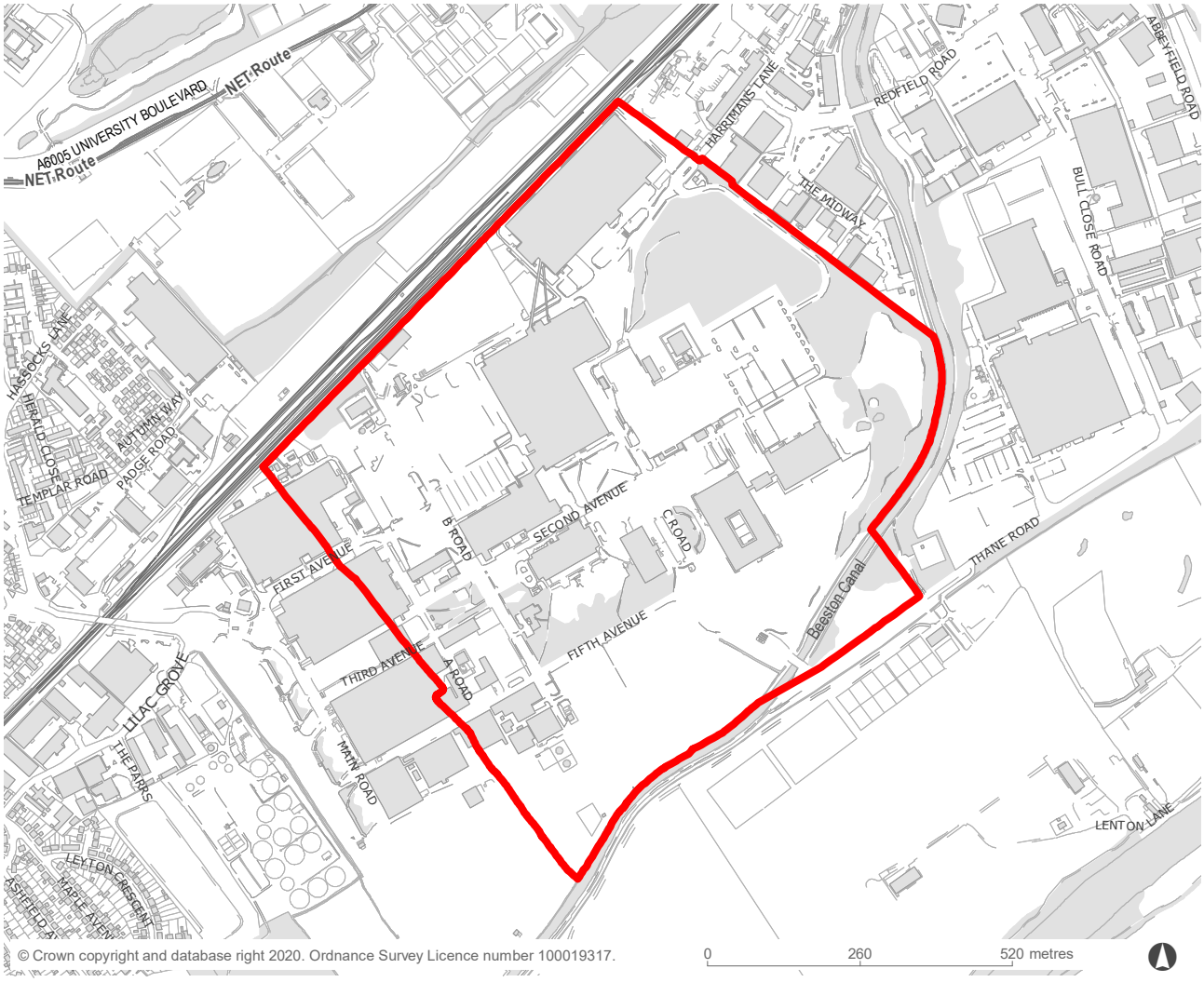
SR45 Boots



Site Area (ha):
84.5

Ward:
Lenton & Wollaton East

Address:
Thane Road

Current Use:
Employment

Proposed use:

Employment (B1, B2 and B8) and residential (C3). Potential for an element of student accommodation (Sui Generis) subject to improved linkages to the University.

Development principles:

Site has Enterprise Zone status. Proposals should be carefully designed to complement the existing attractive buildings, the 'campus style' layout and to ensure there are no adverse impacts on the historic environment. The significance and setting of the Grade I and II* listed buildings on site should be preserved. Proposals and layout should have regard to the site's wider context as part of a larger site extending into Broxtowe Borough Council. Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. There is potential to help address identified open space deficiencies in the area, where possible existing open space should be retained or re-provision should be made elsewhere on site. There are opportunities for enhanced cycling and walking routes to and through the site including a proposed pedestrian/cycle link from University Boulevard to the site running through the site which incorporates a bridge over the railway line. To the south east the site is subject to highway safeguarding and highway planning lines to help facilitate access improvements to the site (TR2.2 and TR2.11) as shown on the Policies Map. Site is within areas of medium and high flood risk, any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site. A transport assessment is required in line with Appendix B of the Core Strategy. Underlain by a secondary aquifer, development should not result in pollution of the groundwater resource. Combined heat and power plant on site, careful consideration is required so that the redevelopment of this site does not lead to air quality issues for any new sensitive receptors. Opportunities for sustainable energy generation should be explored. Within Hazardous Installation Consultation Zone and Minerals Safeguarding Area - prior notification required but not considered a barrier to development.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	260*	6500*	15*	
Mid-Point	230*	4500*		
Min	200*	2500*	5*	

*All ranges given are indicative