

Appendix 1: Allocations within Lenton & Wollaton East, Meadows and Wollaton West Wards

Sites listed by each Ward

Wollaton West

- PA35 Woodyard Lane - Siemens
- PA36 Russell Drive - Radford Bridge Allotments

Lenton & Wollaton East

- PA45 Prospect Place
- PA46 Derby Road - Former Hillside Club
- PA47 Abbey Street/Leengate
- PA52 University Boulevard - Nottingham Science and Technology Park
- PA54 Boots
- PA86 Thane Road – Horizon Factory

Meadows

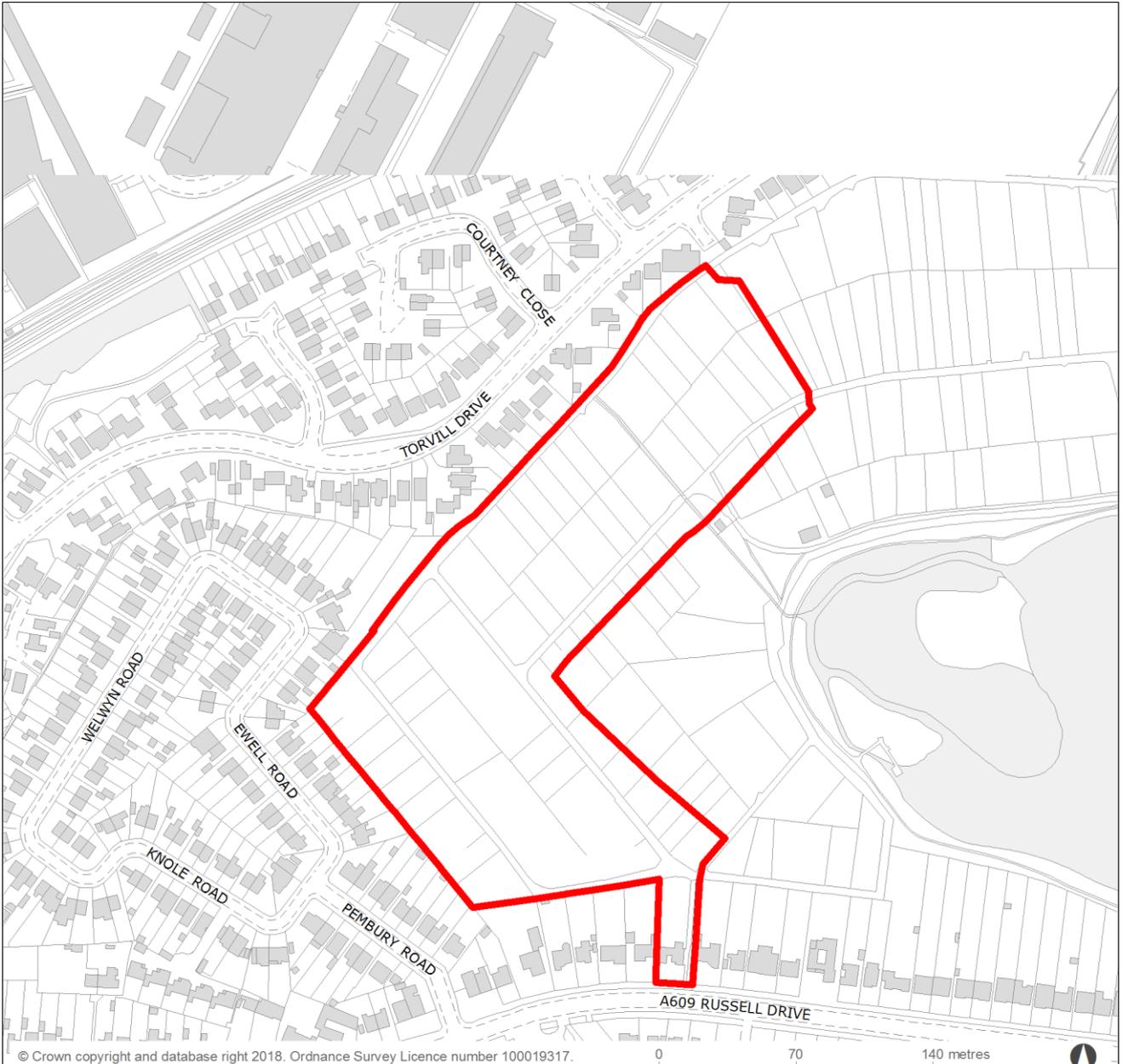
- PA49 NG2 West - Enterprise Way
- PA50 NG2 South - Queens Drive
- PA53 Electric Avenue
- PA70 Canal Quarter - Queens Road, East of Nottingham Station
- PA71 Canal Quarter - Sheriffs Way, Sovereign House
- PA72 Canal Quarter - Waterway Street
- PA73 Canal Quarter - Sheriffs Way/Arkwright Street
- PA74 Canal Quarter - Arkwright Street East
- PA75 Canal Quarter - Crocus Street, Southpoint
- PA76 Waterside - London Road, Former Hartwells
- PA77 Waterside - London Road, Eastcroft Depot
- PA79 Waterside - Iremonger Road
- PA80 Waterside - Cattle Market
- PA81 Waterside - Meadow Lane

Wollaton West Ward Allocations

PA35 Woodyard Lane - Siemens

PA36 Russell Drive - Radford Bridge Allotments

PA35 Woodyard Lane - Siemens



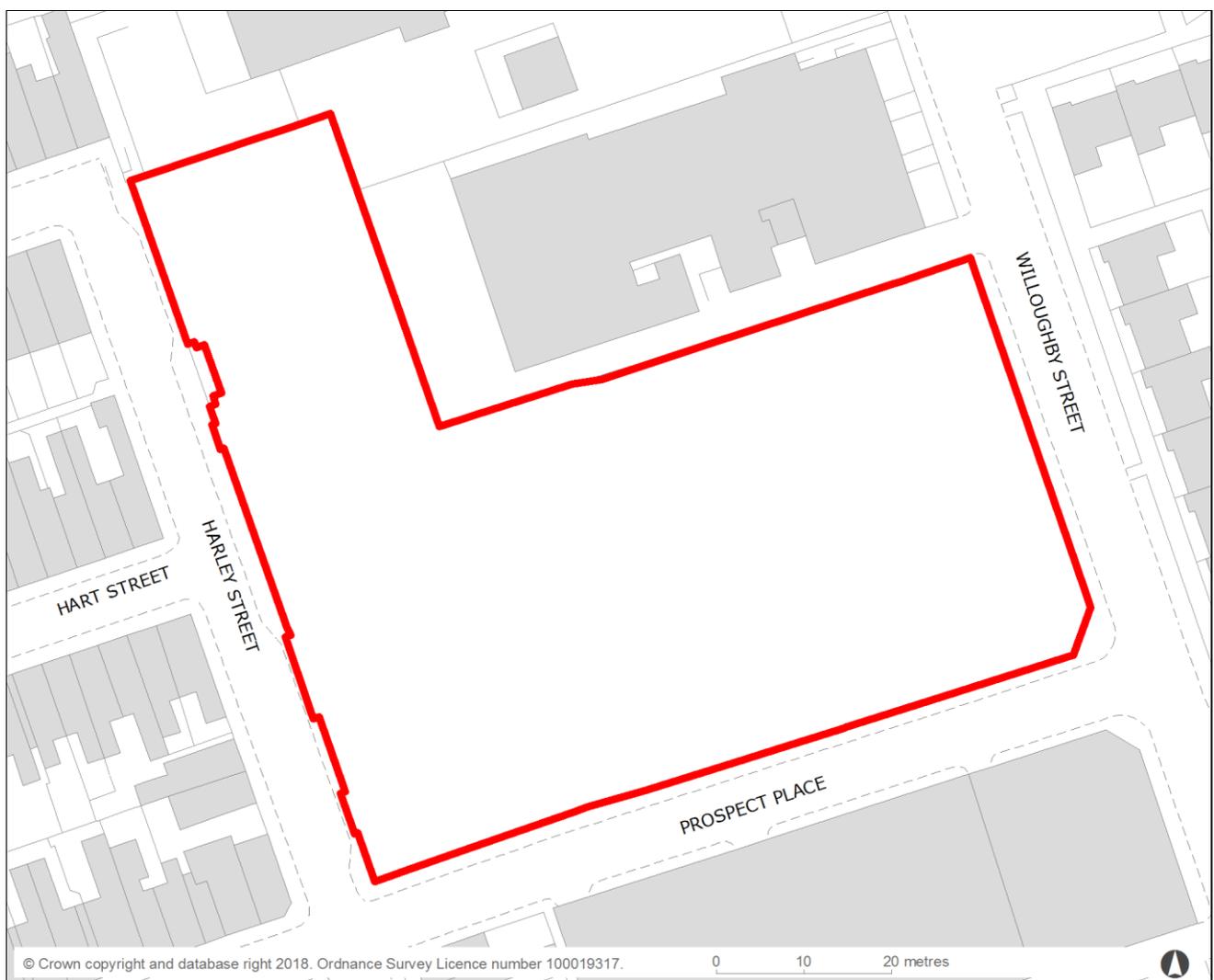
<p>Address: Lambourne Drive</p> <p>Current Use: Employment, Open Space</p>	<p>address deficiencies in the area with opportunities to improve and retain areas of grassland. The trees along the western and northern edges of the site should be retained as a buffer to the rail line to the north and to provide green corridors. Walking and cycling links to Woodyard Lane should also be created. The Policies Map safeguards Hallowell Drive for future highway improvements. Development proposals should have regard to two archaeological constraint areas within the site. There is coal mining legacy within the site and the site falls within a Minerals Safeguarding Area - requires consideration prior to development but not considered a barrier to development within the site.</p>
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<p>Site Area (ha): 3.85</p> <p>Ward: Wollaton West</p> <p>Address: Russell Drive</p> <p>Current Use: Allotments</p>	<p>Proposed use: Residential (C3, predominantly family housing) including open space and re-provision of allotments.</p> <p>Development principles: Development should be limited to a maximum of 110 dwellings. Proposals should make provision for the replacement and enhancement of existing allotments. Site to include public open space and retain and enhance existing trees and hedgerows. Scheme should enhance Bilborough Brook and Martin's Pond and Harrison's Plantation Local Nature Reserves. Proposals for the site should be accompanied by a flood risk assessment and incorporate SuDS. Proposals should enhance the water environment of Martin's Pond. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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Lenton & Wollaton East Ward Allocations

- PA45 Prospect Place
- PA46 Derby Road - Former Hillside Club
- PA47 Abbey Street/Leengate
- PA52 University Boulevard - Nottingham Science and Technology Park
- PA54 Boots
- PA86 Thane Road – Horizon Factory

