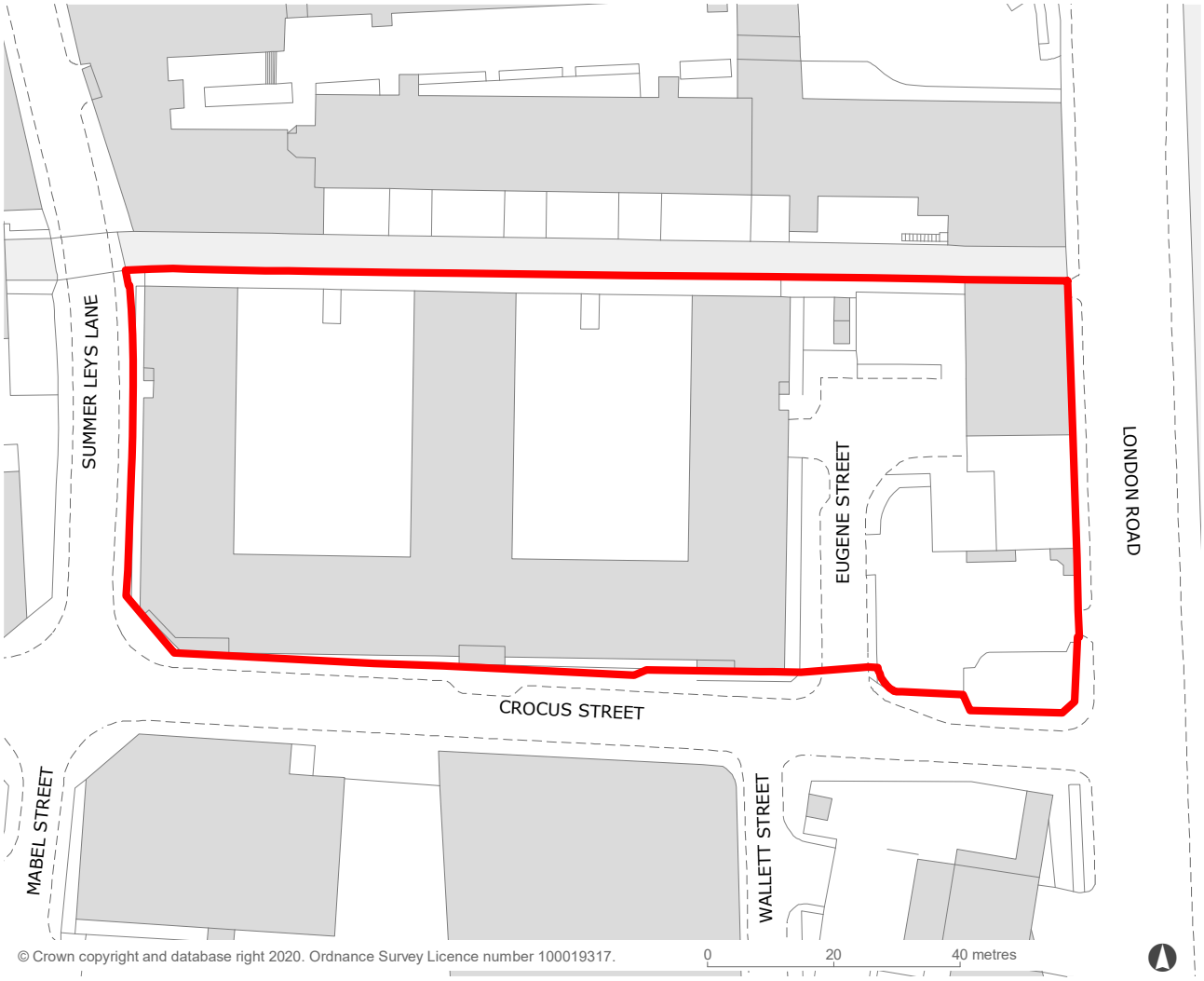
SR66 Canal Quarter - Crocus Street, Southpoint



Site Area (ha):
0.94

Ward:
Meadows

Address:
Crocus Street

Current Use:
Largely cleared site

Proposed use:

Residential (C3), student accommodation (Sui Generis). Ancillary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of a mixed use scheme.

Development principles:

High quality design required that addresses the prominent corner at the junction of London Road and Crocus Street. Development is required to preserve / enhance the character and significance of the Station Conservation Area. Warehouse style development is not appropriate on this site. Potential for connection to low carbon energy via the District Heating System. Design to take account of flood risk issues and boundary with the Tinkers Leen, and have regard to neighbouring residential uses. Part of site is in an area of medium flood risk and a site specific Flood Risk Assessment should accompany any planning application. Part of the eastern edge of the site falls within an archaeological constraints area - requires early consideration in the development process. Site is close to AQMA and waste and heat station facilities, and dispersion modelling may be required dependent on scale of development. Within Mineral Safeguarding Area but not considered a barrier to development.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	350*			Small Scale*
Mid-Point	350*			
Min	350*			

*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.