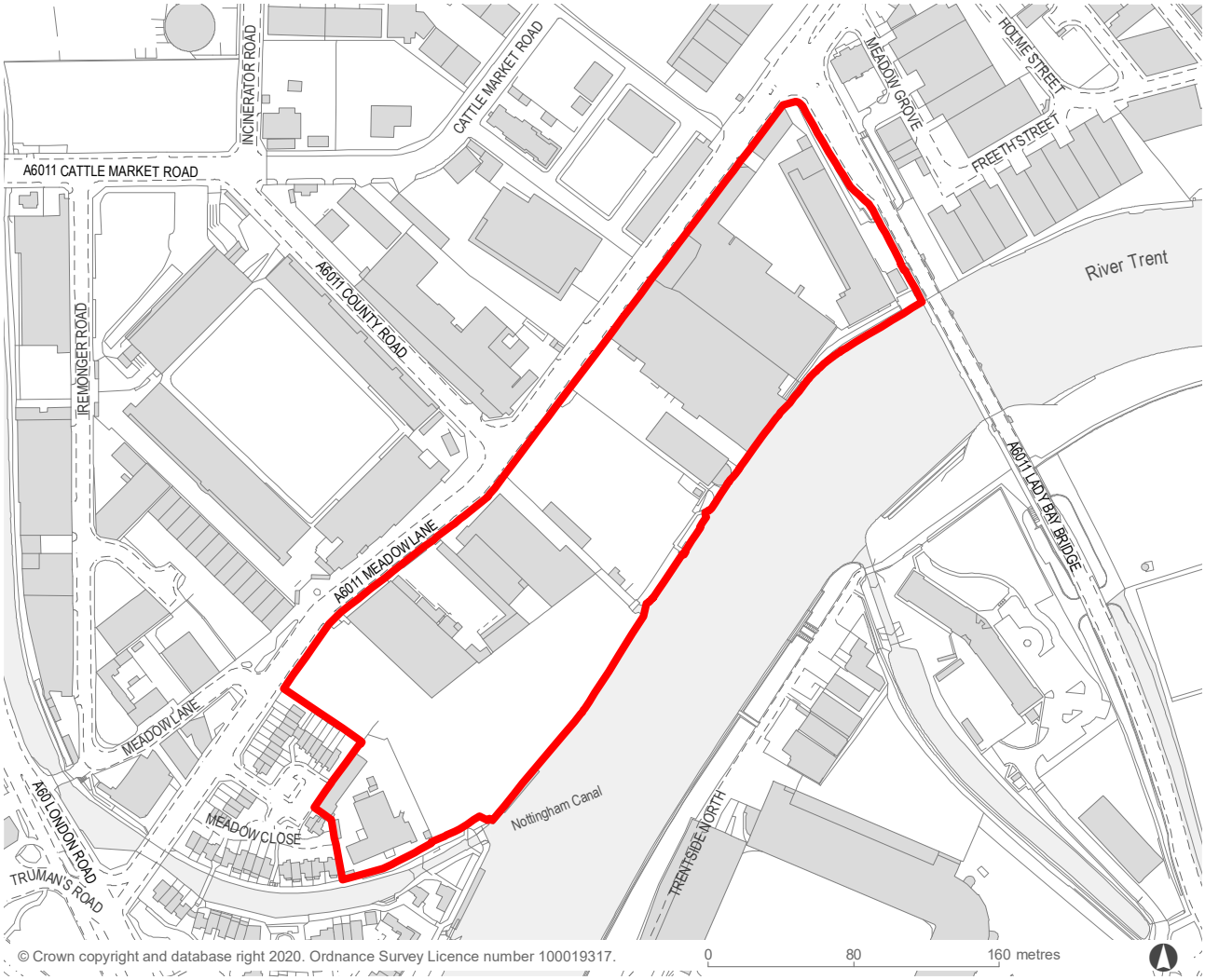
SR71 Waterside - Meadow Lane



Site Area (ha):
4.99

Ward:
Meadows

Address:
Meadow Lane

Current Use:
Mixed use

Proposed use:

Primarily residential (C3, predominantly family housing) with other uses - offices/high technology, light industry/ research & development (B1), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1), financial services (A2), food & drink (A3) delivered as an integral part of a mixed use scheme.

Development principles:

Potential for transformational development to create a new riverside community. Development should be primarily residential to maximise the waterfront location and design should exploit the riverside position. Land in the south west of the site benefits from planning permission, residential development on the remainder of the site should be family housing with apartments above active frontages to Meadow Lane. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. This includes an 8m easement if required. Existing bank-side habitats to be retained and an accessible riverside green corridor created providing wildlife and community value. Site is in close proximity to waste and heat station facilities. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should consider the interaction of the Nottingham Canal. No development to take place above culverted Tinkers Leen that runs through the site and opportunities should be taken to open up the watercourse which could provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement. 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 - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Cattle Market Road Highway Planning Line (TR2.14) to the northern boundary of the site. 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.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	320*	3000*		Small Scale*
Mid-Point	300*	1500*		
Min	280*	0*		

*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.