SR55 Creative Quarter - Sneinton Market



Site Area (ha):
1.24

Ward:
St Ann's

Address:
Southwell Road

Current Use:
Mixed use

Proposed use:

Office / workshop / research & development (B1), residential (C3), with ancillary retail (A1) leisure and community uses (D1) as part of a mixed use scheme.

Development principles:

The site is an important part of the Sneinton Market Conservation Area and proposals should be sensitively designed to preserve and enhance heritage assets. It is anticipated that development would focus on the buildings fronting onto Lower Parliament Street and Bath Street, complementing the regeneration improvements already undertaken to the rest of the site. Within an archaeological constraints area, development proposals should consider the potential for archaeology at an early stage. Potential for connection to the District Heating System should be explored. 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 but not considered a barrier to development.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	120*	Small Scale*		Small Scale*
Mid-Point	110*			
Min	100*			

*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.