PA45 Prospect Place



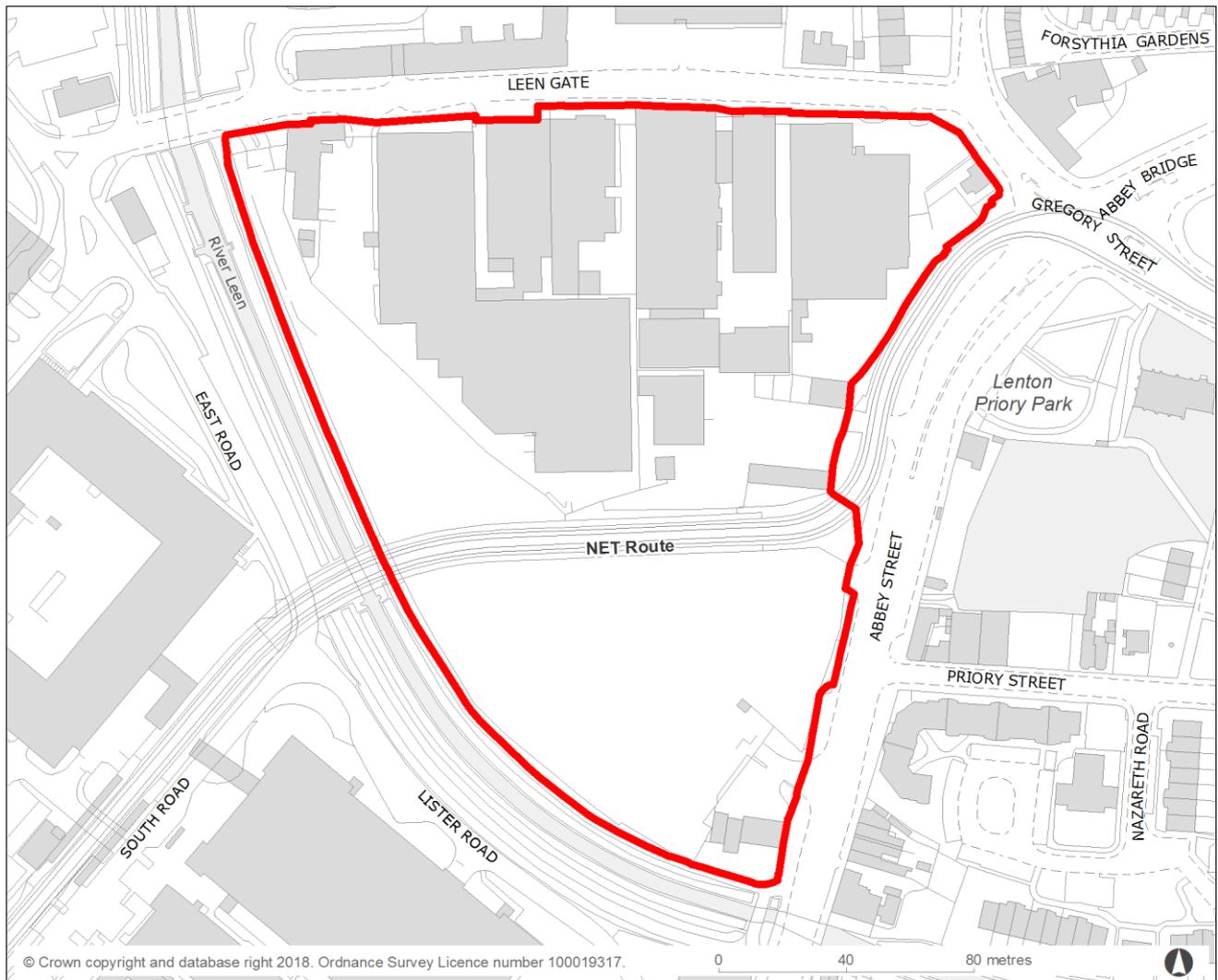
<p>Site Area (ha): 0.5</p> <p>Ward: Lenton & Wollaton East</p> <p>Address: Prospect Place</p> <p>Current Use: Cleared Site</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: Density and scale of development should have regard to existing residential properties. There are opportunities to introduce new greenspace and landscaped areas to improve access to open space and improve biodiversity. This may also assist in ensuring that the layout addresses the relationship between the new development and the existing business area to the south of the site. Development should ensure that access to the adjacent community building is not adversely affected. Underlain by a Principal Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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PA46 Derby Road - Former Hillside Club



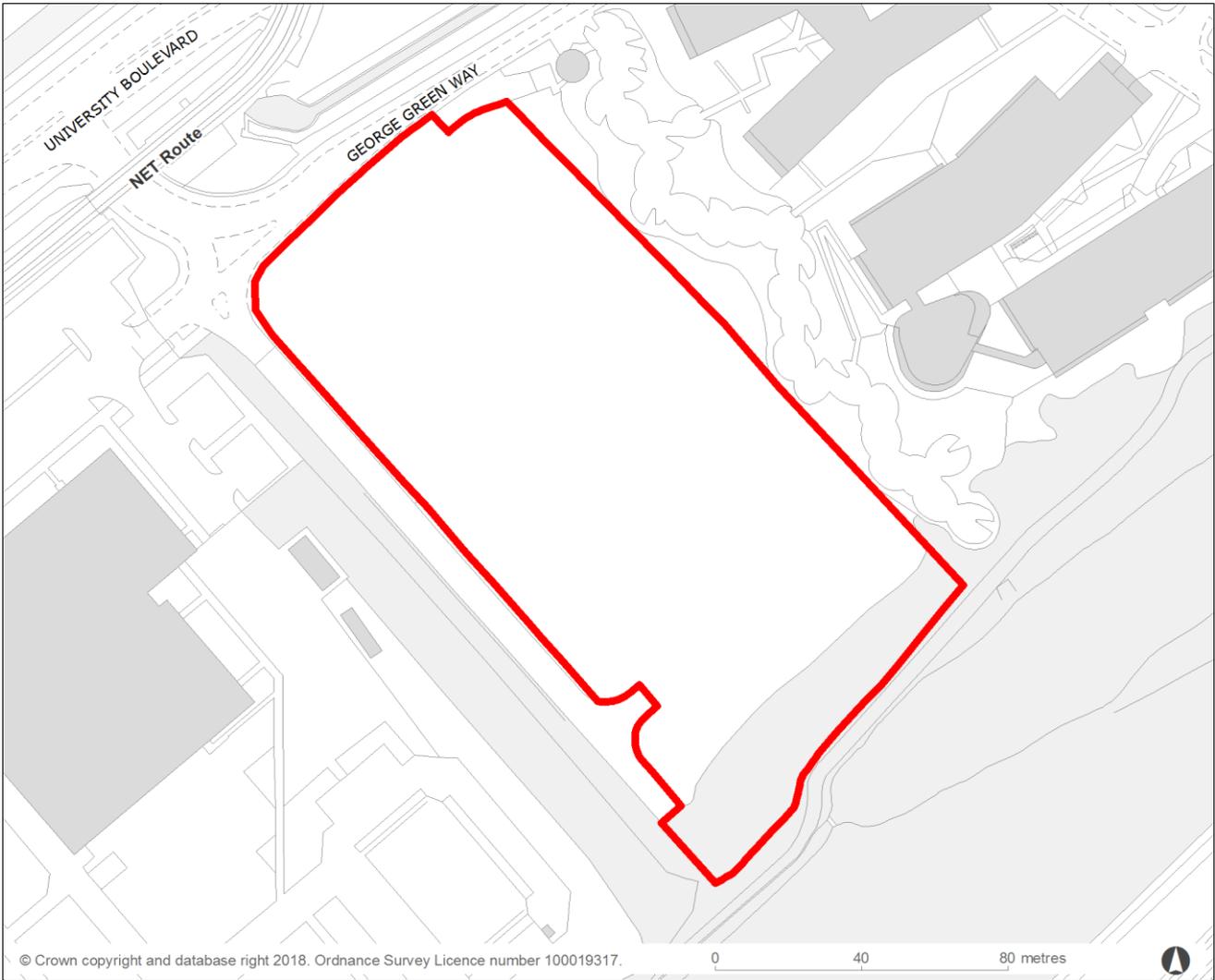
<p>Site Area (ha): 1.08</p> <p>Ward: Lenton & Wollaton East</p> <p>Address: Leen Gate</p> <p>Current Use: Vacant</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen runs in a culvert through the north western part of this site and the alignment should be established and the opportunity should be taken to open up the watercourse. An 8m easement for river and flood risk management adjacent to the Leen may be required and this provides opportunities to improve the River Leen LWS and create a green corridor which could also deliver improved walking and cycling links. The site is in an area of medium flood risk and any planning application should be accompanied by a site specific flood risk assessment. There are protected trees on site which require consideration when designing any proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access should be from Arnesby Road. Part of the site is within an archaeological constraint area and within Minerals Safeguarding Area - prior consultation required.</p>
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PA47 Abbey Street/Leengate



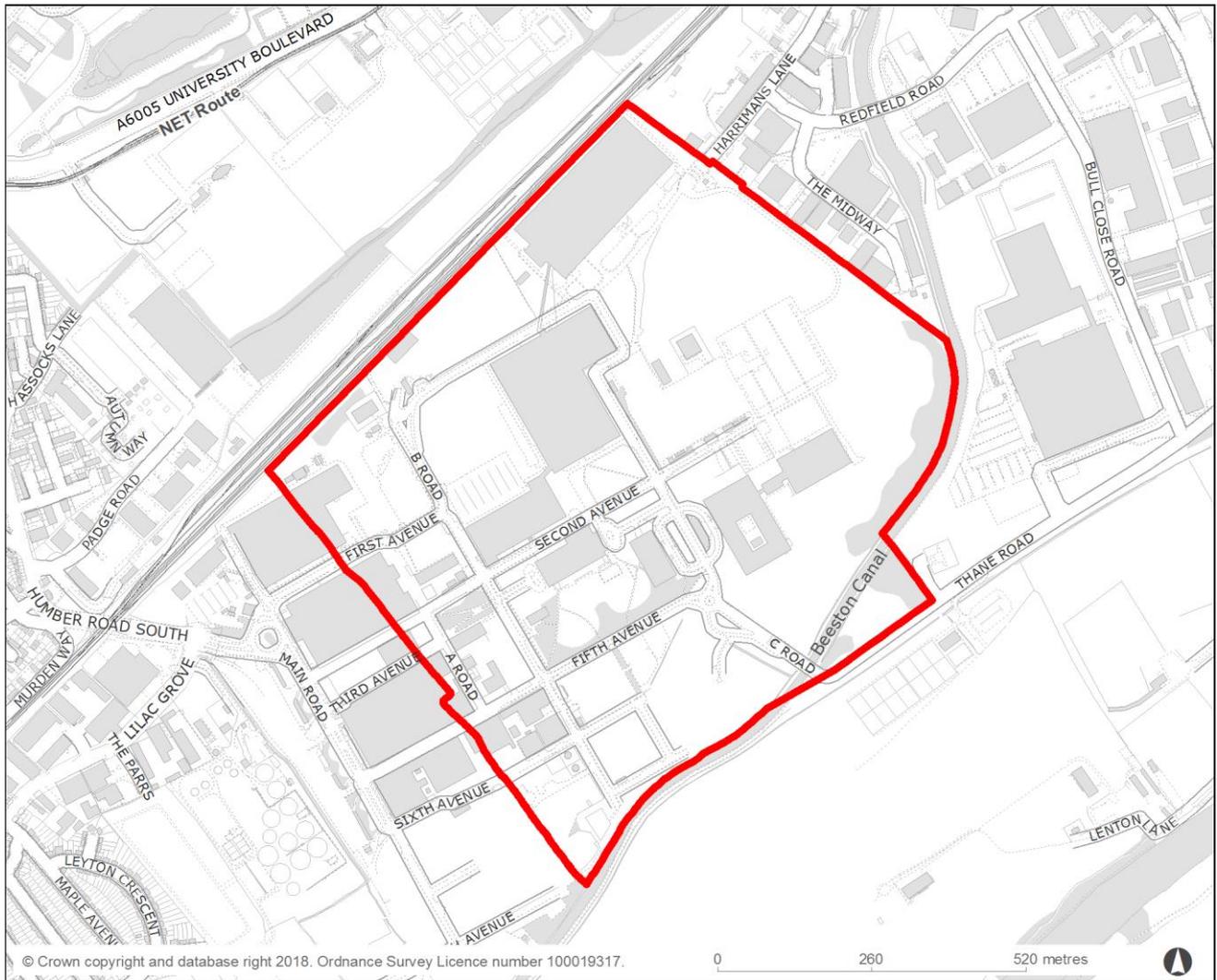
<p>Site Area (ha): 3.68</p> <p>Ward: Lenton & Wollaton East</p> <p>Address: Leen Gate</p> <p>Current Use: Mixed Use</p>	<p>Proposed use: Employment (including hospital/health related B1) and facilities which support the QMC with auxiliary residential (C3) and hotel (C1).</p> <p>Development principles: Site is part of an Enterprise Zone. New development should have regard to the presence of existing established employment uses to the north of the site which should be retained, although there may be opportunities for modernisation and rationalisation to support existing business operations. Uses which support the QMC on the cleared land to the south of the site will be supported. The site is adjacent to Lenton Priory and several Listed Buildings and structures. Development should seek to preserve and enhance the significance and setting of these heritage assets and consider the impact on any undesignated archaeology within the site itself. NET Phase Two runs through this site and any proposal will need to address this. To the north east of the site Abbey Street/Gregory Street is subject to Highway Route Improvement Safeguarding (TR2.5). The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment to include consideration of the effects of the development on downstream users. 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 green corridor should be preserved and enhanced through development, with new on site open space connecting to this. 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.</p>
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PA52 University Boulevard - Nottingham Science and Technology Park



