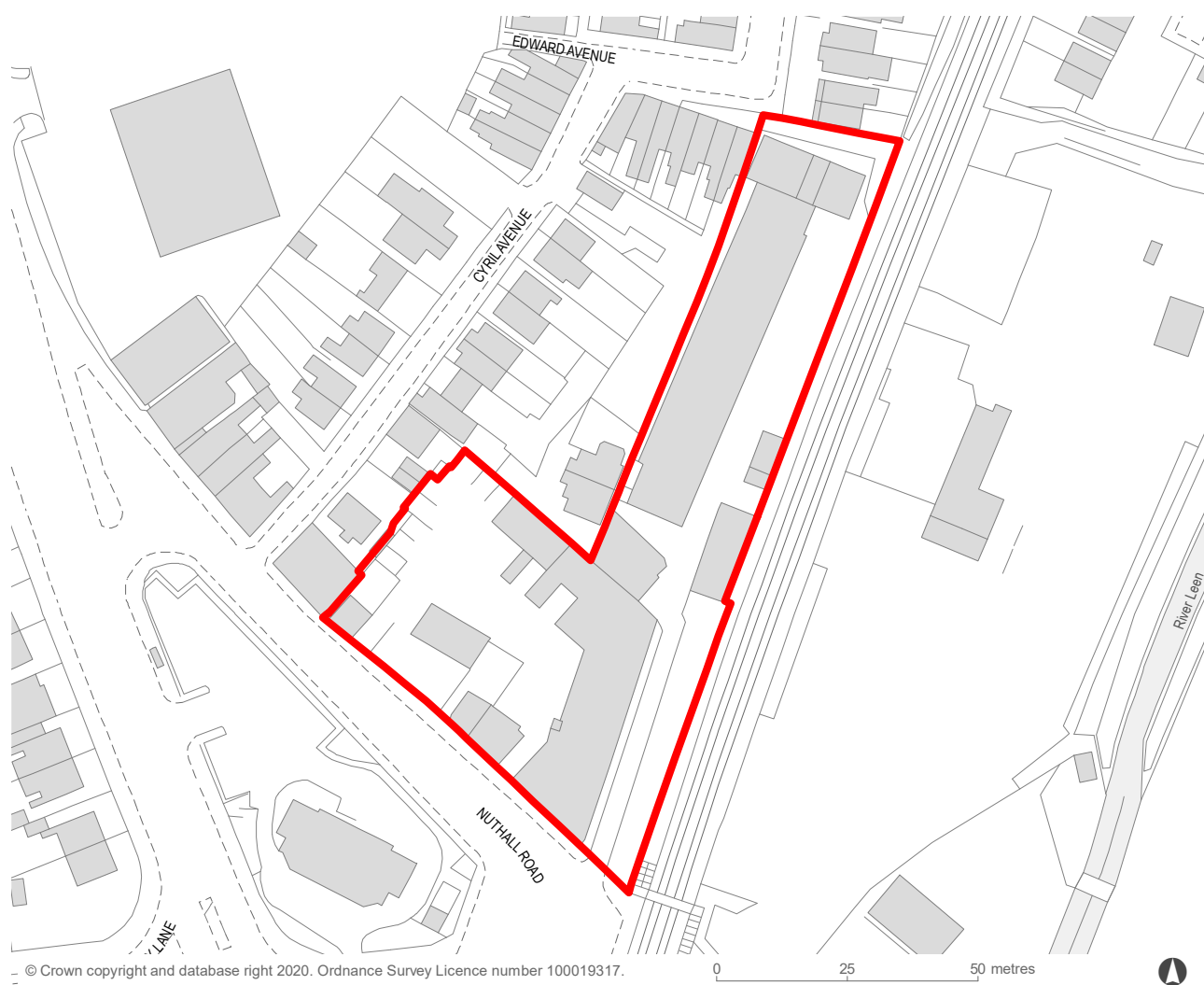


SR24 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate



Site Area (ha):
0.55

Ward:
Leen Valley

Address:
Bobbers Mill
Bridge





Current Use:
Employment

Proposed use:

Residential use (C3, predominantly family housing).

Development principles:

The site is within areas of medium and high flood risk, with the main flood risk to the site being due to the overtopping of the railway line. Any planning application should be accompanied by a site specific Flood Risk Assessment. A holistic approach to flood risk management and mitigation is required with other sites in the Bobbers Mill area with close involvement of the Local Authority and Environment Agency. 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 floodpl in. SuDs should be incorporated within the development to ensure greenfield runoff rates are achieved from a managed surface water drainage scheme. 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 Mineral Safeguarding Area - requires prior notification but not considered a barrier to development. Within an Archaeological Constraints Area and this should be considered early on in the development process. Opportunities to improve walking and cycling links through the site should be explored alongside opportunities for habitat enhancement.

	 Housing	 Office (m²)	 Industrial/ Warehousing (ha)	 Retail (m²)
Max	21*			
Mid-Point	19*			
Min	17*			

*All ranges given are indicative