

**SR70 Waterside - Cattle Market**



© Crown copyright and database right 2020. Ordnance Survey Licence number 100019317.

**Site Area (ha):**  
3.43

**Ward:**  
Meadows

**Address:**  
Meadow Lane

**Current Use:**  
Mixed use

**Proposed use:**

Offices/light industry/research & development (B1), residential (C3), hotel (C1), assembly & leisure (D2).

**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 (TR2.14) 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.

	Housing	Office (m <sup>2</sup> )	Industrial/ Warehousing (ha)	Retail (m <sup>2</sup> )
<b>Max</b>	80*		Small Scale*	
<b>Mid-Point</b>	65*			
<b>Min</b>	50*			

\*All ranges given are indicative