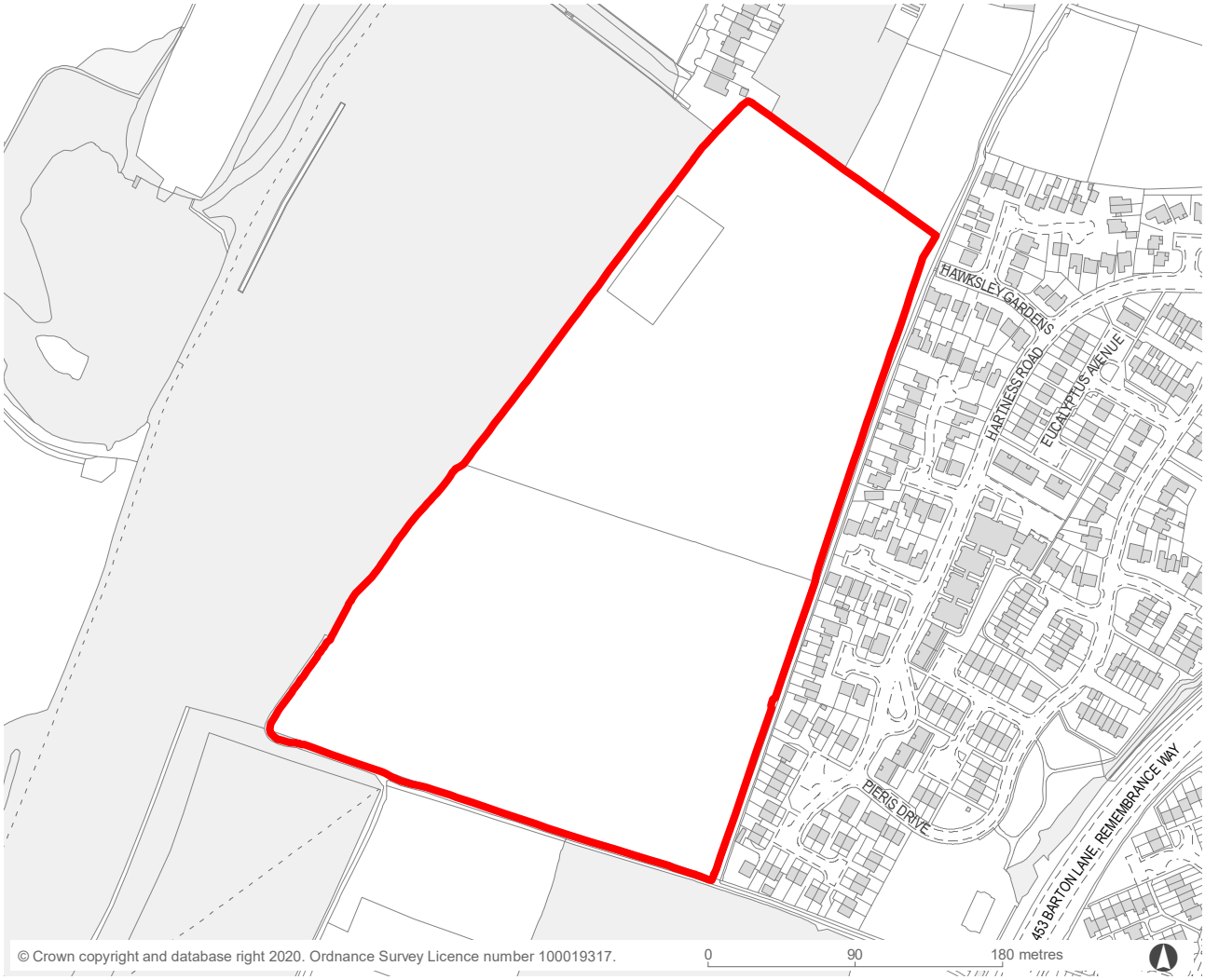
SR49 Clifton West



Site Area (ha):
9.58

Ward:
Clifton West

Address:
Adj. Hawksley Gardens

Current Use:
Open space / agricultural

Proposed use:

Residential (C3, predominantly family housing).

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 TR2.16.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	265*			
Mid-Point	255*			
Min	245*			

*All ranges given are indicative