



Gedling Growth Strategy Employment Site Assessments

GEDLING BOROUGH GROWTH PLAN SITE ASSESSMENT

INTRODUCTION

This site assessment exercise was undertaken as part of the commission to provide a growth plan for Gedling Borough Council by Rose Regeneration in May 2014. It was led by Ivan Annibal and supported by Sue North.

METHODOLOGY

Each site was visited, where practical an assessment of the scale of the premises which were occupied was undertaken. Vacant premises were noted where possible. A brief commentary on the nature of each site and where appropriate the premises within them was produced including an assessment of the overall levels of occupancy at each site. The current use of the site/premises have been assigned to the relevant part of the Use Classes Order. Whilst every effort has been made to ensure accuracy it is not a definitive description of use and is based on the judgement of the assessors.

OVERVIEW

The Borough has a mixed portfolio of sites, with a very significant concentration in the Colwick/Netherfield area. There are relatively low levels of voids across the Borough's sites as a whole. In addition to the concentration of units in the south of the Borough, Arnold has a number of key employment sites a fair proportion of which are "knitted into" its broader urban fabric. There is a vibrant private sector small office market in Arnold and with a relatively limited number of voids scope for public sector intervention to build on this market. Calverton has an impressive range of employment sites and there is considerable scope to build on its credentials as a classic "live/work" settlement in the rural heart of the area. Finally there is scope to bring forward a number of employment sites not covered in detail by this assessment. These include the Top Wighay Farm site, the former Gedling Colliery/Chase Farm site and potentially land at Lea Pool just north of Arnold.

CARLTON

Within the broad geographical footprint of Carlton and closest of Gedling Borough's settlements to the City of Nottingham Colwick Industrial Estate and Victoria Park Netherfield account for 124 of the 179 ha of land currently in employment uses in the Borough.

VICTORIA PARK NETHERFIELD (adjacent Victoria Business Park)

Used by British Car Auctions. Open Storage for motor vehicles.

VICTORIA BUSINESS PARK NETHERFIELD

This is a good quality site, directly adjoining Victoria Retail Park. It has good access from the Colwick Loop Road. It is well let, with relatively few voids. The uses are mainly B1 and the quality of the build and premises are mainly of a high standard. It comprises 26ha of land.

Pintail Close

Address	Occupier	Comment	Use Class
Units 1, 2 & 3	Vacant		
	Dining Chair UK	Furniture	B1
	H&G Services	Recruitment	A2
	Cema Business Solutions	Business	A2
	Exclusive Cars	Car Sales	Sui Generis
	Findel	Educational Services	A2
	Lawrence Automotive Interiors	Car Industry	Sui Generis
	European Conveyor Systems	Packaging	B1/2
	Cema Ltd	Business Specialists	A2
	Robin Hoods Tyres	Tyres	B2
	Frontline	Recruitment	A2
	Nottingham Crane Hire	Hire Co	Sui Generis

Drake Road

Address	Occupier	Comment	Use Class
	Floral & Bridal Centre	Bridal	A1
	Friars Pride	Catering	A3
	Pilkingtons	Glazing	B1
	Parcel Force	Distribution	B8
	Delicanti Food Service	Catering	A3

Mallard Road

3.5 ha site under offer – agent Innes England. Contacted agent but no site plans available.

Address	Occupier	Comment	Use Class
	Flexopack Ltd	Packaging	B1
	Knight Products	Building Supplies	B1
	Findels	Educational Services	A2
	Total Rail	Courier Services	B1

GREAT NORTHERN WAY OFF VICTORIA ROAD, NETHERFIELD

On the opposite side of the Colwick Loop/Victoria Way junction (opposite side to Victoria Business Park) located on Great Northern Way adjacent LIDL supermarket . There is very good access to the Colwick Loop Road . Comprises a mix of units of varying age and quality. A breakers yard and pallet distribution use at the northern end of the Road greatly detracts in terms of amenity and appearance. Most units have adjacent off street parking but on street parking was also evident and may be congested at times.

