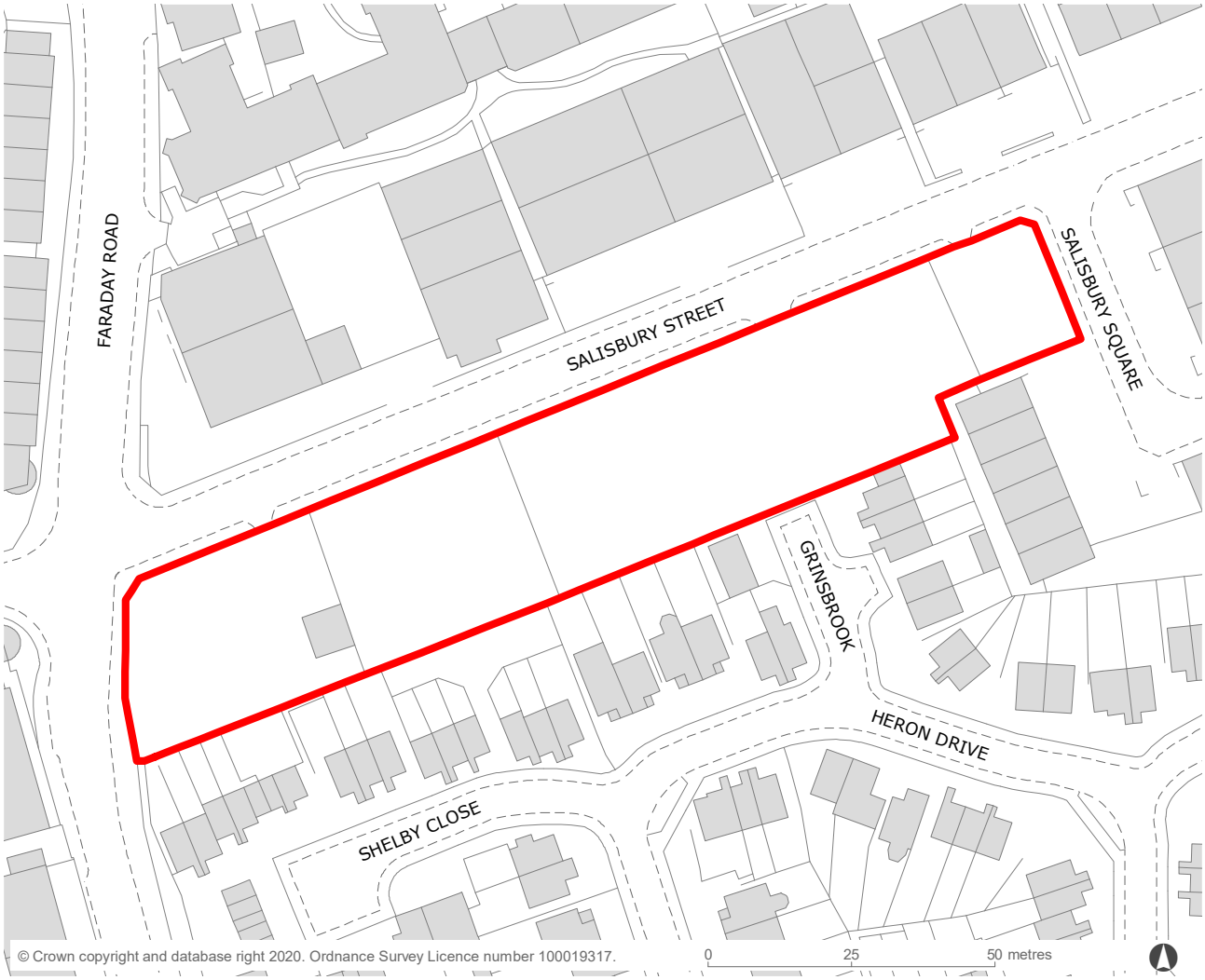
SR36 Salisbury Street



Site Area (ha):
0.52

Ward:
Radford

Address:
Faraday Road

Current Use:
Vacant

Proposed use:

Residential (primarily C3) and small scale retail (A1) delivered as integral part of mixed use scheme.

Development principles:

Design, layout and boundary treatment should be carefully considered to protect amenity of existing and new residential occupiers. Part of site is in an area of high flood risk and a site specific Flood Risk Assessment should accompany any planning application with particular consideration to safe access and egress. Any development or raising of land levels within the floodplain (adjacent to Faraday Road) 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. Flood mitigation measures should include finished floor levels of 600mm above the 1 in 100 year plus climate change flood level and SuDs should ensure that greenfield runoff rates are achieved from a managed surface water drainage scheme. There are records of contamination associated with some parts of the site from former uses. Development has the potential to cause pollution to the groundwater resource and will require careful consideration. Within a Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior notification required but not considered a barrier to development

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	21*			Small Scale*
Mid-Point	21*			
Min	21*			

*All ranges given are indicative