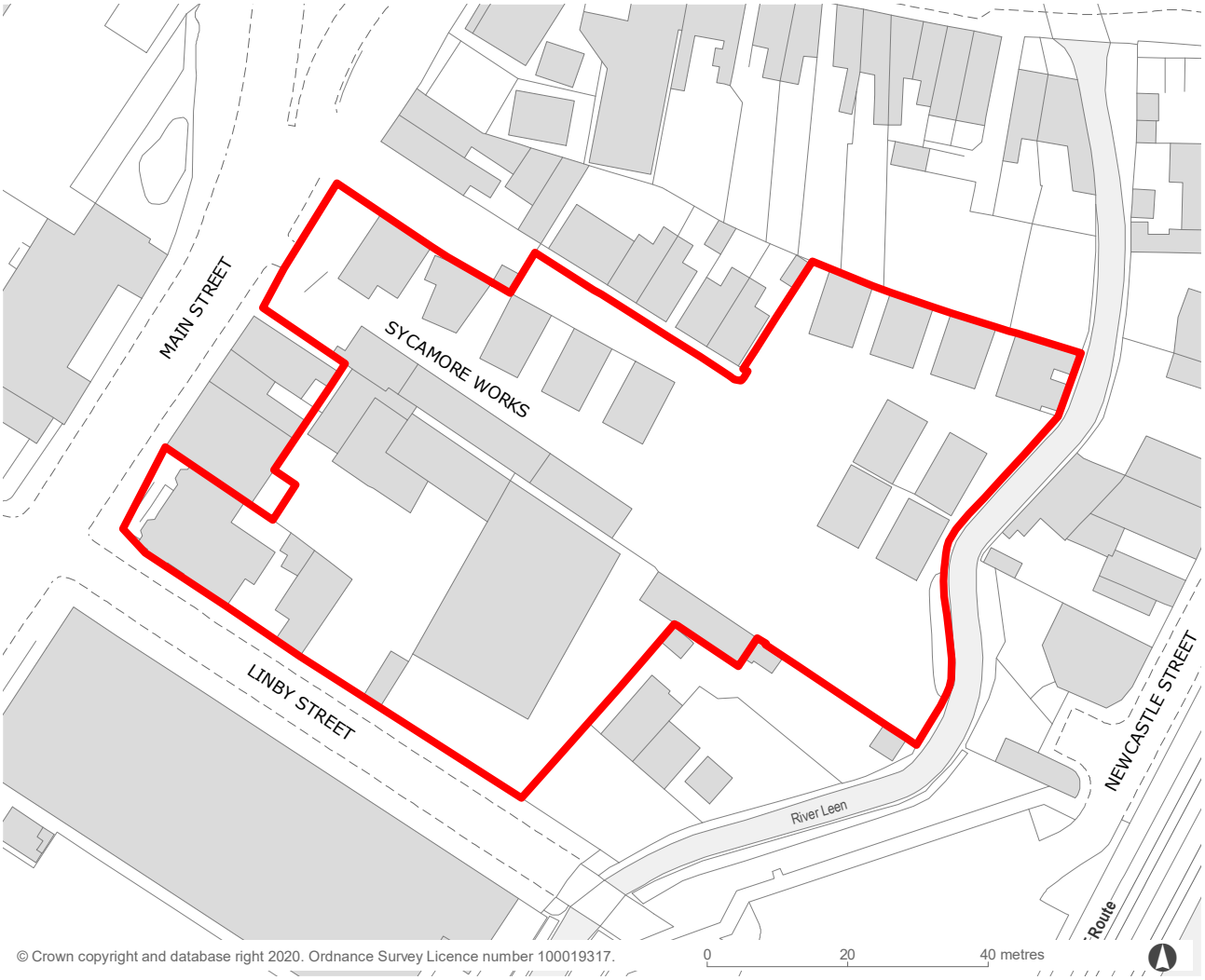
SR04 Linby Street/Filey Street



Site Area (ha):
0.63

Ward:
Bulwell

Address:
Main Street

Current Use:
Retail, Employment, Residential

Proposed use:

Employment (B1 and B8) and residential (C3, predominantly family housing).

Development principles:

The site is within an area of high flood risk. Proposals should consider flood risk at the earliest stage of scheme development and the deliverability of flood risk mitigation measures. Any planning application should be accompanied by a site specific Flood Risk Assessment. An 8m easement from the top of the bank may be required given its location adjacent to the River Leen and any development or raising 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 site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. A buffer area of semi-natural habitat should be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site. Proposals should have regard to the site's location within part of the Bulwell Conservation Area. Opportunities for improved walking and cycling connections through the site and along the River Leen. Within Minerals Safeguarding Area - prior consultation required.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	26*	Small Scale*		
Mid-Point	13*			
Min	0*			

*All ranges given are indicative