Of note are 5 new units built at 10 Northern Way comprising an aggregate of 1166 sq m in total with a range of unit sizes from 268 sq m to about 133 sq m. Built during 2009/10 these new units along with an existing unit which was refurbished are of good quality steel clad modern construction with office/workshop/storage areas. Only one unit (number 2) was vacant.

Overall a mixed site which has had recent investment in new industrial units. Of the 17 units/plots all were occupied bar one (94% occupancy).

The site comprises 0.22ha of land. There are relatively few voids.

Address	Occupier	Comment	Use Class
Unit 1 Great Northern Way	Carpet Style	Carpet retailer – low quality adjacent parking.	A1
Unit 2/3	John R Smith Fencing	Fencing, decking products Poor quality building. Large storage area.	A1
7 Northern Way	Venture Handling	Manufacturer of Work benches. Old industrial building steel clad.	B1
Great Northern Way	Nottingham Breakdown Ltd	Garage services. Large yard area	B2
15 Great Northern Way	Radford Transport	Transport/distribution. Buildings low quality	B8
17 Great Northern Way	Auto Supplies	Car spares wholesale. Average quality 1980s/90s adjacent car parking.	A1
19 Great Northern Way	Sentinel Design	Electrical services. Average quality brick building with steel cladding.	B1
20 Great Northern Way	Conlon Construction	Builders Yard	B8
Great Northern Way	Pallet Distribution		B8
Great Northern Way	Carlton Metals	Car breakers yard. Poor quality environment especially boundary treatment of corrugated fencing with wire.	Sui generis
10 Great Northern Way			
Unit 1	Wallace Power	Electrical wholesalers good quality building	A1
Unit 2	Vacant		
Unit 3	Davina Packaging	Packaging manufacturer good quality building	B1
Unit 4	Alumino	Primary metals good quality building	B1
Unit 5	A Cold Group	Catering and retail	B1

		fitters good quality building	
Unit 6	Cars R us	Used car sales good quality	Sui Generis

COLWICK INDUSTRIAL ESTATE SOUTH

This industrial site dwarfs the other sites in Gedling. In total it comprises 98 ha and it adjoins the Victoria Business Park, which comprises by far the second largest allocation in the borough of 26 ha. It straddles both sides of the A612 (Colwick Loop Road).

The north and south sides have different characters, with the south side having the largest allocation of sites and some of the heaviest industrial uses. It has a vast range of accommodation of varying quality ranging from a business park type area (Colwick Quays) to heavy engineering, aggregate processing and industrial storage. The north side of the site is smaller and more closely adjoins the residential areas within Colwick. It has a number of heavier engineering operations but also some high quality office space particularly directly adjoining the Colwick Loop Road. Access to site is through large scale dedicated junctions and the self-contained nature, particularly of the south side of the site means that it operates on an effective and well ordered basis.

Whilst the higher quality and heavier industrial sites on both sides of the road are well let, there are voids mainly on the south side of the site.

Overall the site appears to be well zoned and managed.

Private Road No 1

Address	Occupier	Comment	Use Class
	Tiletec	Fireplaces	B1
	K&K Cars		B2 B2
	Jewson	Building Supplies	B1

Colwick Quays Area

Colwick Quays has a range of accommodation available.

Adjacent to it is the lower quality accommodation offer housing MITIE (Management Incentive Through Investment Equity) comprising 6-7000 sq ft at the entrance to the Quays.

The good quality office accommodation is to let.

Address	Occupier	Comment	Use Class
5000 sq ft	Midland Communication		B1
2000 sq ft	DKL Rumsby & Co	Accountancy	A2
5000 sq ft	Keuhne & Nagel	Distribution	B8

Block of 5000 sq ft incorporating

Address	Occupier	Comment	Use Class
	Breeze	Media	B1
	Tornado Gloves		B1
	Country Wide Medical Supplies		B1
	NE Temps		A2

Block of 5000 sq ft incorporating

Address	Occupier	Comment	Use Class
	PDW Group Training		A2
	Mears Gedling Pargeter Association	Financial	A2

Address	Occupier	Comment	Use Class
1000 sq ft	Complete North America	Travel	B1
4000 sq ft	Logo International		B1
4000 sq ft	Copley Scientific		B1
	SMC Design	Draughting Service	A2

4000 sq ft vacant to let

Next to Quays is 1960's style building.

