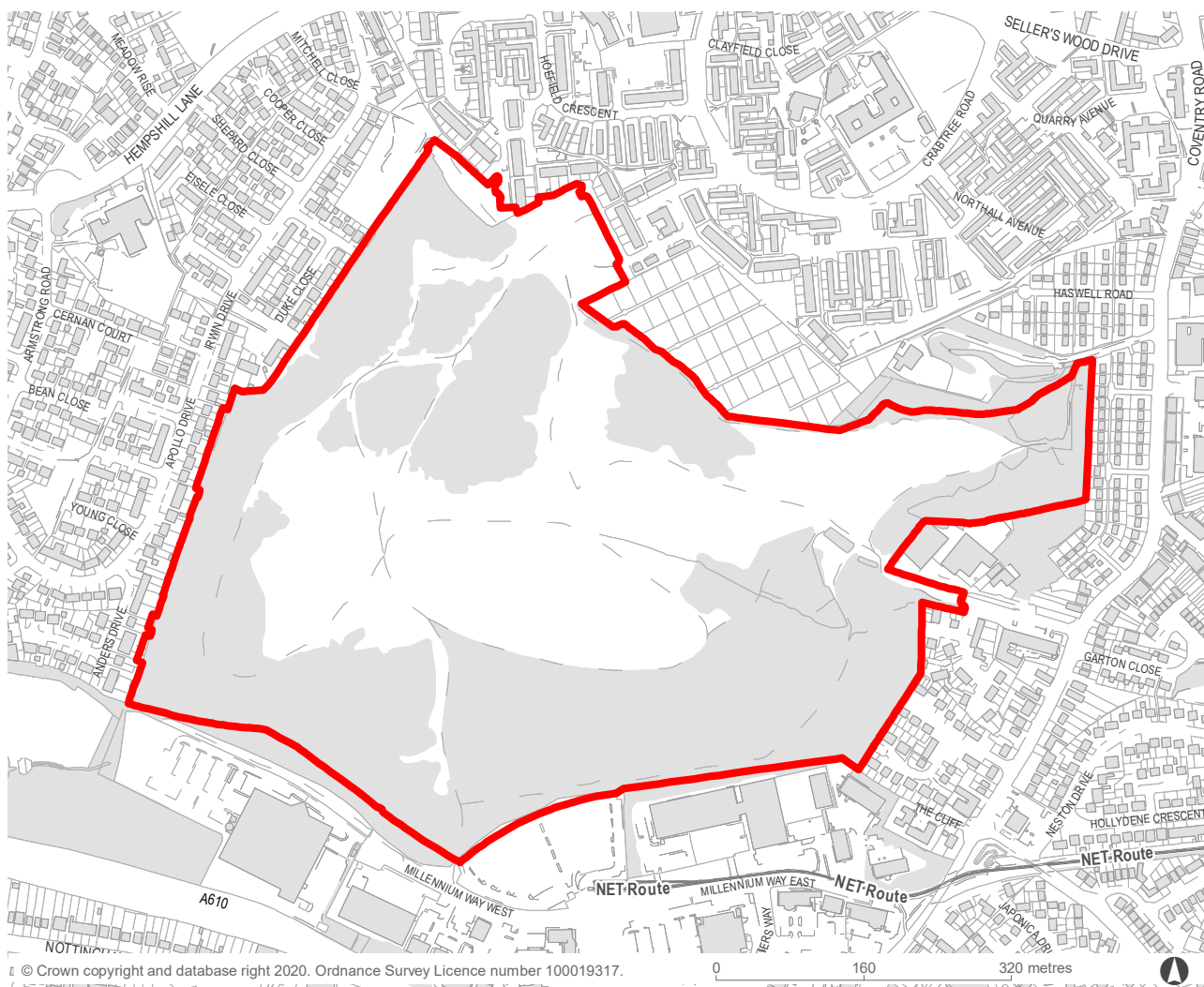


## SR11 Stanton Tip - Hemphill Vale



**Site Area (ha):**  
42.6

**Ward:**  
Bulwell

**Address:**  
Hemphill Vale

**Current Use:**  
Spoil Tip

### Proposed use:

Residential (C3, predominantly family housing). Additional uses leisure (D2), community (D1), employment (B1 and B2) and potentially small scale local need retail (A1).

### Development principles:

Profile of the site requires careful consideration of layout and design via masterplanning in close collaboration with the Council to create a successful new community. Significant opportunities exist to protect the most important habitats and to generally enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. No development should take place over the existing culvert and opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation. An easement may be required if the watercourse is opened up. A site specific flood risk assessment is required and this should consider the site topography and potential for overland flooding due to steep sided slopes. A transport assessment is required for this site in line with the details set out within Appendix B of the Core Strategy. Improved pedestrian and cycle links are required through the site and to NET stop. Site is a former tip, development therefore has the potential to cause groundwater pollution and will require careful consideration. Within Minerals Safeguarding Area - consideration required prior to development.

	Housing	Office (m²)	Industrial/ Warehousing (ha)	Retail (m²)
<b>Max</b>	350*		10*	Small Scale*
<b>Mid-Point</b>	350*			
<b>Min</b>	350*		5*	

\*All ranges given are indicative