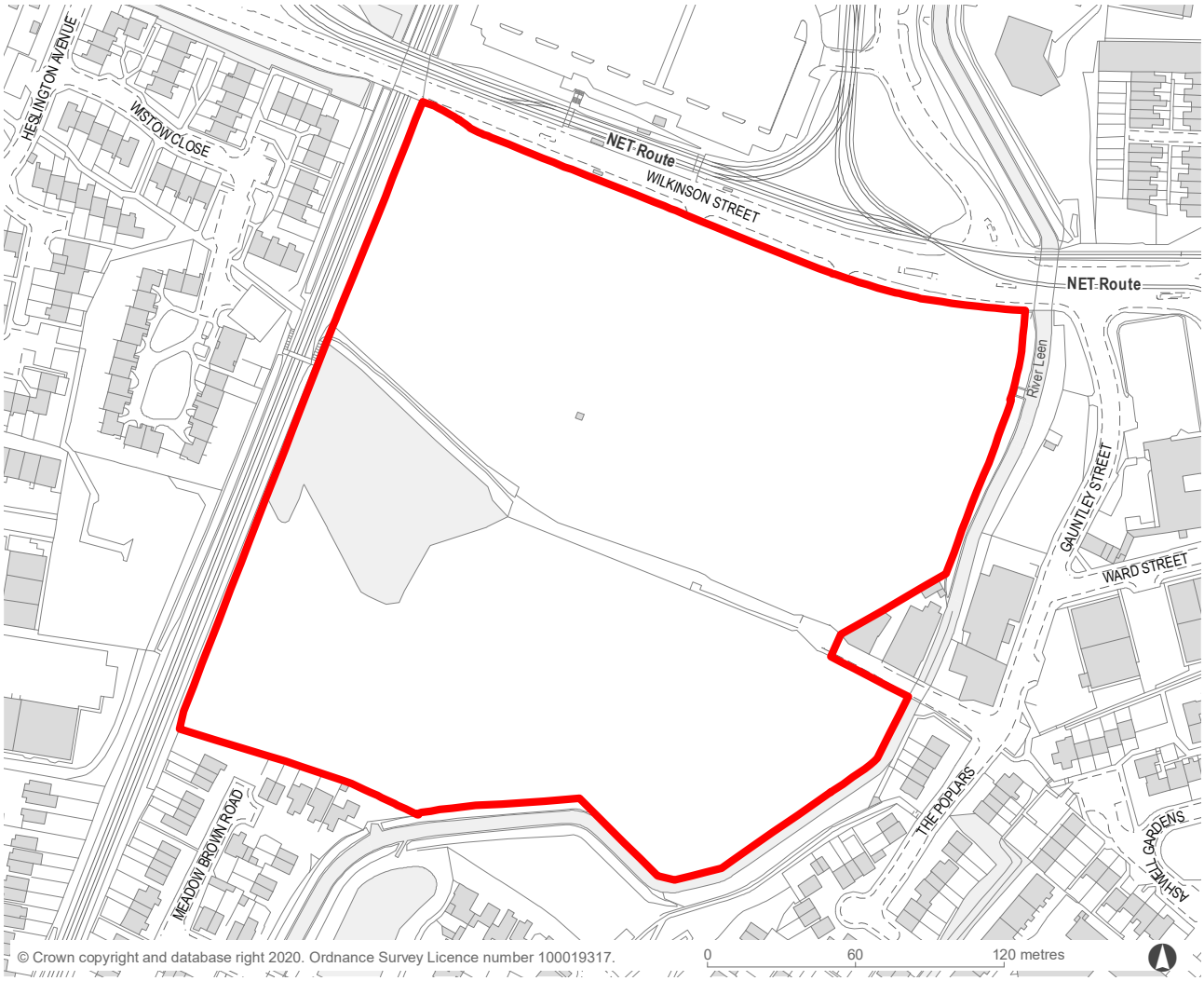
SR23 Wilkinson Street - Former PZ Cussons



Site Area (ha):
6.6

Ward:
Hyson Green & Arboretum

Address:
Wilkinson Street

Current Use:
Cleared Site

Proposed use:

Residential (C3, predominantly family housing), education (D1), employment (B1, B2) and open space.

Development principles:

Proposals should have regard to the Star Buildings Conservation Area located to the north east of the site and proposals should seek to retain the existing chimney within development. The site is within an area of high flood risk, with a proportion of the site lying in the functional floodplain, and any planning application should be accompanied by a site specific Flood Risk Assessment. 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. The River Leen LWS and its associated green corridor, borders the site to the east and south. These habitats should be protected, and where possible, enhanced by the development. Proposals for pedestrian and vehicular access/egress to the site should have regard to the NET depot to the northern side of Wilkinson Street. New and improved walking and cycling links should be provided across the site - indicative route shown on the Policies Map. The site is within 250m of landfill site and is underlain by principal aquifer, therefore the potential to pollute the groundwater resource should be considered. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - requires consideration prior to development.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	90*		Small Scale*	
Mid-Point	77*			
Min	65*			

*All ranges given are indicative