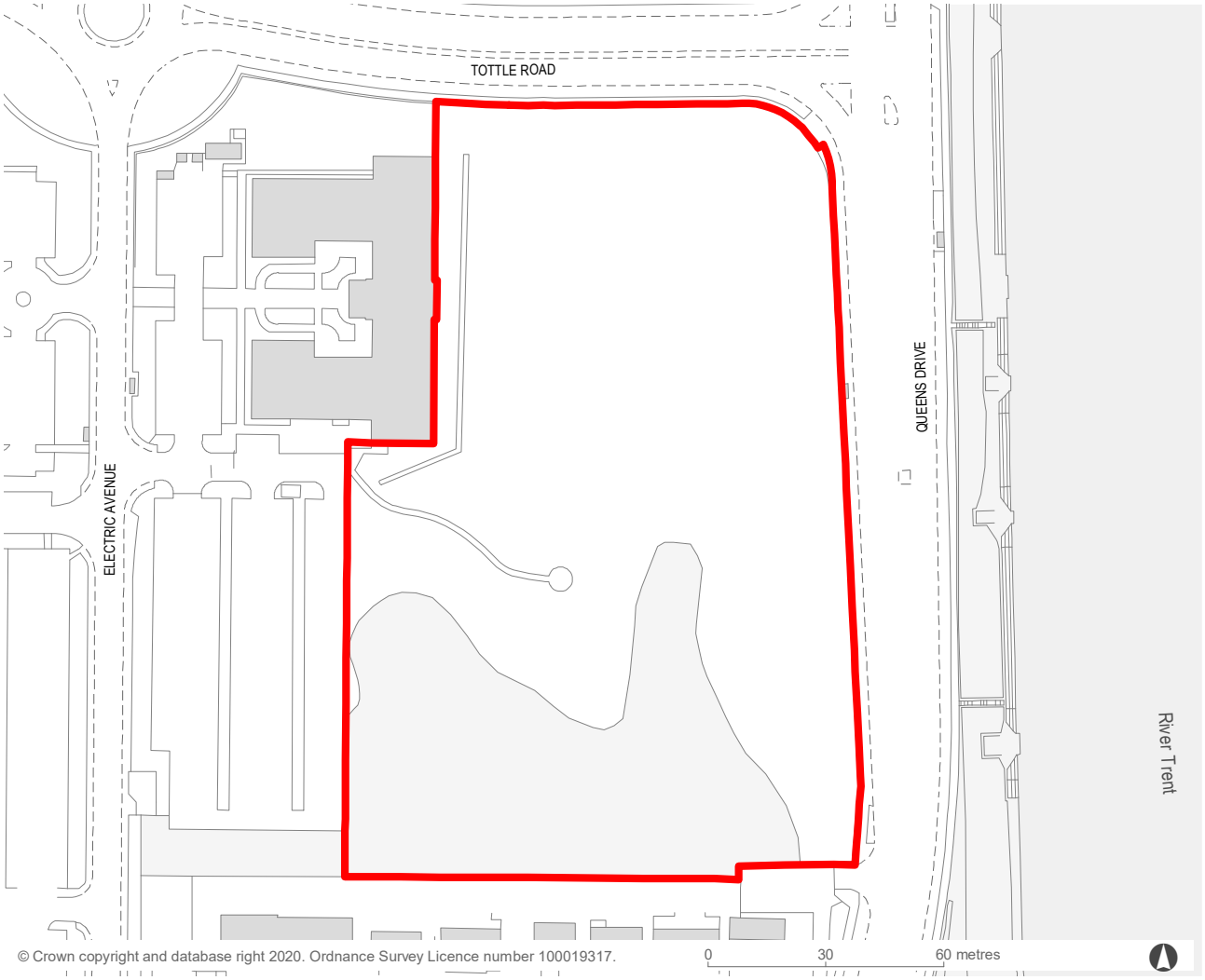
SR44 Electric Avenue



Site Area (ha):
2.3

Ward:
Meadows

Address:
Queens Drive

Current Use:
Cleared Site

Proposed use:

Office/research & development /light industrial (B1).

Development principles:

The surrounding area consists of modern employment development and new proposals should be commensurate with this. An element of green space should be provided and integrated into the layout of the development. Proposals should have regard to the presence of heritage assets located on the east bank of the River Trent. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment, having regard to the impact of the adjacent Tottle Brook which runs in a culvert below the roundabout as well as breach of the River Trent flood defences. Within Minerals Safeguarding Area but not considered a barrier to development. Highway improvements are planned to the road network close to the site as part of the Southern Growth Corridor (TR2.2).

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max		4400*		
Mid-Point		4400*		
Min		4400*		

*All ranges given are indicative

All policies should be read in conjunction with the Local Plan Part 1 – Nottingham City Aligned Core Strategy.
No policy should be applied in isolation, account will be taken of all relevant policies.