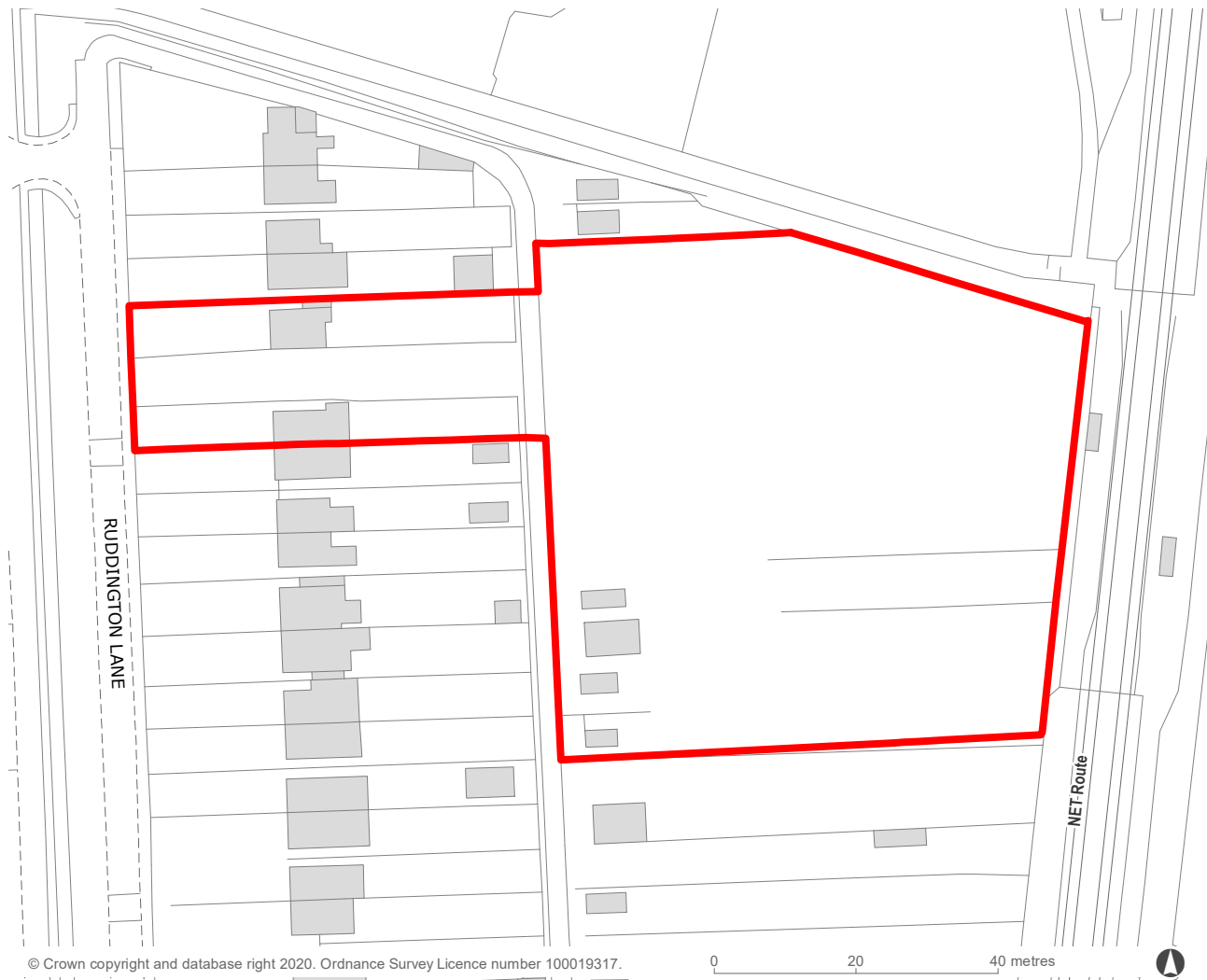


**SR47 Ruddington Lane - Rear of 107-127**

**Site Area (ha):**  
0.62

**Ward:**  
Clifton West

**Address:**  
Rear of 107-127  
Ruddington  
Lane





**Current Use:**  
Garden land

**Proposed use:**

Residential (C3, predominantly family housing).

**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.

	 Housing	 Office (m <sup>2</sup> )	 Industrial/ Warehousing (ha)	 Retail (m <sup>2</sup> )
<b>Max</b>	20*			
<b>Mid-Point</b>	20*			
<b>Min</b>	20*			

\*All ranges given are indicative