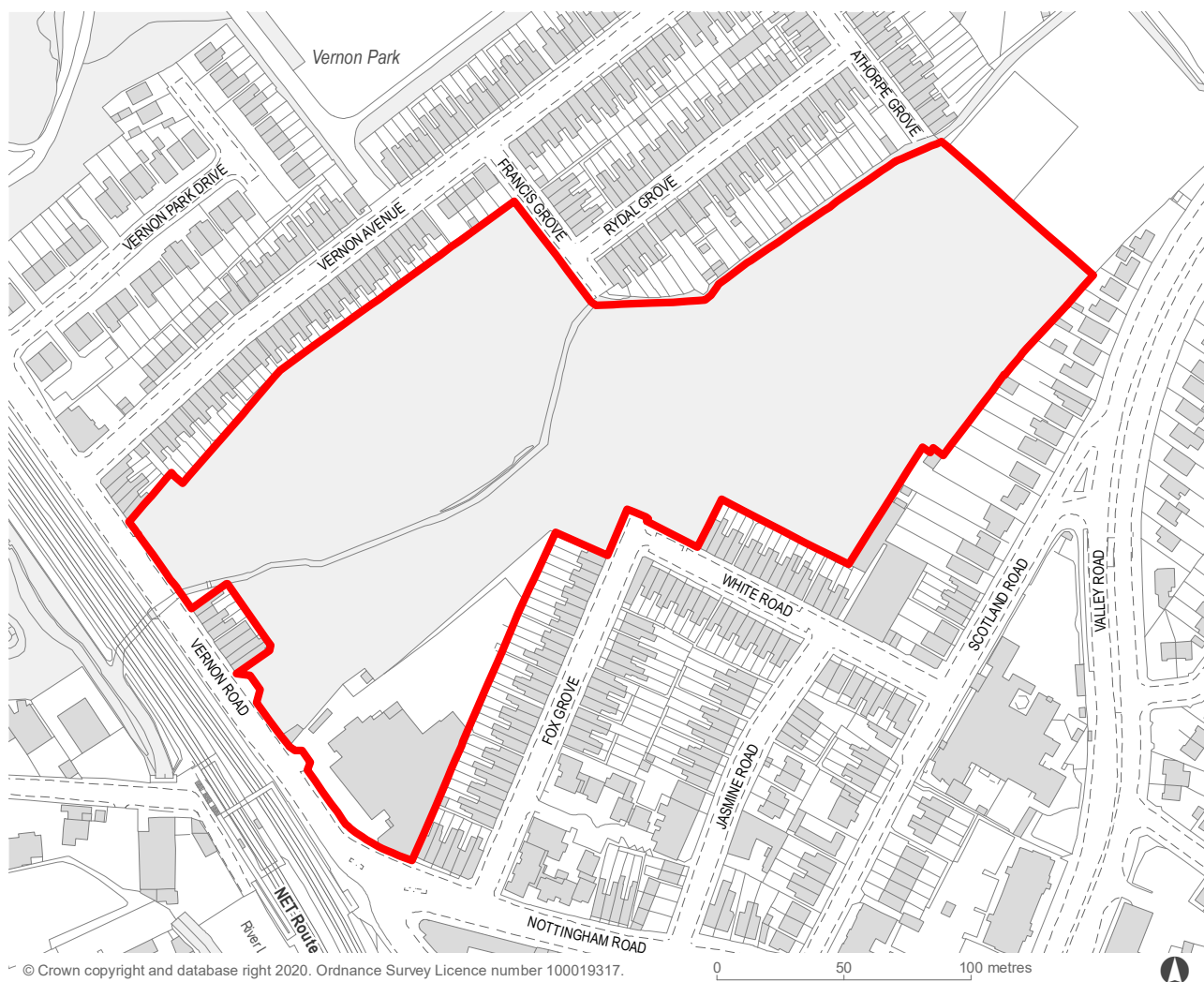


SR15 Vernon Road - Former Johnsons Dyeworks



Site Area (ha):
4.4

Ward:
Basford

Address:
Vernon Road

Current Use:
Employment,
open space,
cleared land

Proposed use:

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

Development principles:

The site is located immediately adjacent to the Day Brook and the ecological value of this feature should be enhanced through development. 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 flood risk mitigation measures. An 8m strip adjacent to the water course may need to be kept free of obstruction for essential maintenance and flood risk management. 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. Given that the River Leen responds rapidly to rainfall, surface water run-off generated by new development should be restricted to greenfield rates. 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 and part of the site to the south east is within an archaeological constraint area - prior consultation required.

	Housing	Office (m²)	Industrial/ Warehousing (ha)	Retail (m²)
Max	115*	Small Scale*	Small Scale*	
Mid-Point	87*			
Min	60*			

*All ranges given are indicative