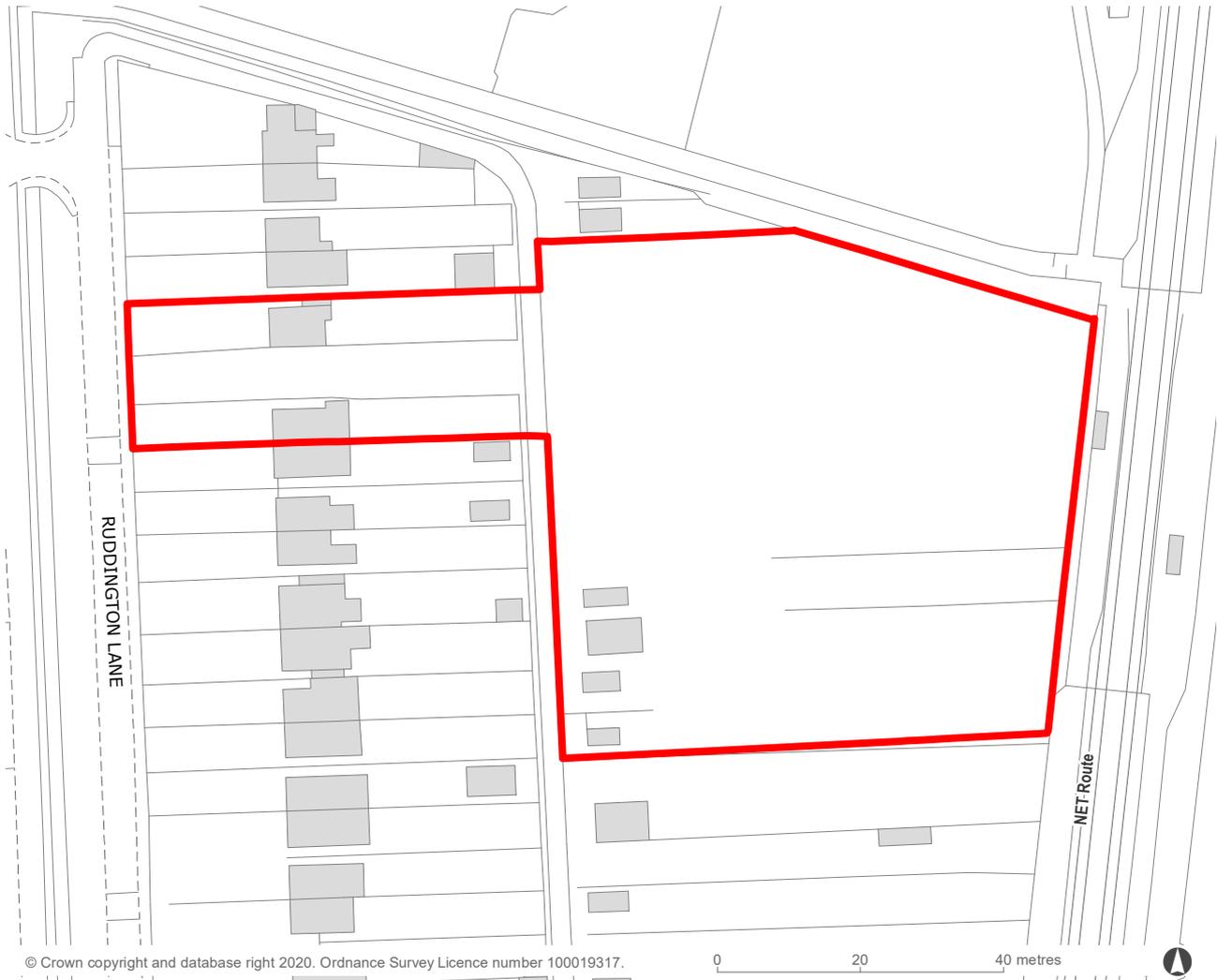


SR47 Ruddington Lane - Rear of 107-127



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 ²) | Industrial/ Warehousing (ha) | Retail (m ²) |
|------------------|---------|--------------------------|---------------------------------|--------------------------|
| Max | 20* | | | |
| Mid-Point | 20* | | | |
| Min | 20* | | | |

*All ranges given are indicative