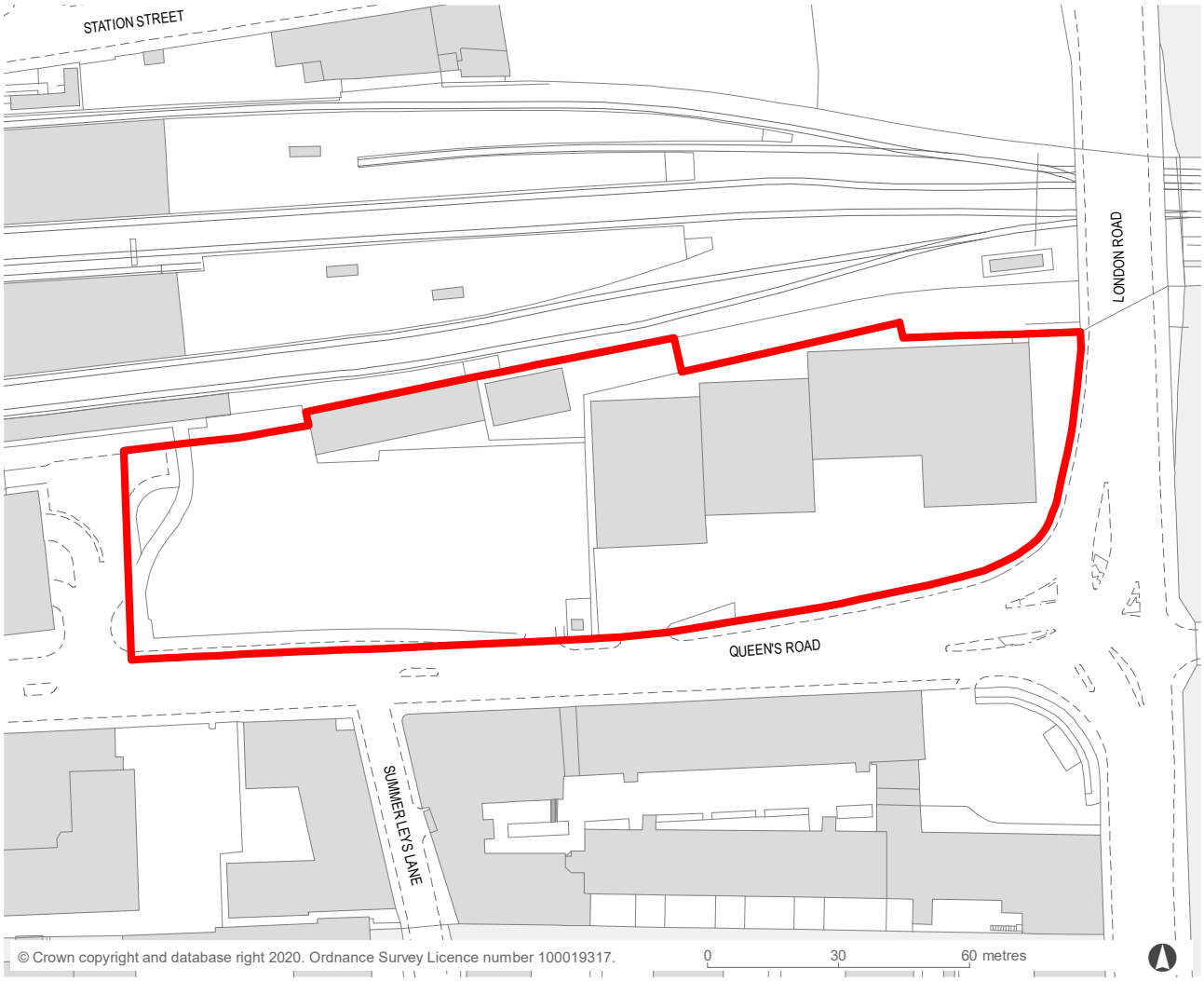
SR61 Canal Quarter - Queens Road, East of Nottingham Station



Site Area (ha):
1.24

Ward:
Meadows

Address:
Queens Road

Current Use:
Warehousing and Car Park

Proposed use:

Offices/light industry/research & development (B1), residential (C3), hotel (C1), non-residential institution (D1), leisure (D2). Potential ancillary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of mixed use scheme.

Development principles:

This site has the potential to deliver significant improvements to the physical environment. Development should be of high quality design that positively addresses the prominent corner at the junction of London Road/ Queen's Road, responds to the scale of surrounding buildings and resolves level differences between London Road and the site. Single storey warehouse style development is not considered appropriate in this location. Development should preserve or enhance the significance and setting of Nottingham Station, the Station Conservation Area and other heritage assets. Immediate potential for low carbon energy via connection to the District Heating System. Early consideration should be given to the site's location within an archaeological constraints area. Within an area of medium flood risk, any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding TR2.2 and TR2.3 to the east and south of the site.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	200*	15000*		Small Scale*
Mid-Point	175*	10000*		
Min	150*	5000*		

*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.