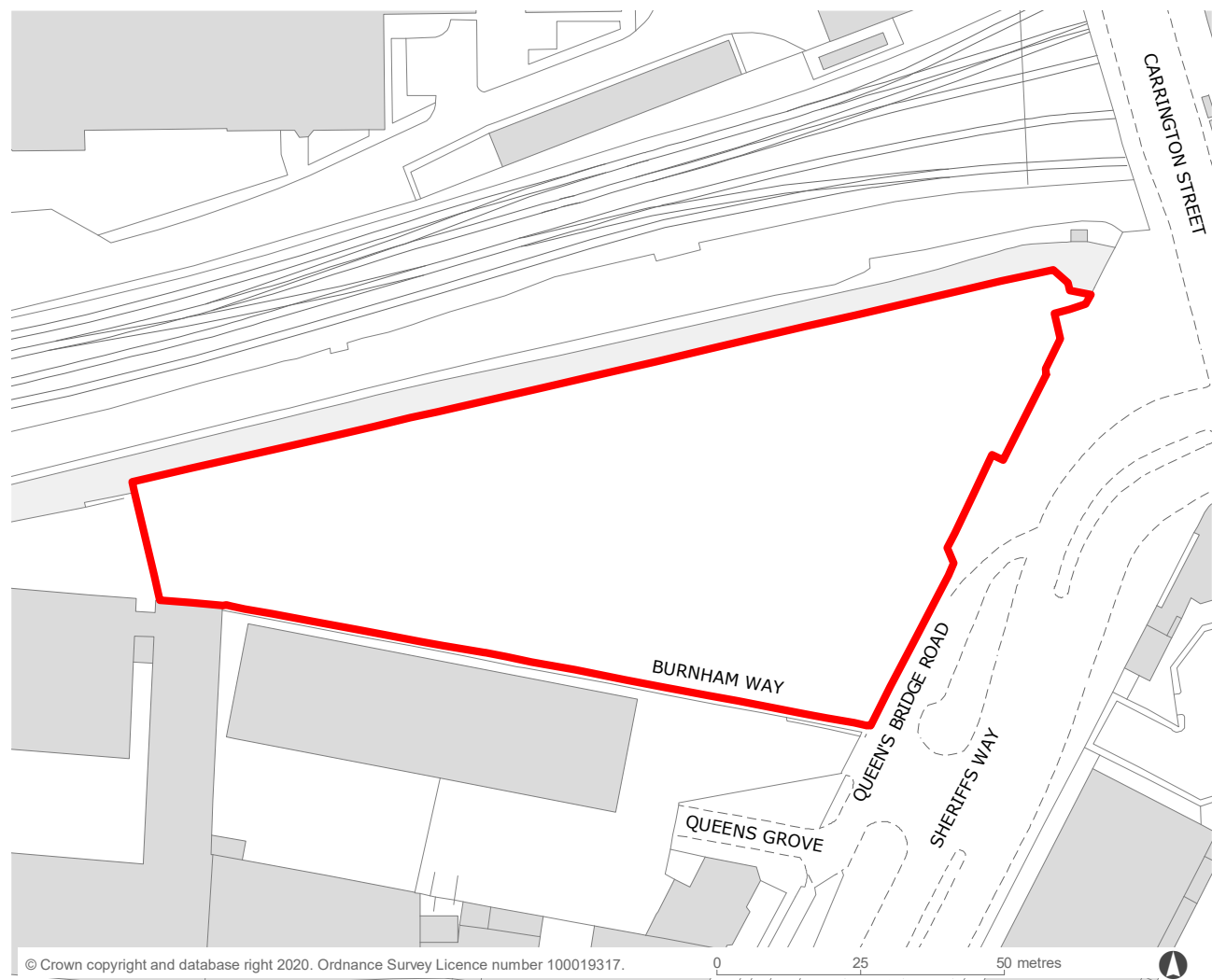


SR62 Canal Quarter - Sheriffs Way, Sovereign House



Site Area (ha):
0.87

Ward:
Meadows

Address:
Sheriffs Way

Current Use:
Offices and Car Park

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).

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 address 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.

	Housing	Office (m ²)	Industrial/ Warehousing (ha)	Retail (m ²)
Max		21000*		Small Scale*
Mid-Point		21000*		
Min		21000*		

*All ranges given are indicative