Address	Occupier	Comment	Use Class
	Luxfer Ltd	Gas Cylinders. Large operation but poor quality buildings on site	B1/2

Adjacent to Luxfer Ltd is Kestrel Business Centre – 25000 sq ft incorporating (plus voids):-

Address	Occupier	Comment	Use Class
3000 sq ft	Learn Direct Outlet	Training	D1
5000 sq ft	TSC Simulation	Training	D1
3000 sq ft	Elcon Associates	Marketing	A2

Private Road No 2

Address	Occupier	Comment	Use Class
	Oven Care		B1
	Woo	Property agents	A2
	Supreme Windows		B1
About 5000 sq ft	Cameron Davies Associates	Financial	A2
7000 sq ft	Tiletec	Fireplaces	B1/2

Venue Estates – 1950's style building incorporating 5 units of which 3 are let

Address	Occupier	Comment	Use Class
	A&M Nottingham	Garage	B2 Sui Gene
	Nottingham Steel Supplies		B1/2
	Flipside Brewery		B1

The large unit opposite Biffa Notts Depot is vacant

Address	Occupier	Comment	Use Class
	Biffa Depot	Waste	Sui Generis

There are units identified as Chris Allsop Units with one key occupier as set out below:

Address	Occupier	Comment	Use Class
	Kitchen World		B1

Churchill Park

This is a sub-area within Colwick Industrial Estate South, it has a relatively higher level of voids than the other parts of the estate. A number of the units in this area are relatively small being of 1960/70s design and relatively modest/low quality in character.

Address	Occupier	Comment	Use Class
1-4 Units	Hilary's	Blinds – they have units all along this park	B1
	Service Point		A2
	Media Hut		A2
	Profirmaster Systems Ltd	Computers	B1
	Mason Info Tech	Computers	B1
	BMS Ltd	Computers	B1
	Ampttron Electrical Services Ltd		B1
	Agathos Systems Ltd	Computers	B1
	Rutland Services	Financial	A2
	PHP Building Services Ltd		B1
	Halsbury Travel Ltd		B1
	Reprotec Connect for Ltd	Printers	B1
	Ken Williams Print Group		B1
	Teburay Ltd	Insulation	B1

Address	Occupier	Comment	Use Class
	Mile End Joinery		B1
	JMS Groundworks		B1
2/3 units	Rads Document Storage		B8
	Hilarys	Blinds	B1
	Oakdale	Screws	B1
	Karcher	Commercial Cleaning	B1
	Motor Source		B2
	Rads Document Storage		B8

Long Park House – 1960's type building.

Address	Occupier	Comment	Use Class
	Radford Holdings	Property Developer	B1

Private Road No 3

Units to let – 1 available.

Address	Occupier	Comment	Use Class
Both sides of the road	Butler Fuels		B8
	Truck & Bus Engineering		B1
Opposite Sainsburys	Boldon Drilling		B2
	Armitage Pet Products		B2
	Simon Dryers		B2
	Electrical Distributors		B1
	Sprays Track	Engineering	B1
Corner of 5	Topmix Tarmac		B2
	Armitage Pet Foods		B2
	JRL Group	Cement	B2

Private Road No 4

This is the area of the site with the heaviest industrial uses.

Address	Occupier	Comment	Use Class
	Cemex	Concrete	B2
	Park Logistics	Distribution	B8
	Pallet Co (no name)		B1/8
	Trent Stone		B2
	Valley Canoe Products		B1
	Tiger European	Coach Hire	Sui Generis
Both sides of road	Waste Cycle		Sui Generis
	Mapperley Cars		Sui Generis

Colwick Industrial Holdings, the area has some secure units to let.

Address	Occupier	Comment	Use Class
	Central Construction		B1
	Burlington Fabrication		B1
	M&R Refinishing	Powder Coatings	B2
	Vision Engineering		B1/2
	Bio-Dynamics UK		B1/2
	Roll UK	Skip Hire	Sui Generis

Private Road No 5

This area has separate pipe storage at Junction of Road 5. About 2.5 ha of land accessed from Private Road No. 5 (adjacent the driving test centre) and bounded by Private Road No 4 to the north has been granted outline planning permission for B1,2 and 8 use (up to 9849 sq.m.) To the south of this site there is a small area of vacant land (1 ha estimate) with access off Private Road 5 although access was not possible due to the presence of bollards.

