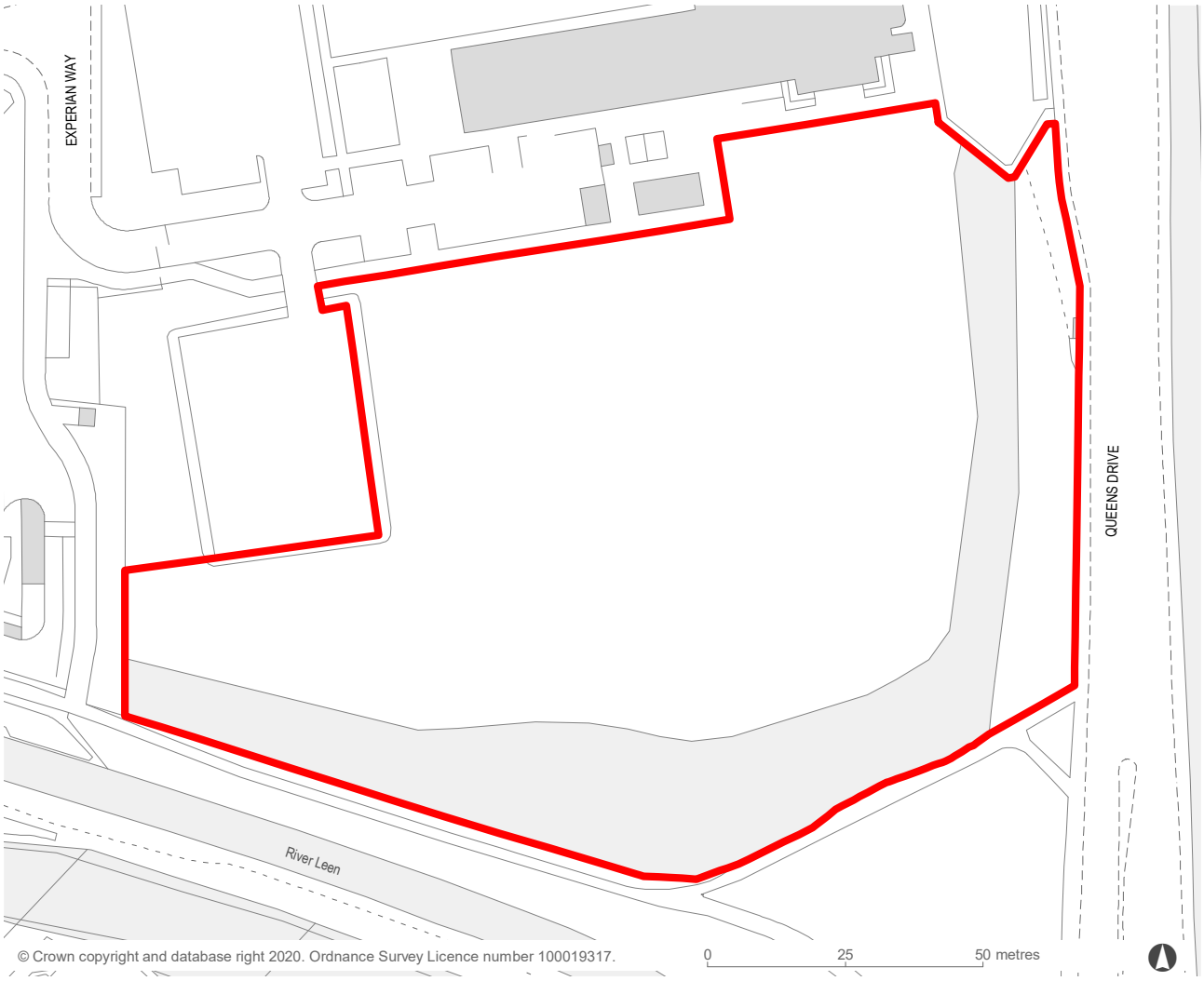
SR42 NG2 South - Queens Drive



Site Area (ha):
1.61

Ward:
Meadows

Address:
Queens Drive

Current Use:
Vacant

Proposed use:

Employment (B1a/b).

Development principles:

Design should be of a modern standard commensurate with existing development on site, with due consideration to the site's prominent position fronting onto a major transport route (Queens Drive) close to the business park entrance. Soft landscaping should link with the green corridor to the south of the site. Opportunities to improve Bird Cage Walk. 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 which considers overtopping and breach of flood defences. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management. 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 - requires prior notification but not considered a barrier to development. Development should have regard to potential highway improvements on Experian Way, safeguarded under TR2.8.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max		12000*		
Mid-Point		11000*		
Min		10000*		

*All ranges given are indicative