<p>Site Area (ha): 1.89</p> <p>Ward: Lenton & Wollaton East</p> <p>Address: George Green Way</p> <p>Current Use: Vacant</p>	<p>Proposed use: Office/research and development (B1a/b) and ancillary/compatible uses.</p> <p>Development principles: Site is part of an Enterprise Zone. Scope for a range of research and development uses including bioscience/medical/health related research and development. Innovative design required in line with other recent development on the Science and Technology Park. The new tram line (NET Phase Two) runs adjacent this site and there is a proposed pedestrian/cycle link from University Boulevard to PA54 Boots running adjacent to the site which incorporates a bridge over the railway line. Any proposal will need to take these into account. Development should have regard to proximity to the registered historic park and gardens of Highfields Park. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment to include the risk of flooding from Tottle Brook. Development should also give consideration to the adjacent Tottle Brook and Beeston Sidings LNR and their protection and enhancement. There are contamination issues from former industrial uses on the site and the impact of these should be considered. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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PA54 Boots



<p>Site Area (ha): 84.5</p> <p>Ward: Lenton & Wollaton East</p> <p>Address: Thane Road</p> <p>Current Use: Employment</p>	<p>Proposed use: Employment (B1, B2 and B8) and residential (C3). Potential for an element of student accommodation (Sui Generis) subject to improved linkages to the University.</p> <p>Development principles: Site has Enterprise Zone status. Proposals should be carefully designed to complement the existing attractive buildings, the 'campus style' layout and to ensure there are no adverse impacts on the historic environment. The significance and setting of the Grade I and II* listed buildings on site should be preserved. Proposals and layout should have regard to the site's wider context as part of a larger site extending into Broxtowe Borough Council. Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. There is potential to help address identified open space deficiencies in the area, where possible existing open space should be retained or re-provision should be made elsewhere on site. There are opportunities for enhanced cycling and walking routes to and through the site including a proposed pedestrian/cycle link from University Boulevard to the site running through the site which incorporates a bridge over the railway line. To the south east the site is subject to highway safeguarding and highway planning lines to help facilitate access improvements to the site (TR2.2 and TR2.12) as shown on the Policies Map. Site is within areas of medium and high flood risk, any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site. A transport assessment is required in line with Appendix B of the Core Strategy. Underlain by a secondary aquifer, development should not result in pollution of the groundwater resource. Combined heat and power plant on site, careful consideration is required so that the redevelopment of this site does not lead to air quality issues for any new sensitive receptors. Opportunities for sustainable energy generation should be explored. Within Hazardous Installation Consultation Zone and Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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PA86 Thane Road - Horizon Factory

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A

Site Area (ha):
19.6

Ward:
Lenton &
Wollaton East

Address:
Thane Road

Current Use:
Employment
(largely
vacant)

Proposed use:
Employment (B1, B2 and B8).

Development principles:
This is a major site within an established employment area. New development should complement and strengthen the existing employment character of the area. The site is highly visible from views from the south and east, and therefore careful design would be required to address these long views. Careful treatment is also required at boundaries adjacent to the local wildlife site and canal to the west of the site, which provide opportunities to enhance biodiversity and habitats. Development proposals should seek to retain and enhance this wildlife corridor. Where possible, existing open space should be retained or re-provision should be made elsewhere on site. A small part of the site adjacent to the canal lies within an area of flood risk. A site specific flood risk assessment would be required. Thane Road, to the south of the site is subject to Highway Planning line TR2:12, and Transport safeguarding TR2.2 (Part of Southern Growth Corridor). Access to the site should be taken from Thane Road and Bull Close Road. A transport assessment is required for this site. Within mineral safeguarding area and small parcel to south west of site falls within a Hazardous Installations consultation zone, but not considered a constraint to development.

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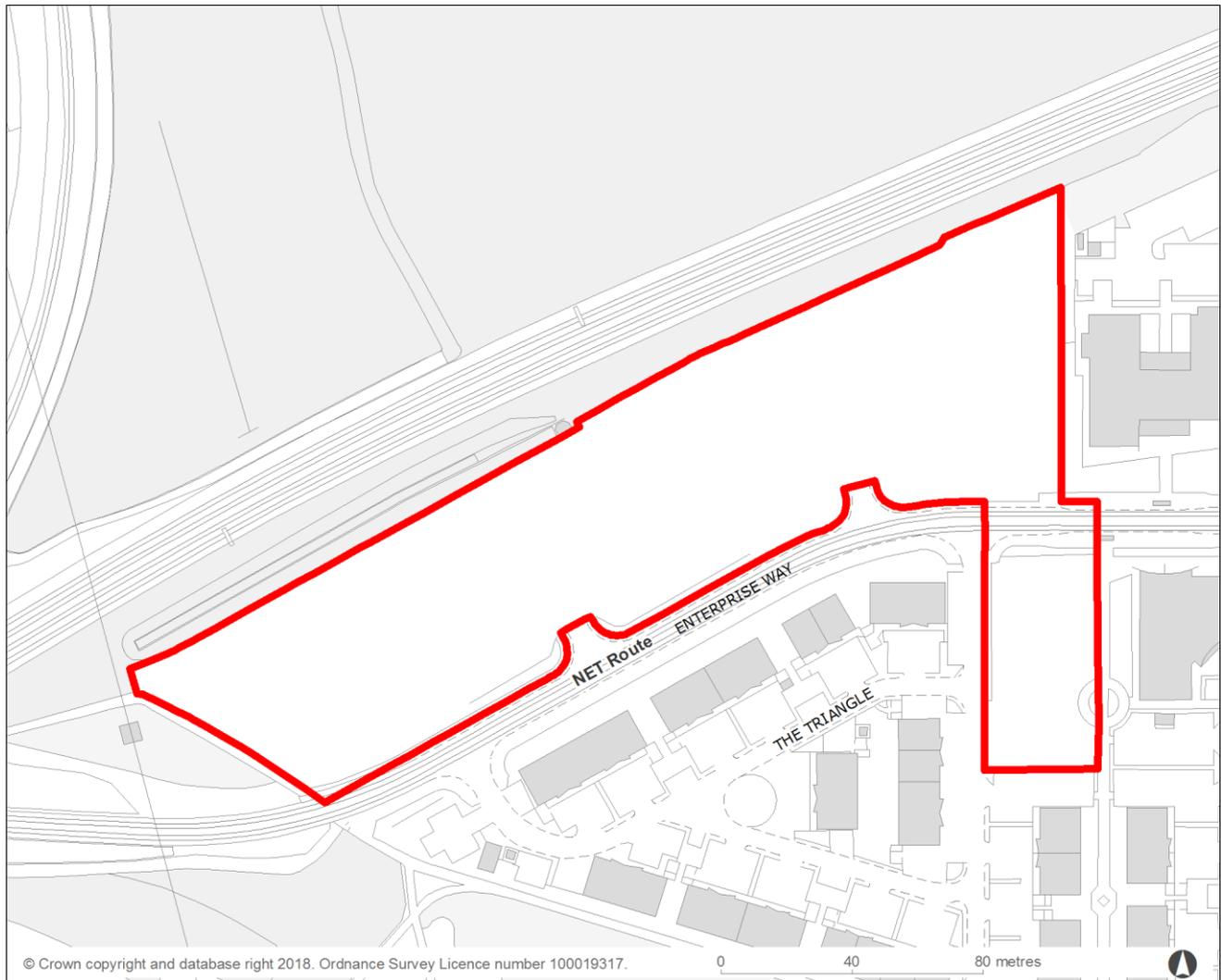
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PA49	NG2 West - Enterprise Way
PA50	NG2 South - Queens Drive
PA53	Electric Avenue
PA70	Canal Quarter - Queens Road, East of Nottingham Station
PA71	Canal Quarter - Sheriffs Way, Sovereign House
PA72	Canal Quarter - Waterway Street
PA73	Canal Quarter - Sheriffs Way/Arkwright Street
PA74	Canal Quarter - Arkwright Street East
PA75	Canal Quarter - Crocus Street, Southpoint
PA76	Waterside - London Road, Former Hartwells
PA77	Waterside - London Road, Eastcroft Depot
PA79	Waterside - Iremonger Road
PA80	Waterside - Cattle Market
PA81	Waterside - Meadow Lane

