

APPENDIX B Gedling - Consider for Release Sites

Site Information									Market Appeal		Market Appeal Criteria				Recommendation
Ref_No	Sub-Ref (Grid Ref)	Name	Status	Adopted Local Plan	Size - ha	Site Status	Market Sector	Planning status	Score	Overall Score Comments	Buildings	Buildings Comments	Site	Site Comments	
E3	459433 / 345576	Brookfield Road / Rolleston Drive, Arnold	Retention of Employment	YES	8	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Nottingham City Council occupy high % of the site. Two units available, Frudds are interested in relocating. These parts could be released. Ashtenne Business Centre seems reasonably well let and perhaps this element should be retained.	Average	Some better than others, John Lewis Depot, Arrow Vehicle Hire, good quality, Frudds, Clearpoint are OK, but 2nd hand and a number of units are on the market. Lack good height and yard space. Overall assessment is average.	Average	In amongst a predominantly residential area which completely surrounds the site. Roads OK but busy, positioned on the edge of Arnold Town Centre so well served for facilities	Consider for release
E3	457922 / 344936	Mansfield Road, Arnold	Retention of Employment	YES	1	Currently in use	Non B Use	Full PP	5 - Very Poor	The is a long narrow site with a high frontage:depth ratio. This does not permit successful large scale commercial development. Multiple ownership makes the site complex. It is unlikely to attract good calibre tenants, those there are service providers to the nearby dense resi population, this is likely to continue.	Poor	Numerous terraces of premises providing a mix of residential and retail use. Generally these are buildings from early 1900's providing accommodation over 3 storeys. Buildings do not attract good quality occupiers.	Poor	Immediate frontage onto the Mansfield Road (A60) with no on street parking permitted. Busy frontage onto one of Nottingham's main arterial routes. Residential uses prominent to the west.	Consider for release
E3	459210 / 345825	Catton Road	Retention of Employment	YES	1	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	4 - Poor	The site is a small industrial area providing approximately 6-7 units upon a cul-de-sac. The site is quite congested as the units offer limited parking, this overflows onto the highway. The buildings are showing signs of wear and tear and possibly would attract future interest, however, superior alternative locations are available within the sites considered.	Average	Small units built between the 1950s and 1980s, some portal frame, some brick elevations with lightweight roof trusses. Generally single aspect buildings with forecourt yard and parking.	Poor	Positioned in predominantly residential area just off Coppice Road. Located on the Eastern side of Arnold approximately 1 mile from the main centre.	Consider for release
E3	457598 / 344896	Sherbrook Road, Daybrook	Retention of Employment	YES	1.5	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	4 - Poor	Despite the refurbishment take up of the premises has been slow even at rents of £2 per sq.ft. Limited access and congestion are its two main problems and these will not be overcome. Superior alternative sites are available to occupiers in the market place.	Average	The Sherbrook Business Centre provides refurbished portal framed buildings, divisible into units of varying sizes (5,000 sq.ft. to 72,000 sq.ft.) The buildings are in good condition and provide reasonable quality storage space.	Poor	Sherbrook Road is a predominantly residential area of terraced dwellings. The street permits resident parking which does congest the area for vehicle movement. Sherbrook Road does connect to Mansfield Road (A60) which is a key arterial route in and out of Nottingham.	Consider for release

Note: The views expressed are those of Lambert Smith Hampton and not necessarily the client team. Sites were surveyed in Autumn 2006.