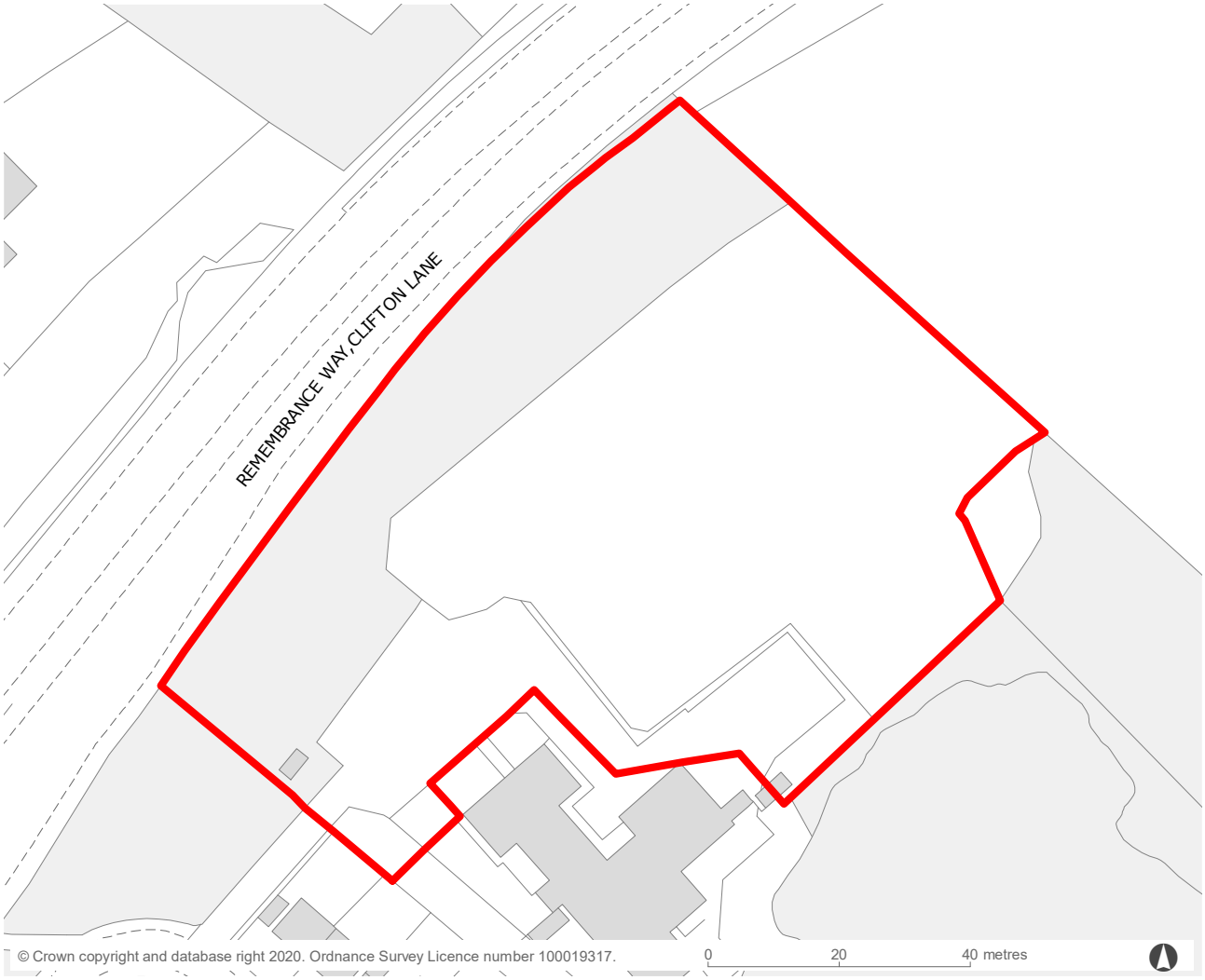
SR48 Sturgeon Avenue - The Spinney



Site Area (ha):
0.85

Ward:
Clifton West

Address:
Off Sturgeon Avenue, Clifton

Current Use:
Cleared

Proposed use:

Residential (specialist elderly housing and/or family housing (C3)).

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.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	60*			
Mid-Point	50*			
Min	40*			

*All ranges given are indicative

All policies should be read in conjunction with the Local Plan Part 1 – Nottingham City Aligned Core Strategy.
No policy should be applied in isolation, account will be taken of all relevant policies.