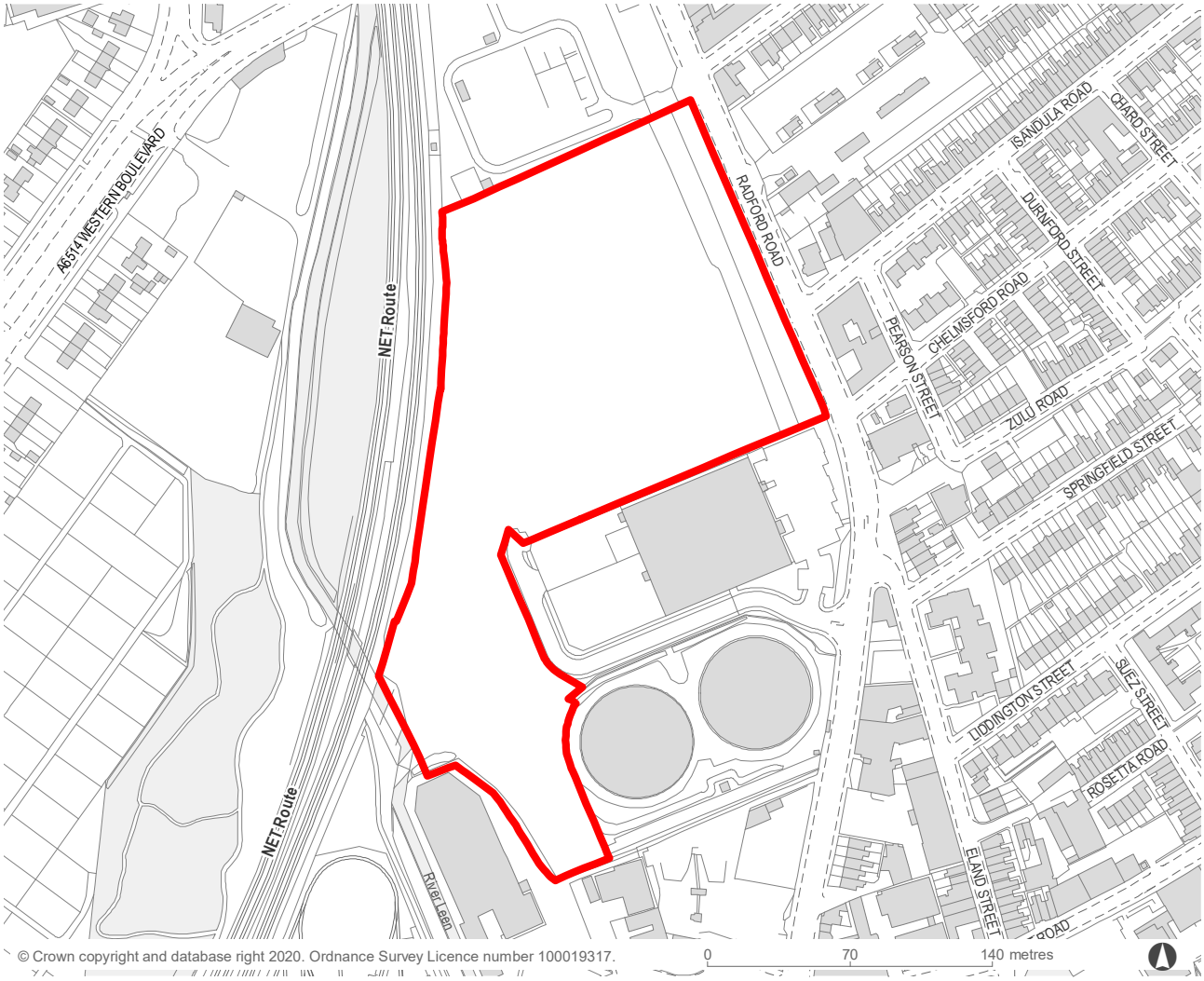
SR19 Radford Road - Former Basford Gasworks



Site Area (ha):
3.81

Ward:
Berridge

Address:
Radford Road

Current Use:
Vacant

Proposed use:

Employment (B1, B2, B8), residential (C3, significant proportion to be family housing). Supplementary uses could include retail, financial and professional, and café (A1, A2, A3) and community use (D2).

Development principles:

The more sensitive uses should be located away from both hazardous installations and areas of previous contamination. Existing site access points should be utilised where possible. Existing riverside cycle route and footpath should be extended through the site to enable access from Radford Road and surrounding residential areas. Site is adjacent to the River Leen LWS and this green corridor should be protected and enhanced using soft landscaping. 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. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management. There is potential for this development to help address identified open space deficiencies in the area. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior notification required

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	62*		2*	1300* (Contingent upon broader scheme delivery)
Mid-Point	62*			
Min	62*		1.6* (Inc Office Development)	1000*

*All ranges given are indicative