SR01 Bestwood Road - Former Bestwood Day Centre



Site Area (ha):
1.67

Ward:
Bulwell

Address:
Bestwood Road

Current Use:
Cleared site

Proposed use:

Residential (C3, predominantly family housing).

Development principles:

Part of the site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Layout to avoid development on areas of greatest flood risk and have regard to potential 8m easement requirements adjacent to the River Leen - this also provides an opportunity for the creation of a green infrastructure corridor. 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 provides opportunities to protect and enhance the Moor Road, Hucknall Road and River Leen Local Wildlife Sites close by.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	48*			
Mid-Point	48*			
Min	48*			

*All ranges given are indicative