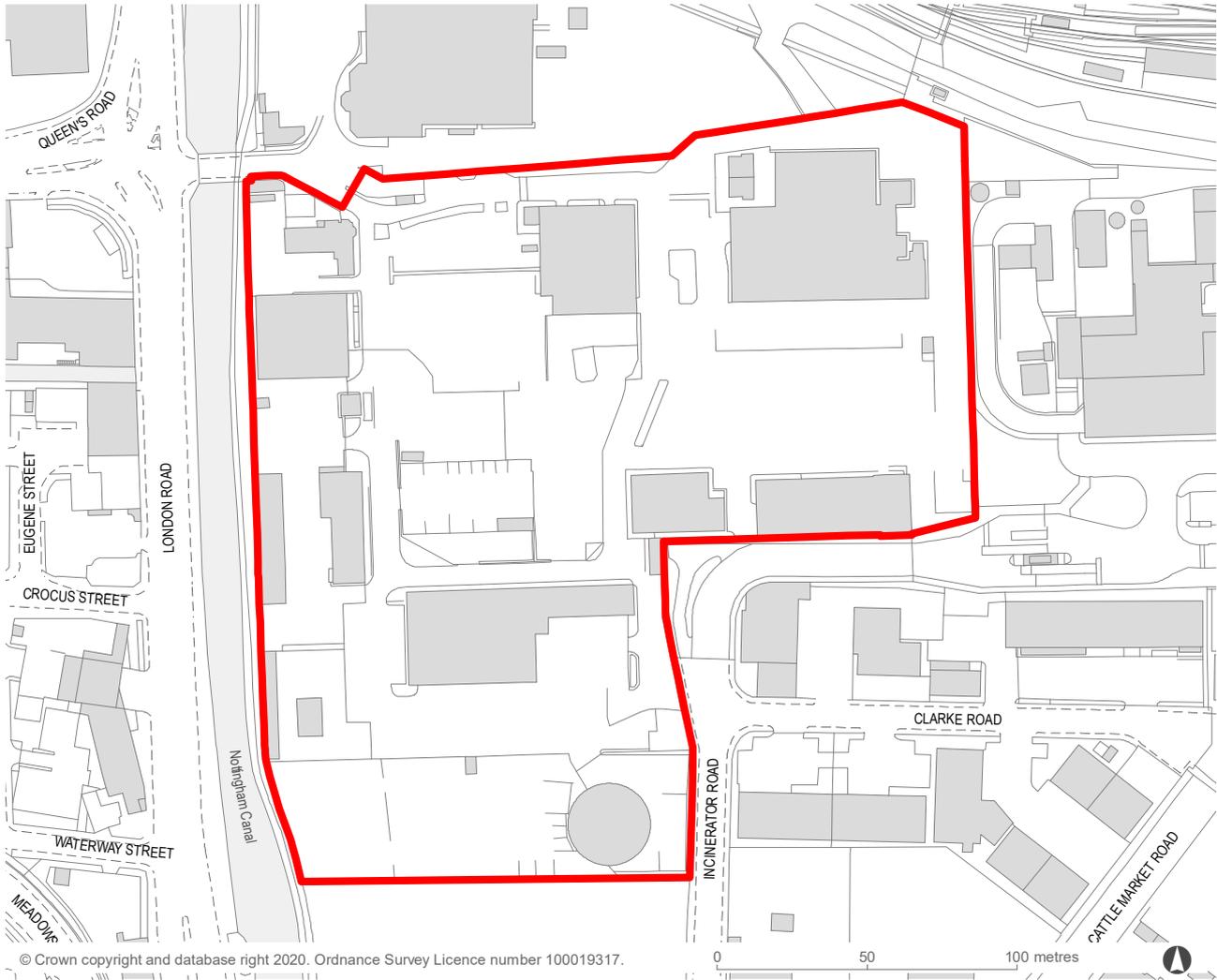


SR68 Waterside - London Road, Eastcroft Depot



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Site Area (ha):
4.71

Ward:
Meadows

Address:
London Road

Current Use:
Depot

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.

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 (TR2.3) and Cattle Market Road Highway Planning Line (TR2.14) and NET safeguarding to the south of the site.

	Housing	Office (m ²)	Industrial/ Warehousing (ha)	Retail (m ²)
Max		6000*		
Mid-Point		3500*		
Min		1000*		

*All ranges given are indicative