PA49 NG2 West - Enterprise Way



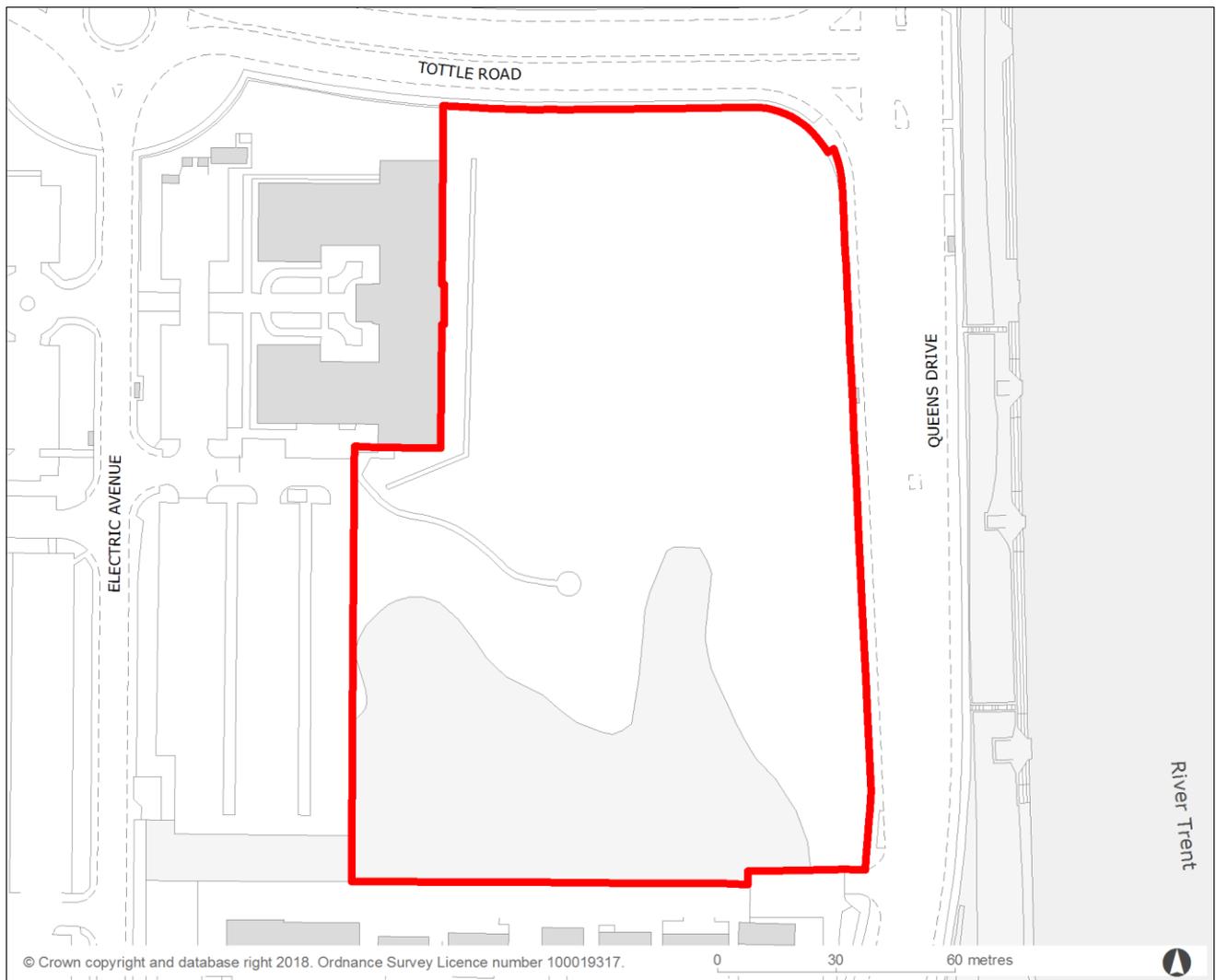
<p>Site Area (ha): 2.3</p> <p>Ward: Meadows</p> <p>Address: Enterprise Way</p> <p>Current Use: Vacant</p>	<p>Proposed use: Employment (B1a/b).</p> <p>Development principles: Design should be of a modern standard commensurate with existing development on site. Green corridor along the adjacent railway line should be retained and any onsite landscaping should comprise semi-natural habitats to link to and complement the adjacent Queen's Meadow. 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 the River Trent flood defences. Also, the River Leen flows from west to east, to the south of the site and the risk of flooding from this source should be considered. 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 - prior notification required but not considered a barrier to development.</p>
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PA50 NG2 South - Queens Drive



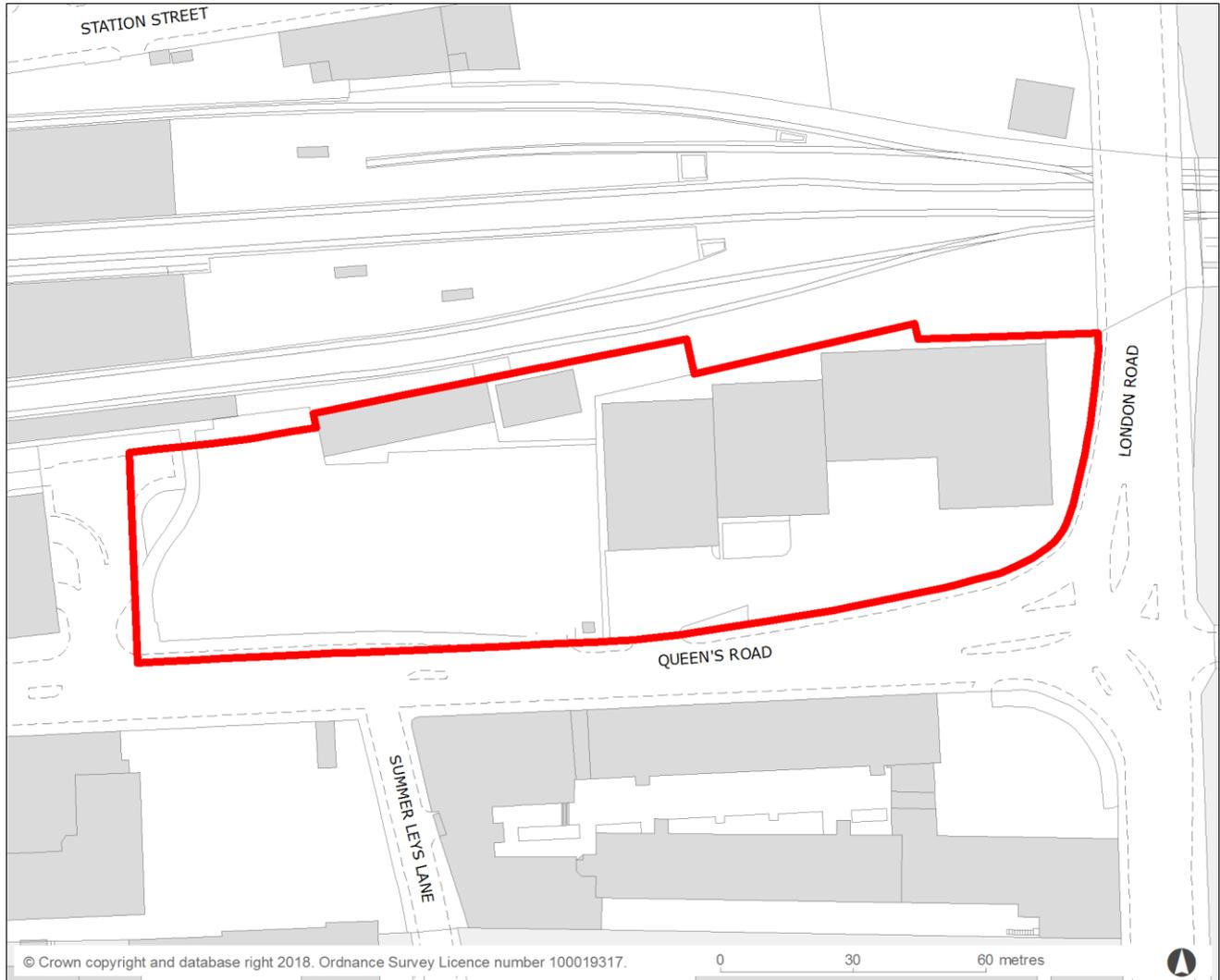
<p>Site Area (ha): 1.61</p>	<p>Proposed use: Employment (B1a/b).</p>
<p>Ward: Meadows</p>	<p>Development principles: Design should be of a modern standard commensurate with existing development on site, with due consideration to the site's prominent position fronting onto a major transport route (Queens 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 TR2.9.</p>
<p>Address: Queens Drive</p>	
<p>Current Use: Vacant</p>	

PA53 Electric Avenue



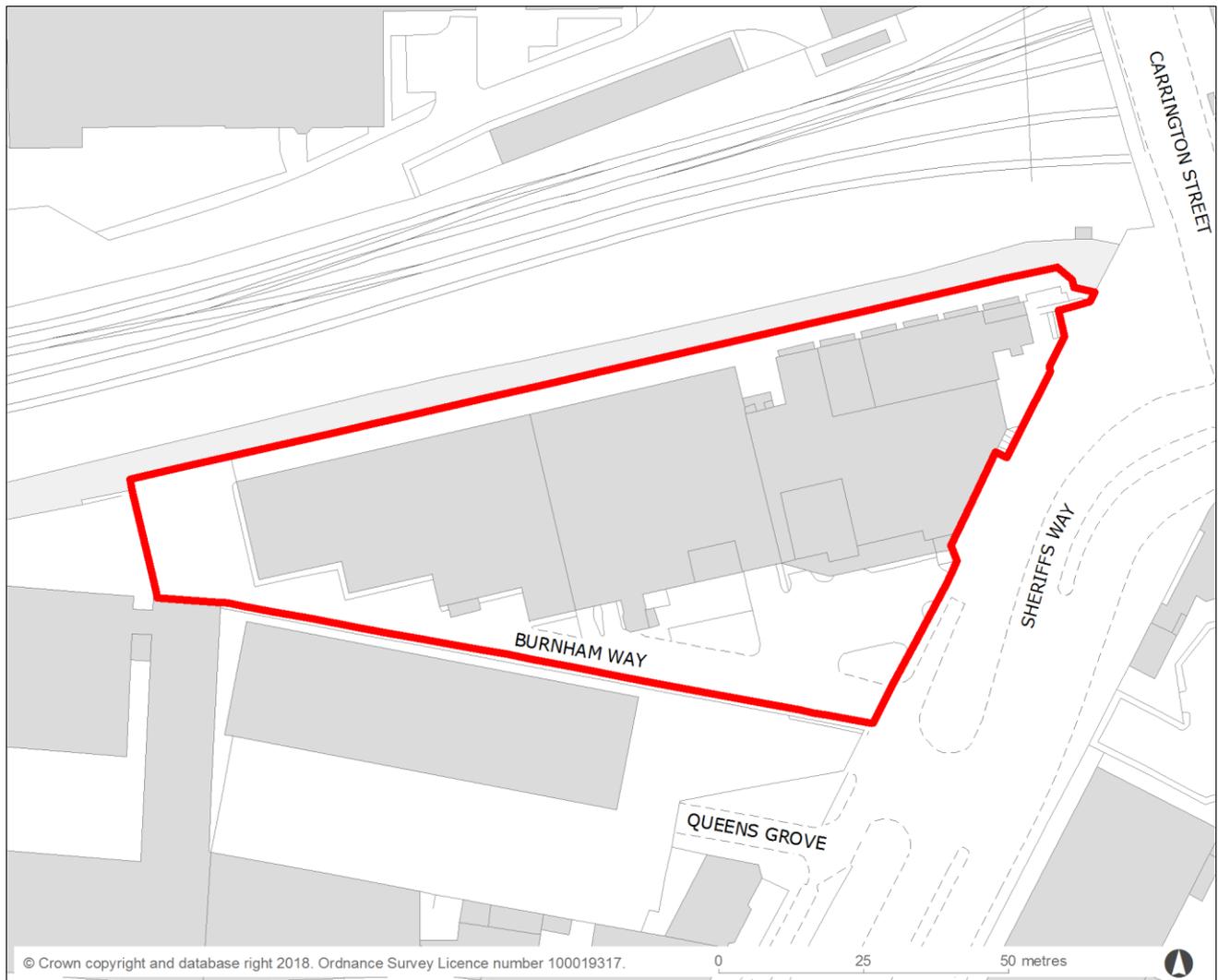
<p>Site Area (ha): 2.3</p>	<p>Proposed use: Office/research & development /light industrial (B1).</p>
<p>Ward: Meadows</p>	<p>Development principles: The surrounding area consists of modern employment development and new proposals should be commensurate with this. An element of green space should be provided and integrated into the layout of the development. Proposals should have regard to the presence of heritage assets located on the east bank of the River Trent. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment, having regard to the impact of the adjacent Tottle Brook which runs in a culvert below the roundabout as well as breach of the River Trent flood defences. Within Minerals Safeguarding Area but not considered a barrier to development. Highway improvements are planned to the road network close to the site as part of the Southern Growth Corridor (TR2.2).</p>
<p>Address: Queens Drive</p>	
<p>Current Use: Cleared Site</p>	

