SR73 Waterside - Daleside Road, Trent Lane Basin



Site Area (ha):
9.01

Ward:
Dales

Address:
Daleside Road

Current Use:
Employment

Proposed use:

Residential (C3, predominantly family housing), education (D1) and small scale convenience retail (A1), restaurant /café (A3).

Development principles:

Potential for transformational development to create a new riverside community made up of family housing, with apartments above active frontages to Daleside Road. Potential for custom build plots on site. Design and layout to exploit riverside frontage. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. This will also form an 8m easement if required. 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 and shall include adequate mitigation, where necessary, to avoid adverse impacts on new occupiers and existing businesses. Existing bank-side habitats to be retained and an accessible riverside green corridor created to provide wildlife and community value. Due to proximity to the Eastcroft Energy from Waste facility and the London Road Heat Station air dispersion modelling may be required depending on development scale. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within a Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Southern Growth Corridor Highway Improvement Route safeguarding (TR2.2) to the north of the site.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	296*			Small Scale*
Mid-Point	276*			
Min	256*			

*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.