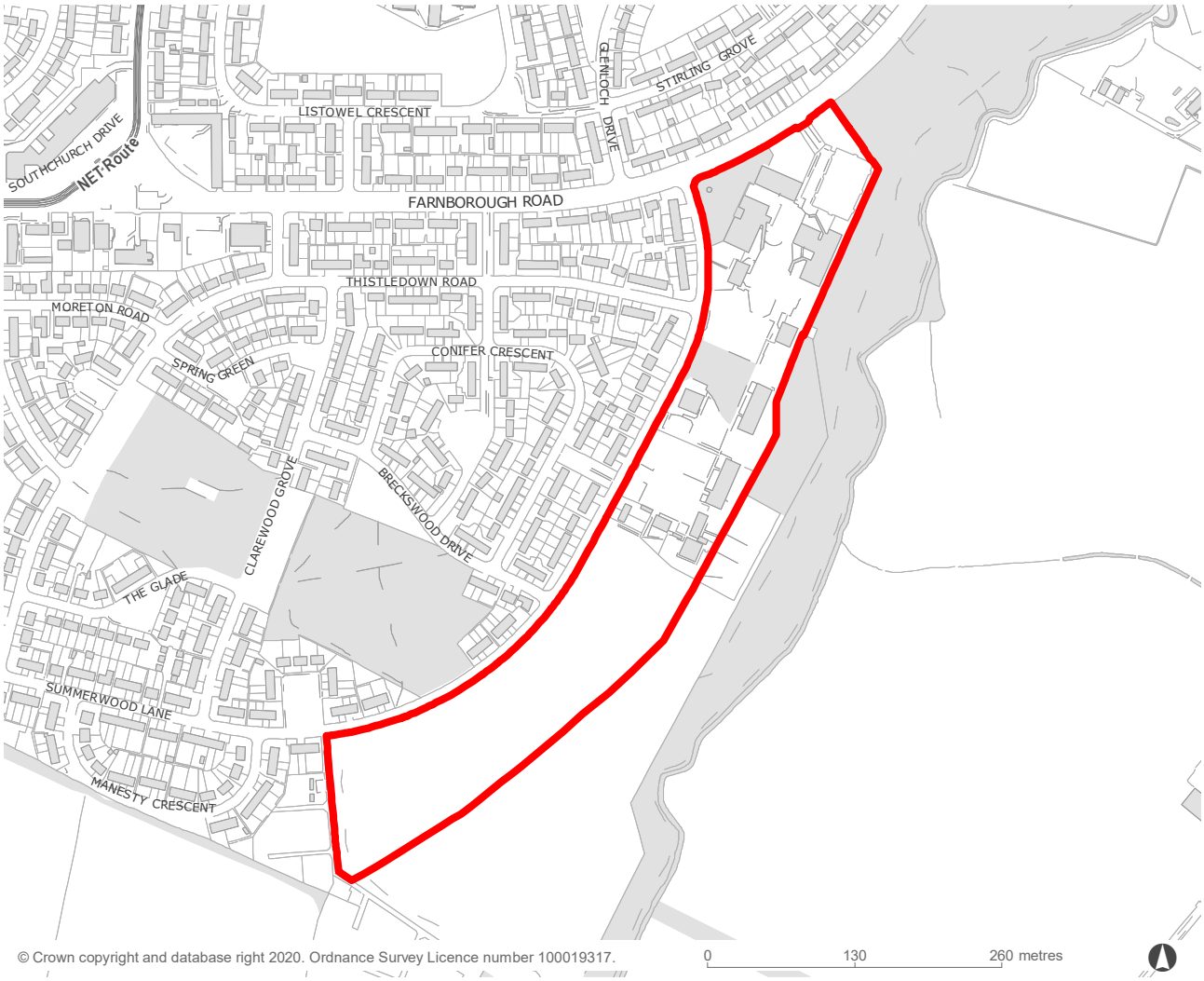
SR51 Farnborough Road - Former Fairham Comprehensive School



Site Area (ha):
7.49

Ward:
Clifton East

Address:
Summerwood Lane

Current Use:
Former school & Open Space

Proposed use:

Residential development (C3, predominantly family housing) and community uses (D1) with scope for employment (B1).

Development principles:

The site is adjacent to both the Green Belt (as amended) 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. There are opportunities to the south and east of the site for provision of improved publicly accessible green space and biodiversity with careful consideration to the character of the existing landscape. A green corridor of semi-natural habitat should be established to connect the adjacent Local Wildlife Site and proposed Fairham Brook Local Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane. Given the location adjacent to Fairham Brook, an 8m strip from the top of the bank may need to be kept free from obstruction for essential maintenance and flood risk management. The north east of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in a flood risk assessment. Due to the location and vulnerability of the development it is required that the flood risk assessment considers the Higher Central (30%) and Upper (50%) allowances for climate change scenarios. This may require additional modelling if the data is not currently available. Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. The layout and design should have regard to the presence of two existing residential properties within the site boundary. Opportunities for local vehicular connectivity and improved pedestrian and cycle links between Clifton and the adjacent Clifton Pastures development (in Rushcliffe Borough Council area) should be explored. The presence of pylons at the eastern boundary of the site provides opportunities for green corridors/habitat creation. Within Minerals Safeguarding Area but not considered a barrier to development.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	210*	Small Scale*	Small Scale*	
Mid-Point	196*			
Min	183*			

*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.