PA70 Canal Quarter - Queens Road, East of Nottingham Station



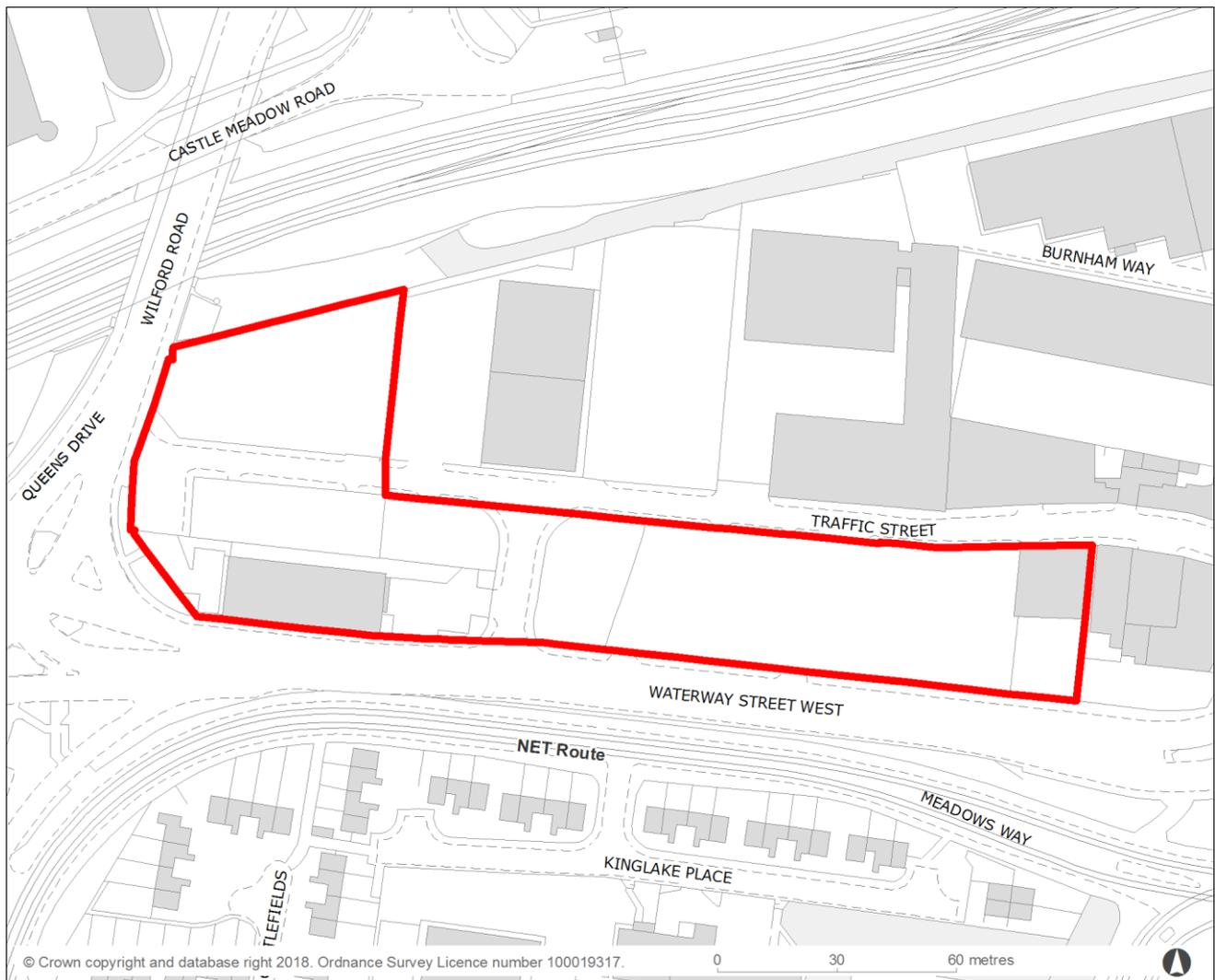
<p>Site Area (ha): 1.24</p> <p>Ward: Meadows</p> <p>Address: Queens Road</p> <p>Current Use: Warehousing and Car Park</p>	<p>Proposed use: Offices/light industry/research & development (B1), residential (C3), hotel (C1), non residential institution (D1), leisure (D2). Potential ancillary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of mixed use scheme.</p> <p>Development principles: This site has the potential to deliver significant improvements to the physical environment. Development should be of high quality design that positively addresses the prominent corner at the junction of London Road/ Queen's Road, responds to the scale of surrounding buildings and resolves level differences between London Road and the site. Single storey warehouse style development is not considered appropriate in this location. Development should preserve or enhance the significance and setting of Nottingham Station, the Station Conservation Area and other heritage assets. Immediate potential for low carbon energy via connection to the District Heating System. Early consideration should be given to the site's location within an archaeological constraints area. Within an area of medium flood risk, any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding TR2.2 and TR2.4 to the east and south of the site.</p>
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PA71 Canal Quarter - Sheriffs Way, Sovereign House



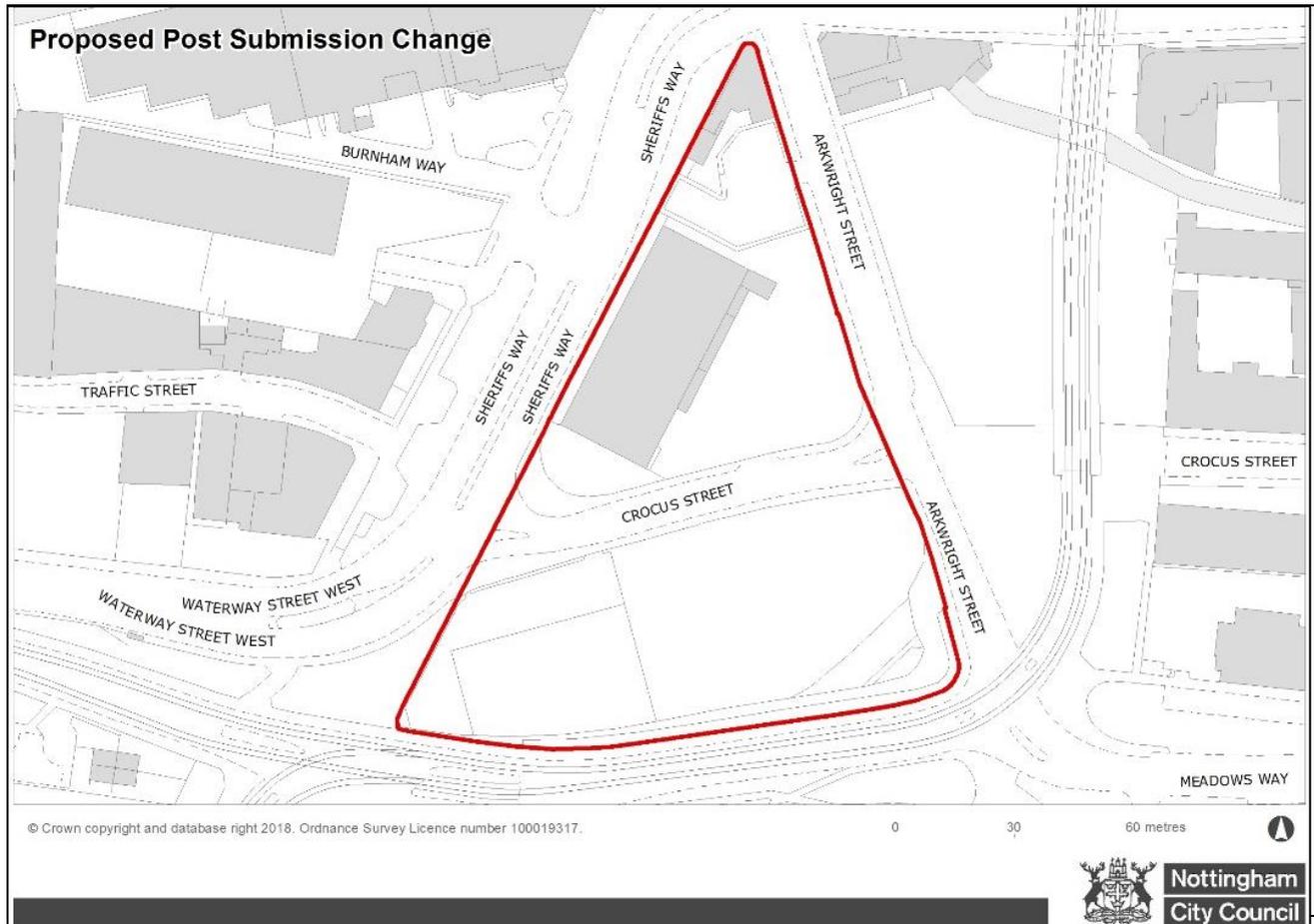
<p>Site Area (ha): 0.87</p> <p>Ward: Meadows</p> <p>Address: Sheriffs Way</p> <p>Current Use: Offices and Car Park</p>	<p>Proposed use: Primarily Offices (B1a). Additional uses could include residential (C3), hotel (C1), assembly & leisure (D2), non- residential institution (D1). Ancillary uses could include car parking, small scale retail (A1) financial services (A2), food & drink (A3, A4, A5) to ground floor (delivered as an integral part of a mixed use scheme).</p> <p>Development principles: This site forms part of an emerging business quarter focussed around the Station Hub and proposals will be expected to deliver primarily employment/business uses. Design should be of a high standard, incorporate high quality public realm and should positively addresses Nottingham Station and preserve and enhance the significance of heritage assets. Immediate potential for low carbon energy via connection to the District Heating System. Within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment. Tinkers Leen is a culverted ordinary watercourse running along the northern boundary of this site. There should be no development on top of the culvert and opportunities should be explored to open up the watercourse to provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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PA72 Canal Quarter - Waterway Street



