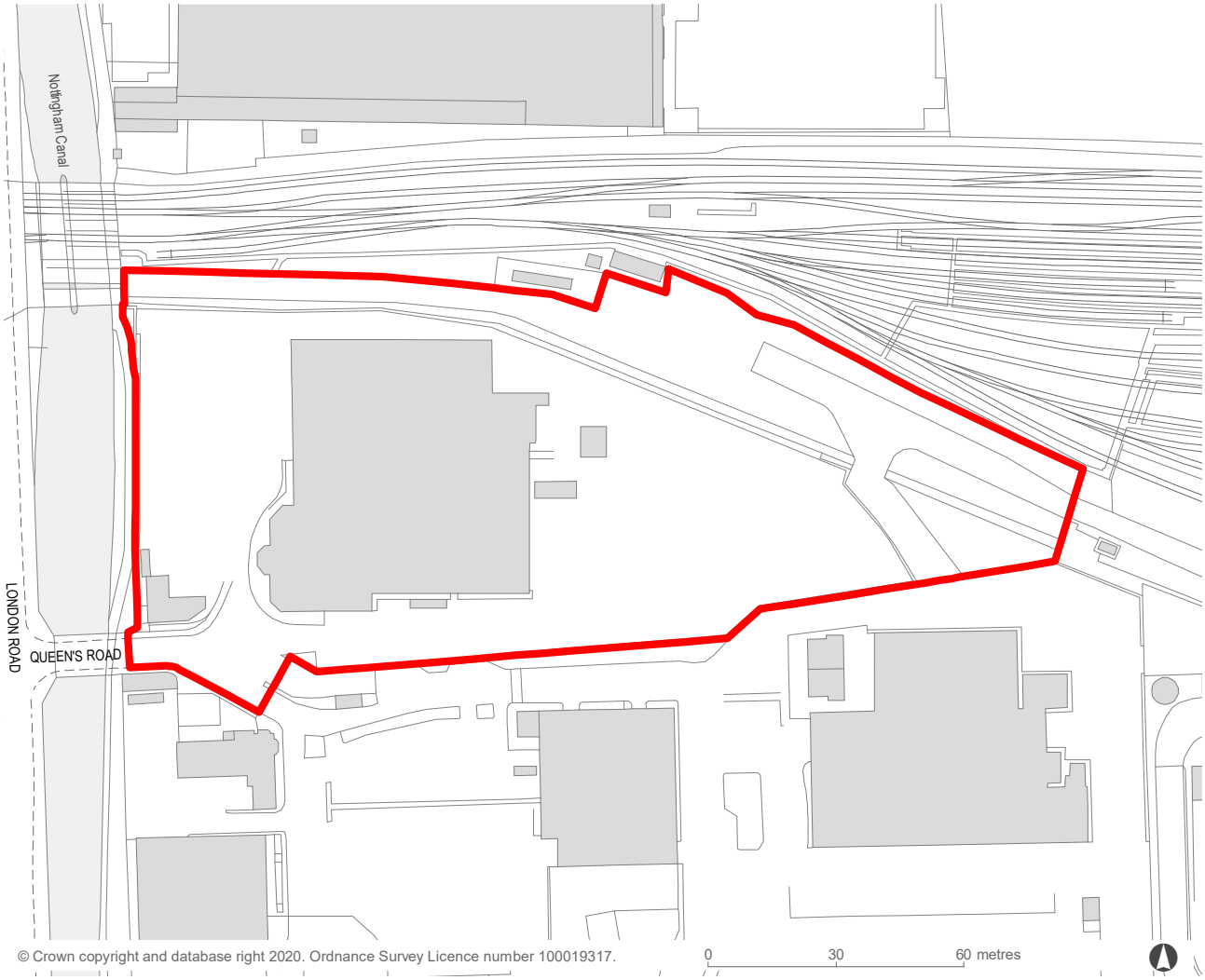
SR67 Waterside - London Road, Former Hartwells



Site Area (ha):
1.64

Ward:
Meadows

Address:
London Road

Current Use:
Education

Proposed use:

Offices/high tech, light industry/research & development/warehouse (B1, B8), non-residential institution (D1), sports facility, assembly & leisure (D2). Whilst these are the primary uses there may be scope for elements of residential use subject to detailed layout/design.

Development principles:

Design should respond to and exploit opportunities provided by the canal frontage and address the location of the site adjacent to the Eastcroft Energy from Waste (EfW) plant. A mix of uses are acceptable here and there may be potential for energy related uses which are complementary to the existing EfW plant but which provide a buffer to help manage the transition from the industrial character of the EFW plant to the more active commercial character of the City Centre. Where possible new walking and cycling routes should be provided through the site. Opportunities for low carbon energy via the District Heating System should be explored. The site is within an archaeological constraints area which will require early consideration in the development process. Site specific Flood Risk Assessment required as the site abuts an area of flood risk. Site is in close proximity to waste and heat station facilities. 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 a Minerals Safeguarding Area – prior notification required but not considered a barrier to development. Development should have regard to planned highway improvements near the site as part of the Southern Growth Corridor (TR2.2).

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max		19000*		
Mid-Point		14500*		
Min		10000*		

*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.