SR25 Bobbers Mill Bridge - Bobbers Mill Industrial Estate



Site Area (ha):
4.26

Ward:
Hyson Green & Arboretum

Address:
Bobbers Mill Bridge

Current Use:
Employment

Proposed use:

Residential (C3, predominantly family housing), employment (B1).

Development principles:

Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen LWS runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of watercourse. Open space could be provided either side to buffer, protect and enhance the River Leen. There is potential for this development to help address identified open space deficiencies in the area. There are opportunities to improve cycle and pedestrian connections through the site and an indicative route is shown on the Policies Map. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and proposals should include flood risk mitigation measures. 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. SuDs should be incorporated within the development to ensure greenfield runoff rates are achieved from a managed surface water drainage scheme. Layout should have regard to potential need for an 8m easement adjacent to the River Leen. Part of the site is within an Archaeological Constraints Area and this should be considered early on in the development process. Within a Mineral Safeguarding Area - prior notification required but this is not anticipated to be a barrier to development

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	120*		Small Scale*	
Mid-Point	100*			
Min	80*			

*All ranges given are indicative