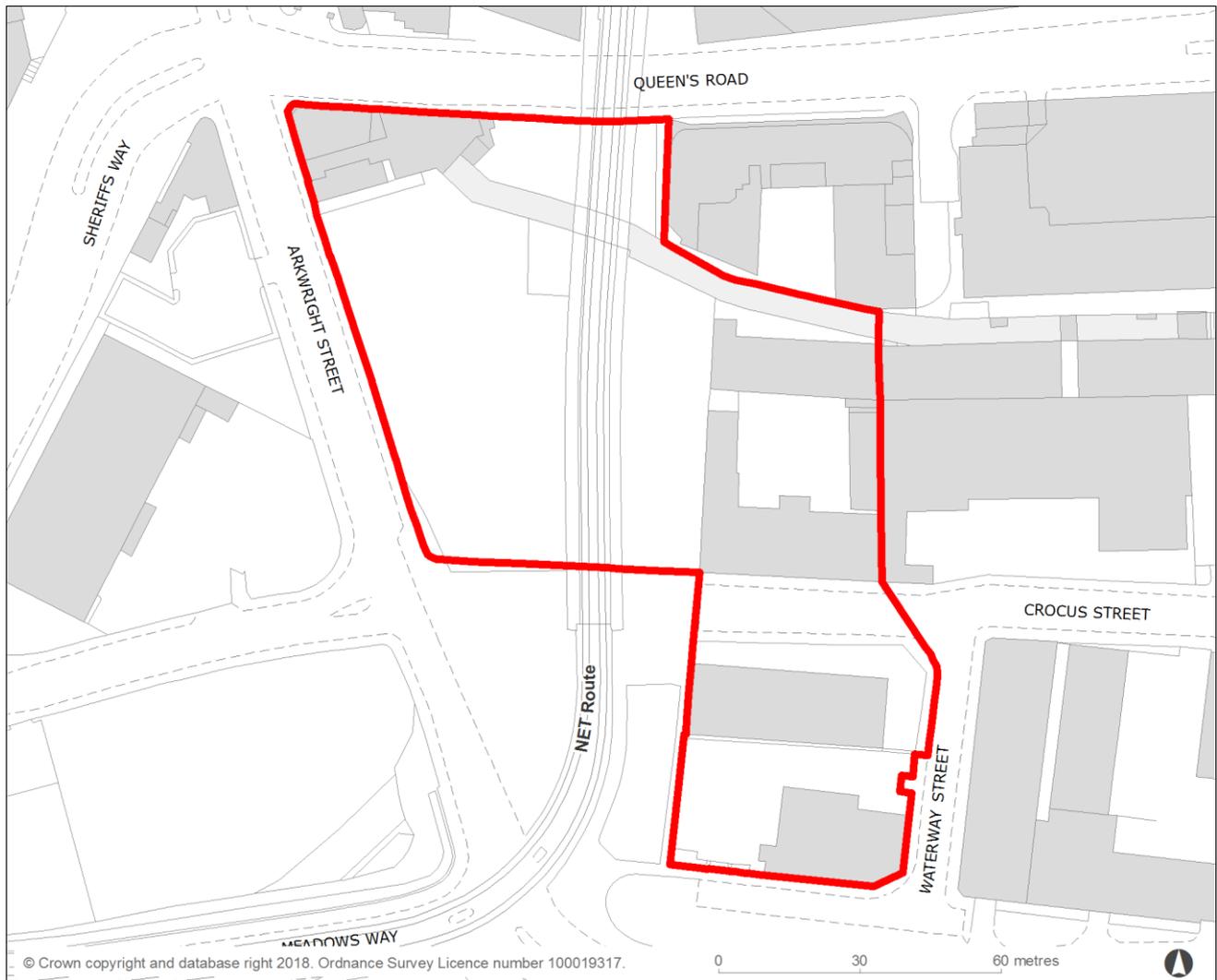
<p>Site Area (ha): 1.07</p>	<p>Proposed use: Offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).</p>
<p>Ward: Meadows</p>	<p>Development principles: This site has the potential to deliver significant improvements to the physical environment and to help transform the area into a vibrant extension to the City Centre. Single storey warehouse style development is not considered appropriate in this location. Development should be of a high quality design that positively addresses prominent frontages, takes account of nearby housing south of Waterway Street and complements neighbouring business operations which add to the distinctiveness of the area (such as the brewery facility on Queens Bridge Road). Tinkers Leen is a culverted ordinary watercourse running along the northern boundary of this site. There should be no development on top of the culvert and opportunities should be explored to open up the watercourse to provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement. Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site. Immediate potential for low carbon energy via connection to the District Heating System. Site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station and within an AQMA - dispersion modelling may be necessary, depending on the scale of the proposal. Site is in an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding TR2.4 to the south of the site.</p>
<p>Address: Waterway Street West</p>	
<p>Current Use: Cleared Site and Retail</p>	

PA73 Canal Quarter - Sheriffs Way/Arkwright Street



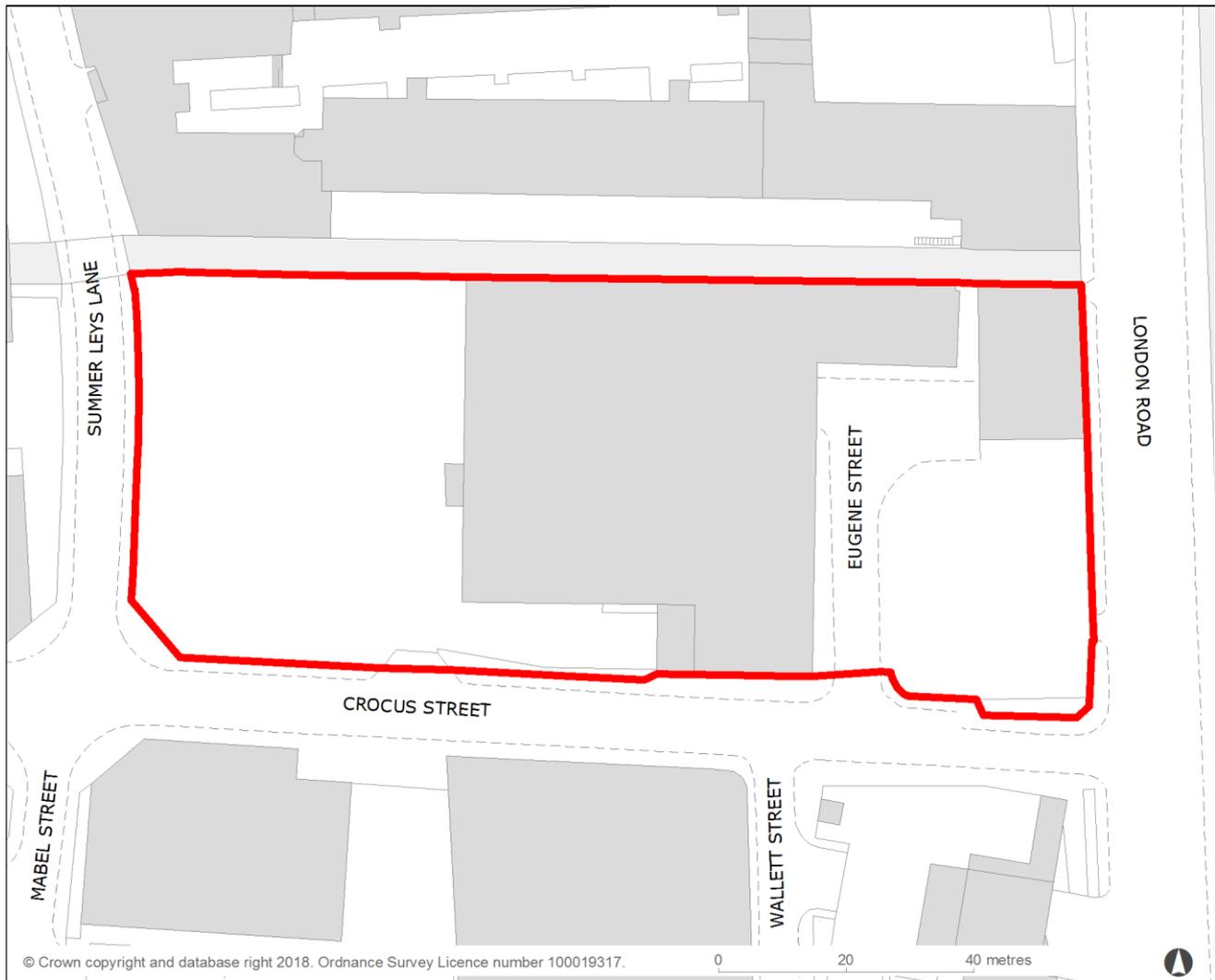
<p>Site Area (ha): 1.31</p> <p>Ward: Meadows</p> <p>Address: Meadows Way</p> <p>Current Use: Retail / Vacant</p>	<p>Proposed use: Primarily offices (B1a) within block north of Crocus Street and offices/light industry/research & development (B1) or residential (C3) to south. Ancillary uses: hotel (C1), small scale retail (A1), financial services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme).</p> <p>Development principles: This site forms part of an emerging business quarter focused around the Station Hub and proposals will be expected to deliver primarily employment/business uses. Development should be of a high quality design that positively addresses Nottingham Station and preserves or enhances the significance and setting of the Station Conservation Area and other heritage assets. Design and layout should address the transition from City Centre scale/densities to the lower density of the Meadows. Warehouse style development is not appropriate on this site. Development proposals should consider opportunities for retention of the former Queens Hotel as part of comprehensive development proposals. Areas of well supervised high quality public realm should also be incorporated. Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site and housing to the south of Meadows Way. Immediate potential for low carbon energy via connection to the District Heating System. Site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station - dispersion modelling may be necessary, depending on the scale of the proposal. Site is in an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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PA74 Canal Quarter - Arkwright Street East



