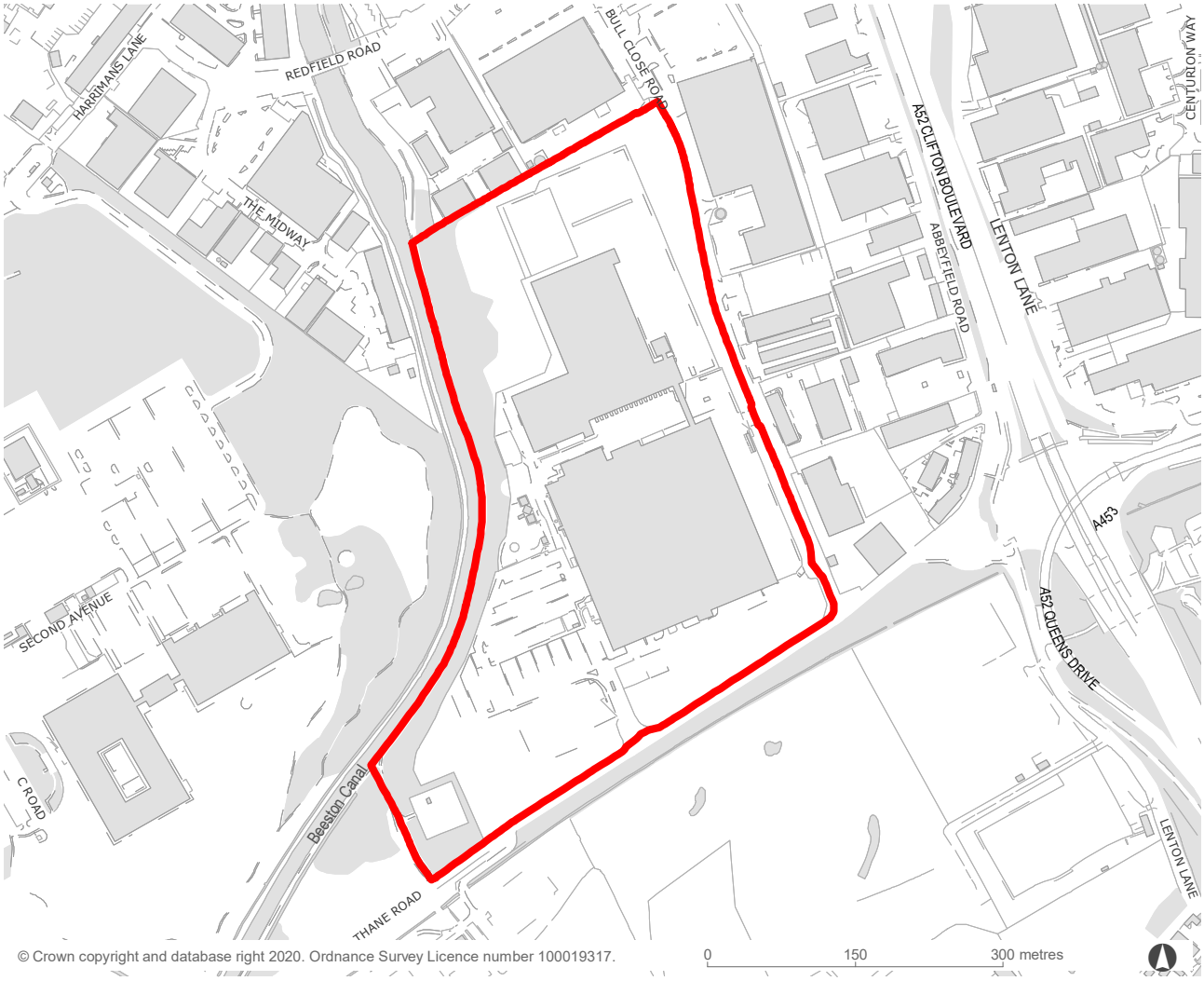
SR46 Thane Road - Horizon Factory



Site Area (ha):
19.6

Ward:
Lenton & Wollaton East

Address:
Thane Road

Current Use:
Employment (largely vacant)

Proposed use:

Employment (B1, B2 and B8).

Development principles:

This is a major site within an established employment area. New development should complement and strengthen the existing employment character of the area. The site is highly visible from views from the south and east, and therefore careful design would be required to address these long views. Careful treatment is also required at boundaries adjacent to the local wildlife site and canal to the west of the site, which provide opportunities to enhance biodiversity and habitats. Development proposals should seek to retain and enhance this wildlife corridor. Where possible, existing open space should be retained or re- provision should be made elsewhere on site. A small part of the site adjacent to the canal lies within an area of flood risk. A site specific flood risk assessment would be required. Thane Road, to the south of the site is subject to Highway Planning line TR2:11, and Transport safeguarding TR2.2 (Part of Southern Growth Corridor). Access to the site should be taken from Thane Road and Bull Close Road. A transport assessment is required for this site. Within mineral safeguarding area and small parcel to south west of site falls within a Hazardous Installations consultation zone, but not considered a constraint to development.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max		See Appendix 4 of Local Plan Part 2	See Appendix 4 of Local Plan Part 2	
Mid-Point				
Min				

*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.