderly housing and/or family housing (C3)).</p> <p>Development principles: Proposals should relate well to the existing residential home to the south east of the site which is to be retained. Proposals should not adversely affect the Local Wildlife Site adjacent to the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with proposals located in areas of lowest flood risk. The majority of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in the flood risk assessment. Due to the location and vulnerability of the development, the flood risk assessment should consider the Higher Central and Upper allowances for climate change scenarios, which may require additional modelling if the data is not currently available. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. This will require an environmental assessment. Within Minerals Safeguarding Area but not considered to be a barrier to development.</p>
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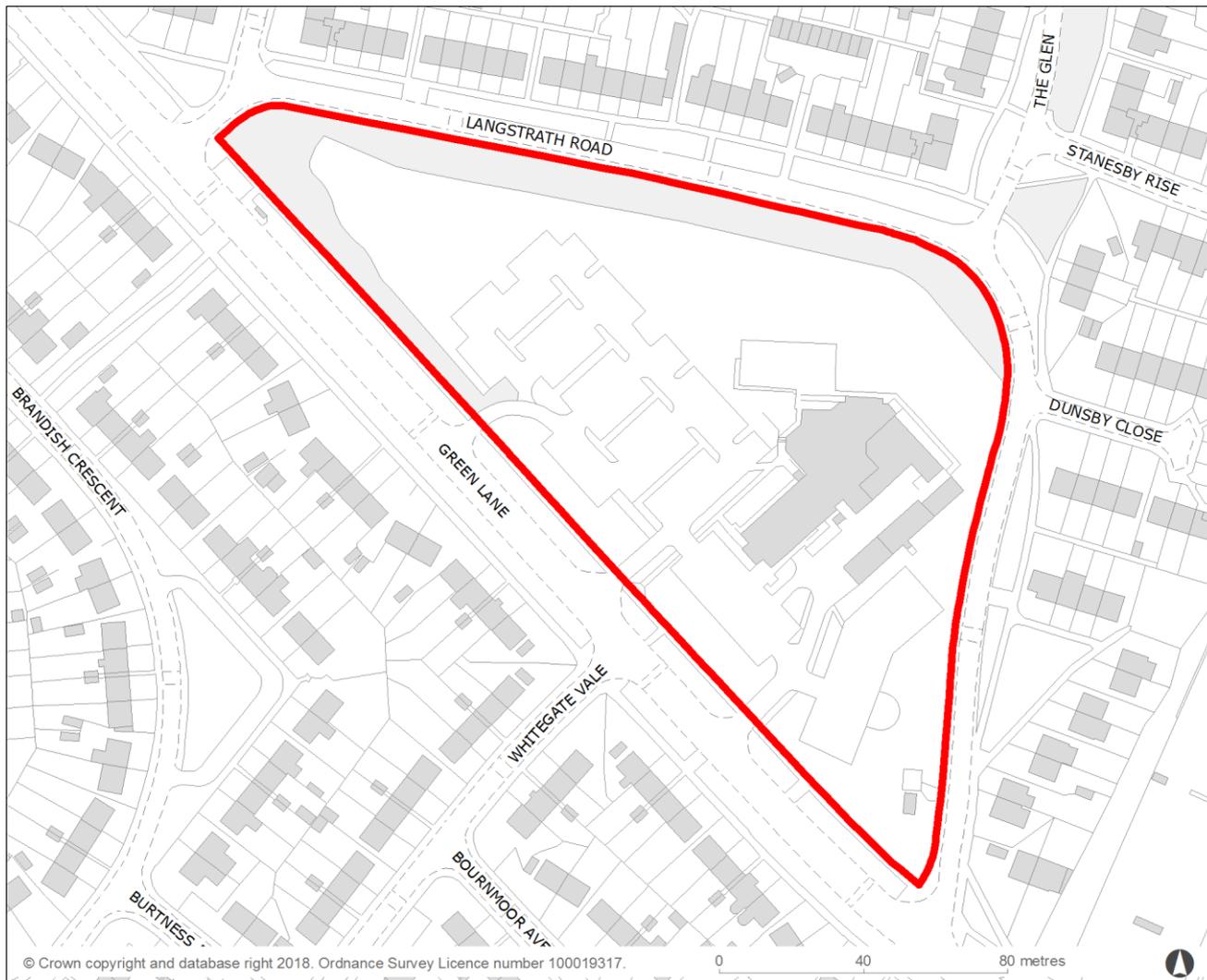
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PA57 Clifton West



<p>Site Area (ha): 9.58</p> <p>Ward: Clifton West</p> <p>Address: adj Hawksley Gardens</p> <p>Current Use: Open space / agricultural</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: The density of development should be similar to the existing residential development close by. The site is adjacent to a Conservation Area, Registered Historic Park and Garden and Listed Buildings. Development should be sensitive to the neighbouring historic environment and setting of heritage assets. The site is adjacent to both the Green Belt and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. The careful layout of open/greenspace/ allotments could also help to protect both the setting of heritage assets and avoid adverse impacts on the adjacent two LWS's, Clifton Woods Local Nature Reserve (which is also designated as an Ancient Woodland) and Holme Pit SSSI by providing a buffer of semi-natural habitat. There is potential for this development to help address open space deficiencies in the area, including for allotment provision. Part of the site falls within an archaeological constraints area which will require early consultation and consideration. Within a Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Access to the site is safeguarded from Hawksley Gardens and Finchley Close under TR2.18.</p>
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PA58 Green Lane - Fairham House



<p>Site Area (ha): 2.17</p> <p>Ward: Clifton East</p> <p>Address: Green Lane</p> <p>Current Use: Employment</p>	<p>Proposed use: Retail (A1) to support the role of the existing District Centre, residential (C3).</p> <p>Development principles: Retail proposals will only be acceptable where they demonstrably support the role of Clifton District Centre and should be located on that part of the site closest to the District Centre. Where possible the layout should seek to retain and integrate existing trees into the development. There is potential for this development to help address identified open space deficiencies in the area, including allotment provision. Within Minerals Safeguarding Area - requires prior consultation.</p>
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PA59 Farnborough Road - Former Fairham Comprehensive School



<p>Site Area (ha): 7.49</p> <p>Ward: Clifton East</p> <p>Address: Summerwood Lane</p> <p>Current Use: Former school & Open Space</p>	<p>Proposed use: Residential development (C3, predominantly family housing) and community uses (D1) with scope for employment (B1).</p> <p>Development principles: The site is adjacent to both the Green Belt (as amended) and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. There are opportunities to the south and east of the site for provision of improved publicly accessible green space and biodiversity with careful consideration to the character of the existing landscape. A green corridor of semi-natural habitat should be established to connect the adjacent Local Wildlife Site and proposed Fairham Brook Local Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane. Given the location adjacent to Fairham Brook, an 8m strip from the top of the bank may need to be kept free from obstruction for essential maintenance and flood risk management. The north east of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in a flood risk assessment. Due to the location and vulnerability of the development it is required that the flood risk assessment considers the Higher Central (30%) and Upper (50%) allowances for climate change scenarios. This may require additional modelling if the data is not currently available. Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. The layout and design should have regard to the presence of two existing residential properties within the site boundary. Opportunities for local vehicular connectivity and improved pedestrian and cycle links between Clifton and the adjacent Clifton Pastures development (in Rushcliffe Borough Council area) should be explored. The presence of pylons at the eastern boundary of the site provides opportunities for green corridors/habitat creation. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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