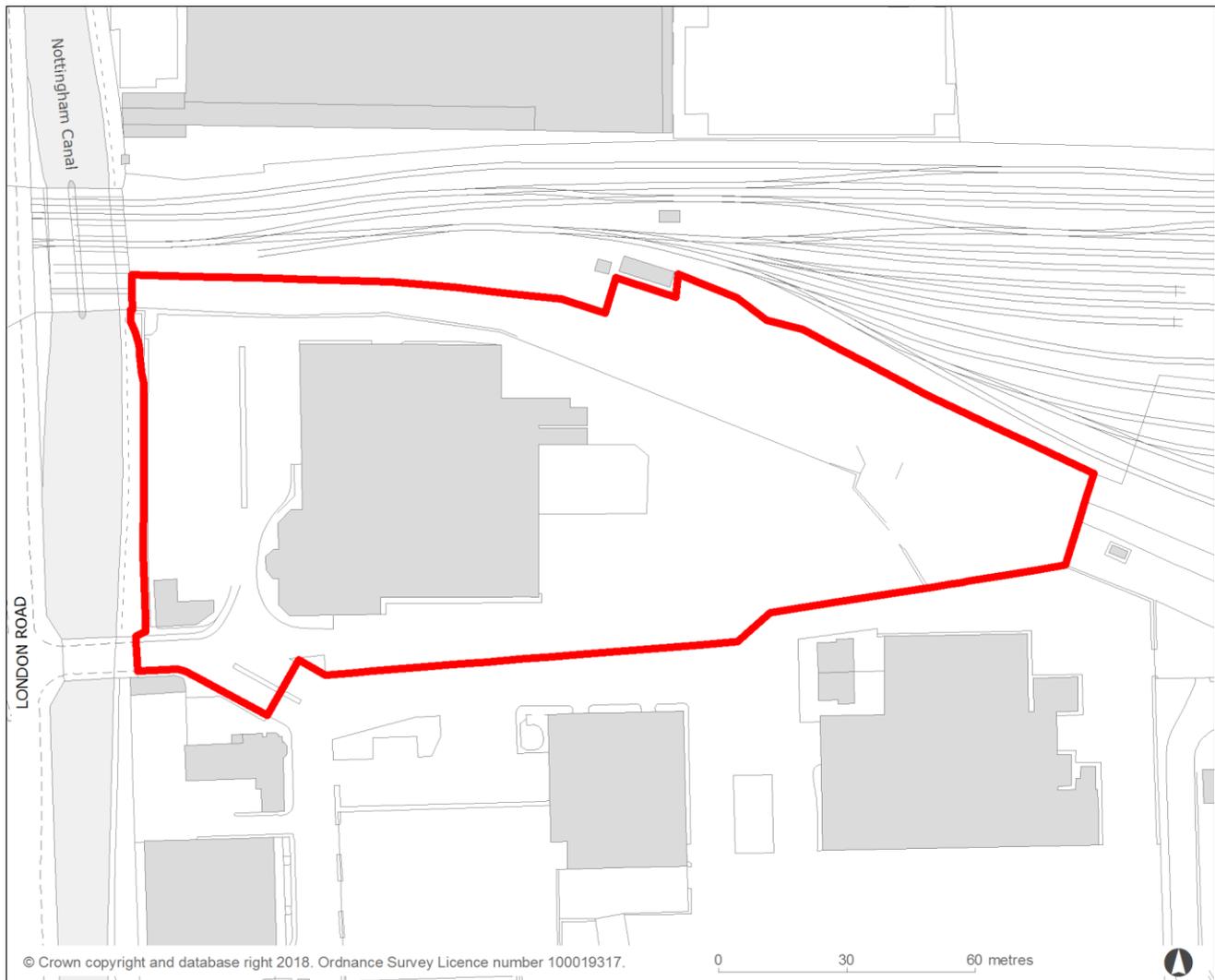
<p>Site Area (ha): 1.22</p> <p>Ward: Meadows</p> <p>Address: Arkwright Street</p> <p>Current Use: Retail, Office, Employment</p>	<p>Proposed use: Offices (B1a), light industry/research & development (B1). Additional uses could include residential (C3), non-residential institution (D1). Ancillary ground floor uses could include small scale retail (A1, A2, A3) delivered as integral part of a mixed use scheme.</p> <p>Development principles: This site forms part of an emerging business quarter focused around the Station Hub and proposals will be expected to deliver primarily employment/business uses. High quality design is required that positively addresses Nottingham Station and preserves/enhances the significance and setting of the Station Conservation Area and other heritage assets. Proposals should retain the existing building at 1 Arkwright Street. Proposals which retain the Meadows and Crocus Mill buildings off Crocus Street will be encouraged. Development should incorporate high quality public realm and have regard to relationship with tram route, new areas of public realm and nearby housing. Positive linkages to be created with The Meadows. Site is close to AQMA and waste and heat station facilities, and dispersion modelling may be required dependent on scale of development. 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. Tinkers Leen culvert crosses the northern part of site over which development should not take place. Opportunities exist to open up the water course to create a green corridor. The site is underlain by a principal aquifer - development should not result in pollution of the groundwater resource. Within Mineral Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding close to the site on Queens Road (TR2.4).</p>
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PA75 Canal Quarter - Crocus Street, Southpoint



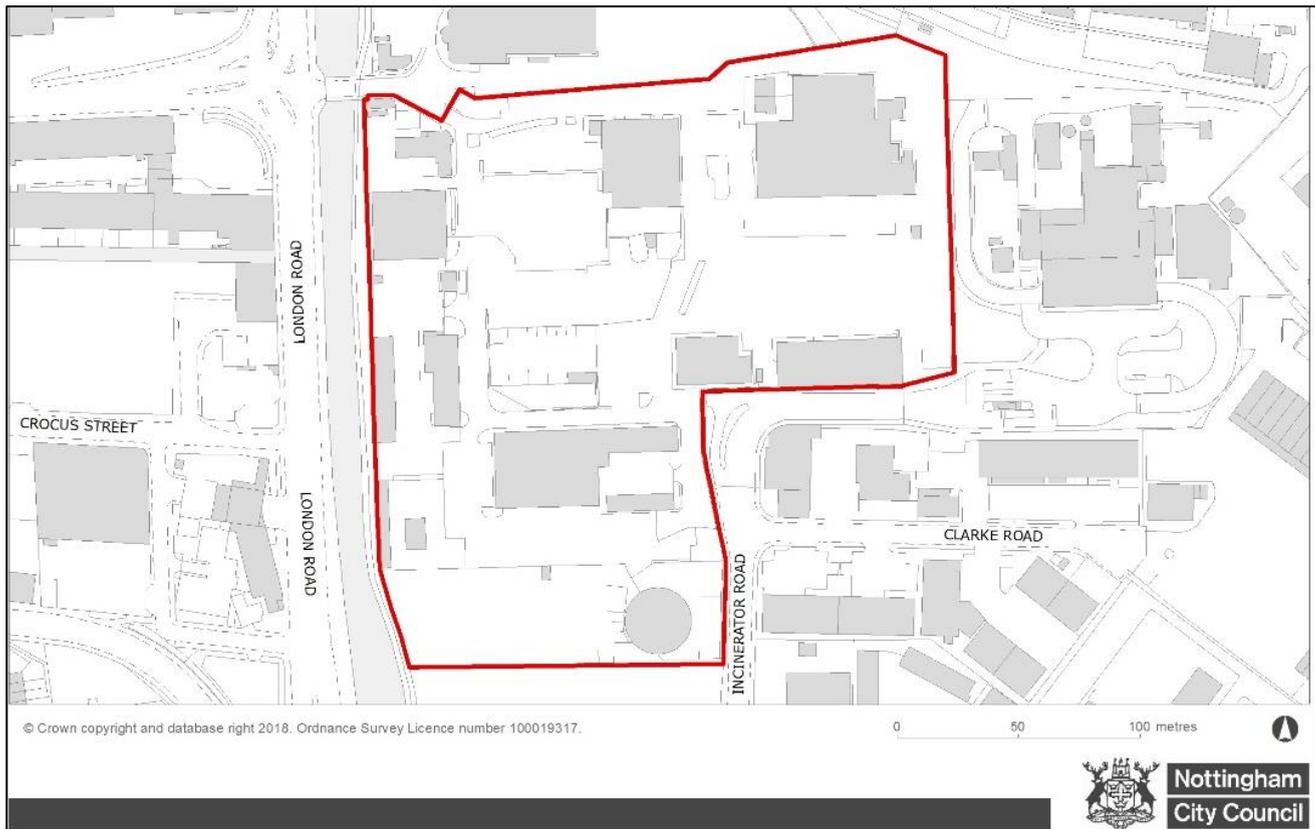
<p>Site Area (ha): 0.94</p>	<p>Proposed use: Residential (C3), student accommodation (Sui Generis). Ancillary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of a mixed use scheme.</p>
<p>Ward: Meadows</p>	<p>Development principles: High quality design required that addresses the prominent corner at the junction of London Road and Crocus Street. Development is required to preserve / enhance the character and significance of the Station Conservation Area. Warehouse style development is not appropriate on this site. Potential for connection to low carbon energy via the District Heating System. Design to take account of flood risk issues and boundary with the Tinkers Leen, and have regard to neighbouring residential uses. Part of site is in an area of medium flood risk and a site specific Flood Risk Assessment should accompany any planning application. Part of the eastern edge of the site falls within an archaeological constraints area - requires early consideration in the development process. Site is close to AQMA and waste and heat station facilities, and dispersion modelling may be required dependent on scale of development. Within Mineral Safeguarding Area but not considered a barrier to development.</p>
<p>Address: Crocus Street</p>	
<p>Current Use: Largely cleared site</p>	

