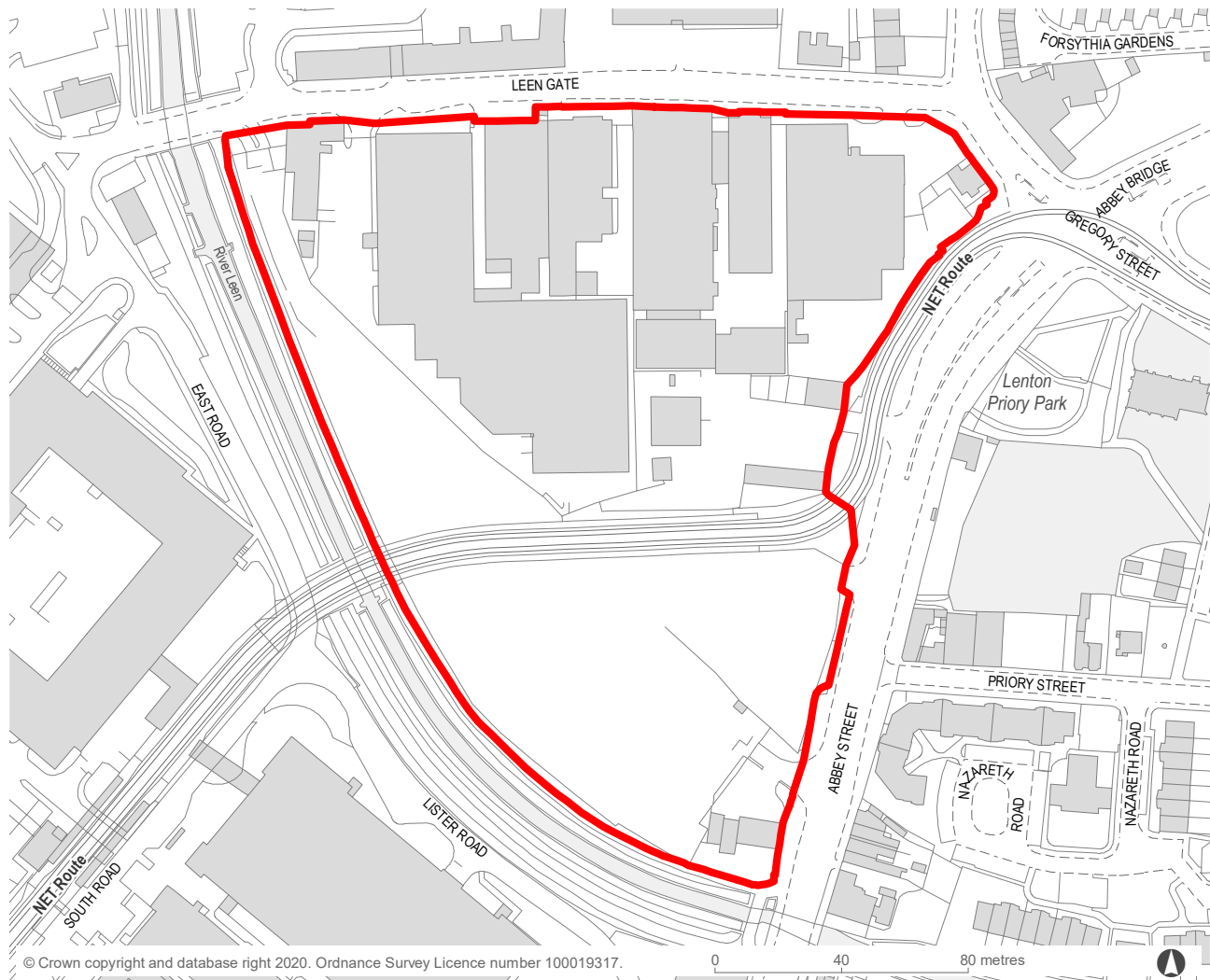


SR40 Abbey Street/Leengate



Site Area (ha):
3.68

Ward:
Lenton &
Wollaton East

Address:
Leen Gate

Current Use:
Mixed Use

Proposed use:

Employment (including hospital/health related B1) and facilities which support the QMC with auxiliary residential (C3) and hotel (C1).

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 (TR2.4). 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.

	Housing	Office (m²)	Industrial/ Warehousing (ha)	Retail (m²)
Max		8000*		
Mid-Point		6500*		
Min		5000*		

*All ranges given are indicative