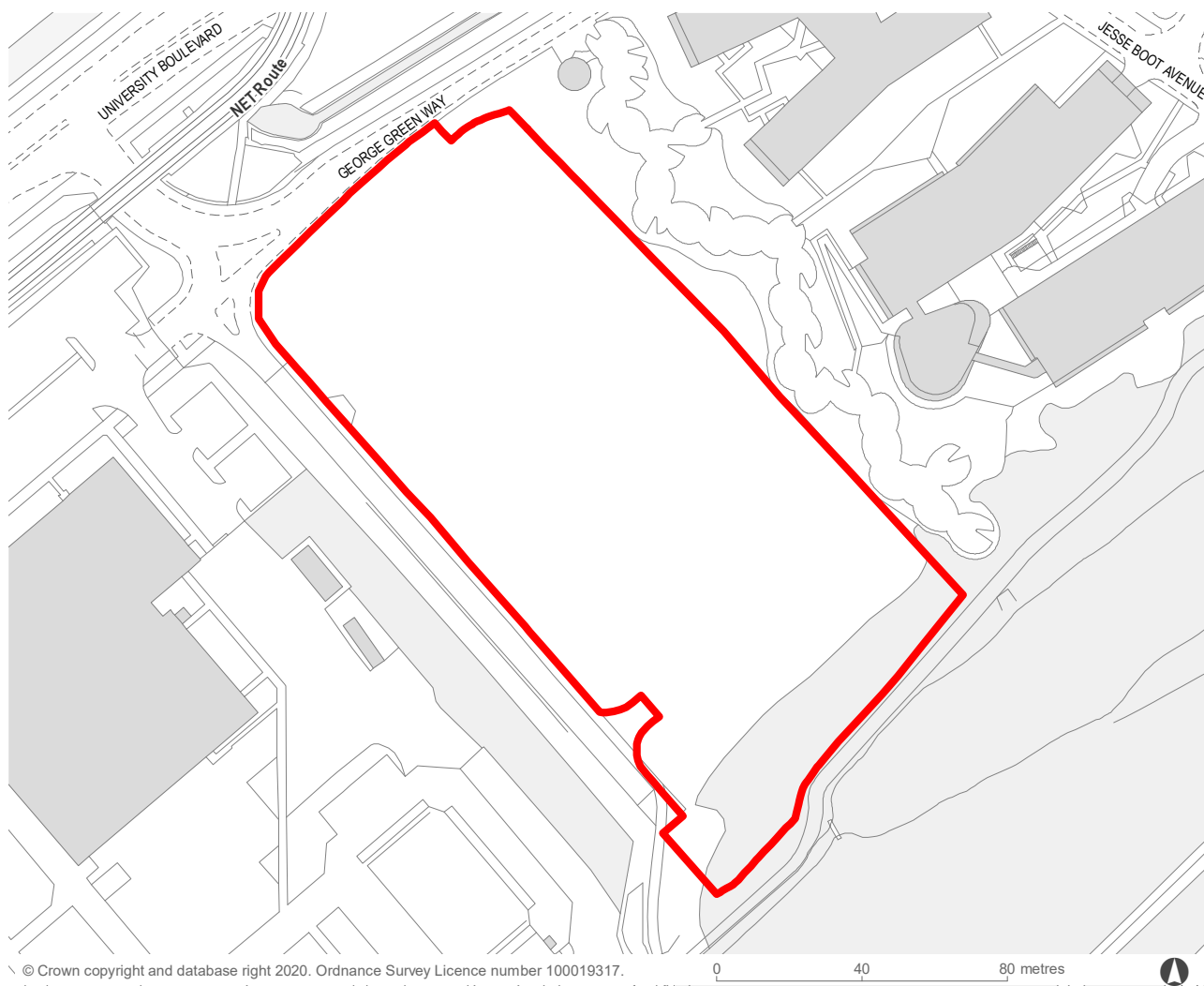


SR43 University Boulevard - Nottingham Science and Technology Park



Site Area (ha):
1.89

Ward:
Lenton &
Wollaton East

Address:
George Green
Way





Current Use:
Vacant

Proposed use:

Office/research and development (B1a/b) and ancillary/compatible uses

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 SR45 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

	 Housing	 Office (m ²)	 Industrial/ Warehousing (ha)	 Retail (m ²)
Max		9000*		
Mid-Point		9000*		
Min		9000*		

*All ranges given are indicative