PA76 Waterside - London Road, Former Hartwells



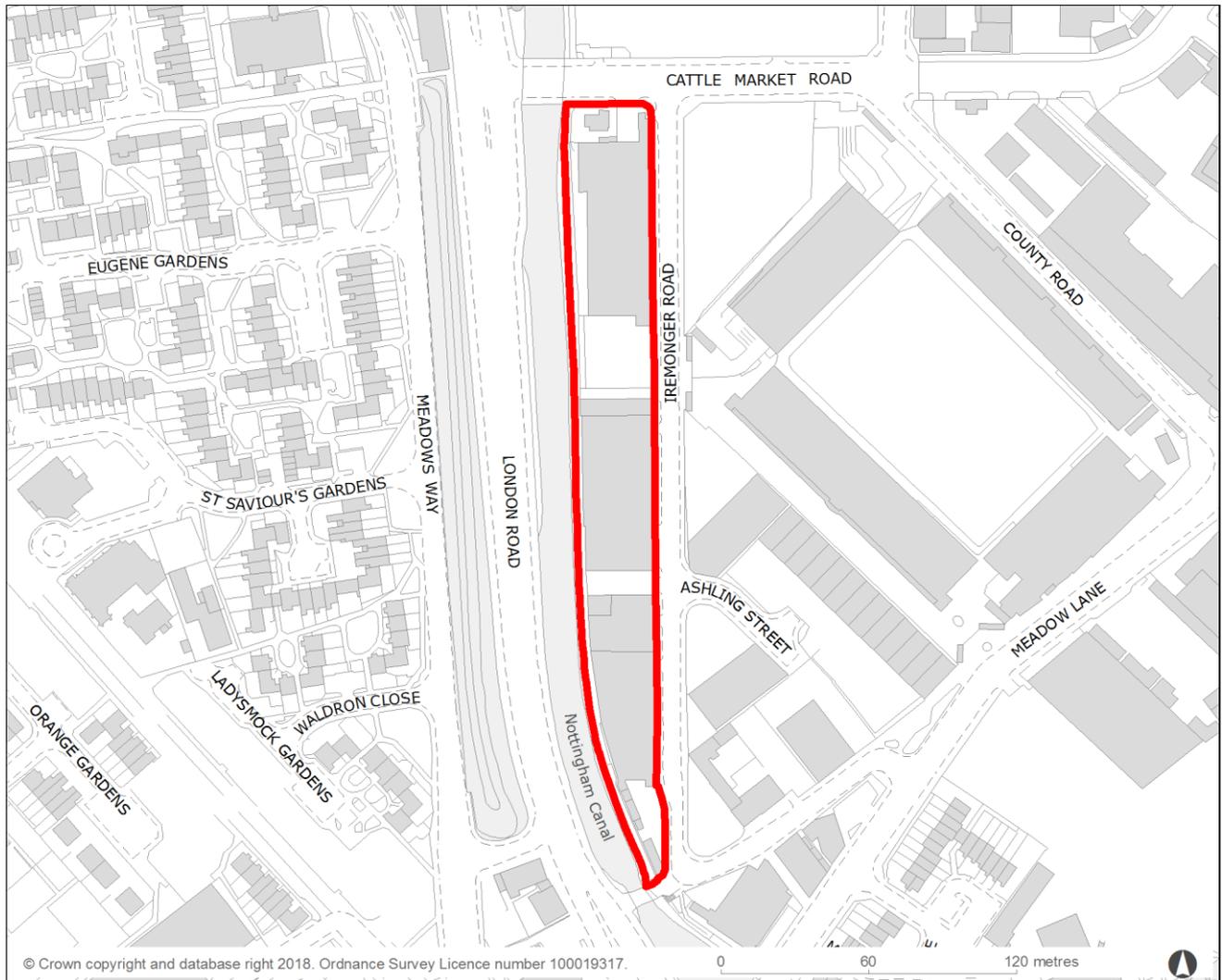
<p>Site Area (ha): 1.64</p> <p>Ward: Meadows</p> <p>Address: London Road</p> <p>Current Use: Education</p>	<p>Proposed use: Offices/high tech, light industry/research & development/warehouse (B1, B8), non-residential institution (D1), sports facility, assembly & leisure (D2). Whilst these are the primary uses there may be scope for elements of residential use subject to detailed layout/design.</p> <p>Development principles: Design should respond to and exploit opportunities provided by the canal frontage and address the location of the site adjacent to the Eastcroft Energy from Waste (EfW) plant. A mix of uses are acceptable here and there may be potential for energy related uses which are complementary to the existing EfW plant but which provide a buffer to help manage the transition from the industrial character of the EFW plant to the more active commercial character of the City Centre. Where possible new walking and cycling routes should be provided through the site. Opportunities for low carbon energy via the District Heating System should be explored. The site is within an archaeological constraints area which will require early consideration in the development process. Site specific Flood Risk Assessment required as the site abuts an area of flood risk. Site is in close proximity to waste and heat station facilities 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 a Minerals Safeguarding Area – prior notification required but not considered a barrier to development. Development should have regard to planned highway improvements near the site as part of the Southern Growth Corridor (TR2.2).</p>
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PA77 Waterside - London Road, Eastcroft Depot



<p>Site Area (ha): 4.71</p> <p>Ward: Meadows</p> <p>Address: London Road</p> <p>Current Use: Depot</p>	<p>Proposed use: Offices/high tech, light industry/research & development, warehouse (B1, B8), transport/depot uses, non- residential institution (D1), sports facility, assembly & leisure (D2). Whilst these are the primary uses, there may be scope for elements of residential subject to detailed layout/design.</p> <p>Development principles: Layout and design should exploit the canal side location, opening up access to the tow path. Grade II Listed Buildings on site should be preserved or enhanced. Early consideration of archaeological interest along canal route required. A mix of uses are acceptable and there may be potential for energy related uses or transport/ depot/fleet services which are complementary to the existing uses and Energy from Waste (EfW) plant but which provide a buffer and help to manage the transition from the industrial character of the EfW plant to the more active commercial character of the City Centre and reflect the wider regeneration aspirations for the area. As the site is in close proximity to the EfW facility, dispersion modelling may be needed dependent on scale of development / proximity to the chimney. The Tinkers Leen runs in a culvert through the site, upon which no development should take place. If possible this should be opened up to improve its ecological value. There is potential for improved cycling and walking connections from the canal through the site to the wider Waterside area. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should consider the interaction of the Nottingham Canal and the potential to raise the access to and from the site, which would require flood compensation works. 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. Opportunities for low carbon energy via the District Heating System should be explored. Development should have regard to planned highway improvements near the site as part of Turning Point South (TR2.4) and Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the south of the site.</p>
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PA79 Waterside - Iremonger Road



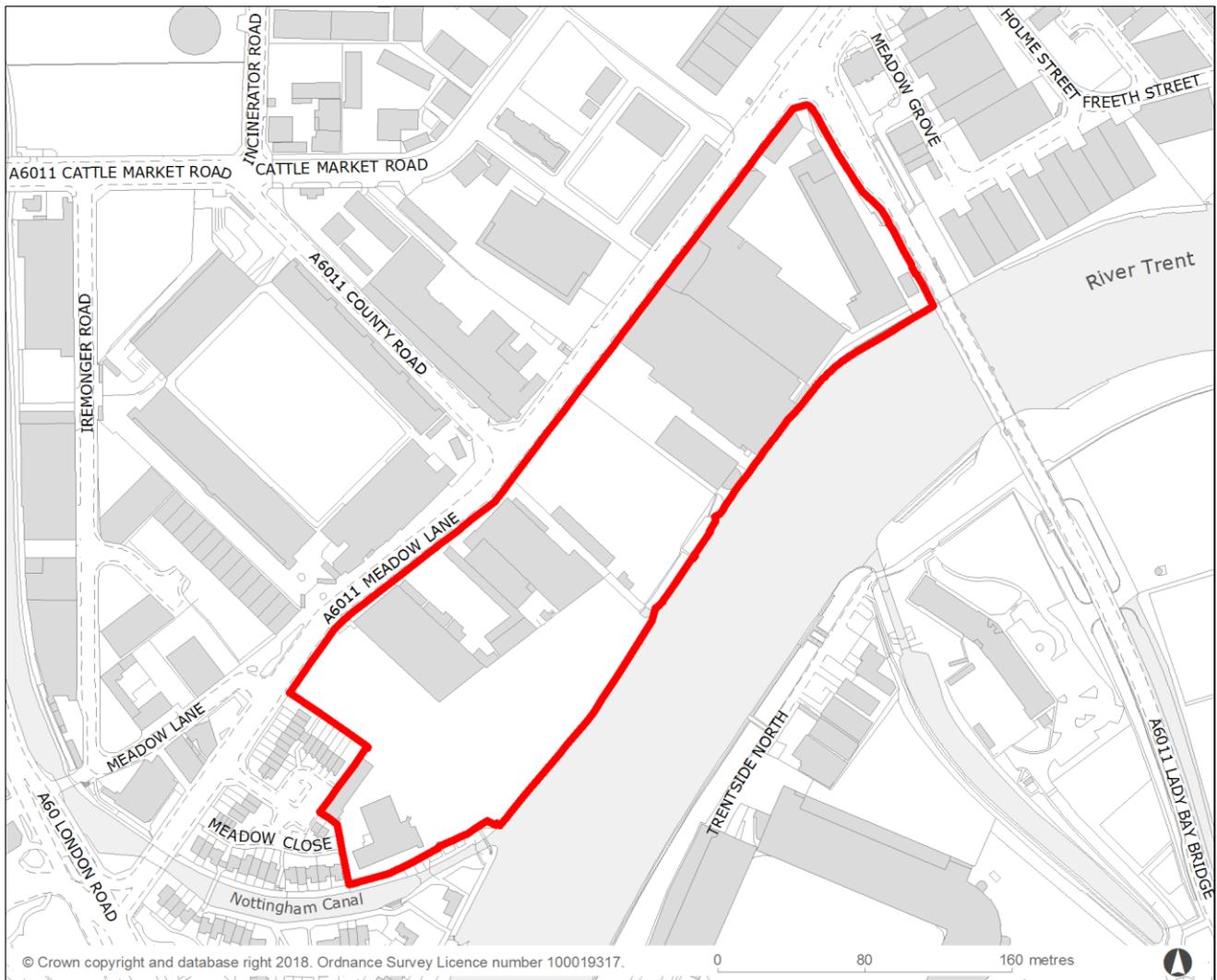
<p>Site Area (ha): 0.94</p>	<p>Proposed use: Residential (C3), student accommodation (Sui Generis).</p>
<p>Ward: Meadows</p>	<p>Development principles: Any proposal should be designed to exploit the canal frontage and to protect and improve the existing green corridor. Opportunities for low carbon energy via the District Heating System should be explored. Site is in close proximity to waste and heat station facilities. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should consider the interaction of the Nottingham Canal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The western most part of the site is within an archaeological constraints area which will require early consideration in the development process. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to the Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the northern boundary of the site.</p>
<p>Address: Iremonger Road</p>	
<p>Current Use: Employment</p>	

PA80 Waterside - Cattle Market



<p>Site Area (ha): 3.43</p> <p>Ward: Meadows</p> <p>Address: Meadow Lane</p> <p>Current Use: Mixed use</p>	<p>Proposed use: Offices/light industry/research & development (B1), residential (C3), hotel (C1), assembly & leisure (D2).</p> <p>Development principles: High quality design required that takes account of the need to preserve the significance of Listed Buildings and structures. Development should support the delivery of enhanced east west linkages across the Waterside Area. Highway access into and through the site requires careful consideration and discussion with the City Council. There is potential for delivery of highway rationalisation and proposals should have regard to Cattle Market Road Highway Planning Line (TR2.17) running through the centre of the site and to the south on County Road. An indicative route for a future NET line is safeguarded to the south east of the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk which should consider the River Trent and culverted Tinkers Leen and overtopping/breach of current defences. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Opportunities for low carbon energy via the District Heating System should be explored. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.</p>
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PA81 Waterside - Meadow Lane



<p>Site Area (ha): 4.99</p> <p>Ward: Meadows</p> <p>Address: Meadow Lane</p> <p>Current Use: Mixed use</p>	<p>Proposed use: Primarily residential (C3, predominantly family housing) with other uses - offices/high technology, light industry/ research & development (B1), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1), financial services (A2), food & drink (A3) delivered as an integral part of a mixed use scheme.</p> <p>Development principles: Potential for transformational development to create a new riverside community. Development should be primarily residential to maximise the waterfront location and design should exploit the riverside position. Land in the south west of the site benefits from planning permission, residential development on the remainder of the site should be family housing with apartments above active frontages to Meadow Lane. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. This includes an 8m easement if required. Existing bank-side habitats to be retained and an accessible riverside green corridor created providing wildlife and community value. Site is in close proximity to waste and heat station facilities. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should consider the interaction of the Nottingham Canal. No development to take place above culverted Tinkers Leen that runs through the site and opportunities should be taken to open up the watercourse which could provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement. 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 - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Cattle Market Road Highway Planning Line (TR2.17) to the northern boundary of the site. Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.</p>
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