Address	Occupier	Comment	Use Class
	Truck & bus Engineering	Vacant opposite Truck & Bus (approx. 2 acres)	B1
	Driving Test Centre		D1
	Colwick Recycling		Sui Generis

COLWICK INDUSTRIAL ESTATE (NORTH)

The northern side of the Business Park is not the same quality as some of the units on the south side apart from the Larkmans building which has a key road frontage and conveys a good impression of the site, which is not maintained to the rear of this building. The area has some heavy industrial uses and notwithstanding the moderate quality of many of the buildings it is well occupied and busy with a limited number of voids

Private Road No 1

Address	Occupier	Comment	Use Class
	Larkmans Law	Solicitors	A2
	Xylem	Water Solutions	B1
	Ken Wilkins Print Group	Distribution (large premises)	B8
	JK Clarke	Car MOT	B2

Private Road No 7

Address	Occupier	Comment	Use Class
	Nottingham Automative		B2
	Collick Industrial Painters		B1
	Cherrywood Joinery		B1
	Frank Hand Galvanising		B1/2
	Plant Welding		B1
	ALL Trucks		Sui Generis
	Custom Print Manager		B1
	GCS Customer Service		B1
	Alpine Clothing		B1
	LEEC	Laboratory Equipment	B1
	Constellations	Storage	B8
	Crux Manufacturing	Sheet Metal	B1/2
	Goodman Metal Works		B1/2
	Associate Sheet Metal		B1/2
	Rads Document Storage		B8
	County Truck Services		B2
	Nationwide Fire Sprinklers		B1
	Write on	Office Supplies	B1

Terry Court Off Private Road 7

Address	Occupier	Comment	Use Class
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	Quad Joinery		B1
	Avery Dennison Storage		B8
	Associate Steel		B1/2
	Jackson & Keay Cylinders		B1/2

Private Road No 8

Address	Occupier	Comment	Use Class
	City Electrical Factors		B1
	Avery Dennison		B8
	Eagle Engineering		B1
	City Business Park (– 5 units including Omega House 1 unit to let)		B1
	CEF – Electrical		B1
	3 x units Newson Gale Ltd – Safety Equipment		B1
	Ash House – Furniture		B1
	Masons Timber Products		B1
	P S Marsden – Lawn Mowers		B1
	Mason Timber Products		B1
	PSM Precision Technology – Engineering		B1
	Ken Wilkins Print Group		B1
	Peggy Williams Textiles & Packaging		B1
	Large Vacant Site		

STATION ROAD, CARLTON

This is a very small industrial complex, deep within the residential core of the area. It is a busy and well occupied area of very small units. It covers 0.2 ha. There appears to be 1 vacant unit

Address	Occupier	Comment	Use Class
	Ashwell Electrical & Mechanical		Sui Generis
	John Arnold – Garage		B2
	C R Brown Welding		B1/2
	Fish Brown – Garage		B2

PARK ROAD, BESTWOOD VILLAGE

This is a small slightly innocuous area for employment space. The Clocktower Business Centre is a small self contained set of offices. The larger business park site to the rear of the Clocktower business centre is now occupied by only two users The area covers 7ha and generally is of a low quality.

Address	Occupier	Comment	Use Class
	Clocktower Business Centre		B1
	Bestwood Business Park St Mowdens – Car Sales & Shredall the site is dominated by Shredall	Heavily ringed by housing and adjacent to Clocktower Business Centre. Area fenced off what seems to be old coal board offices St Mowdens have submitted planning application for redevelopment for 220 houses	Sui Generis B2

BEWCASTLE ROAD, TOP VALLEY, NOTTINGHAM

Only a small part of this site is located within Gedling Borough with the majority being within Nottingham City. It comprises two main estates Churchfields Court and Woodview Court (Nottingham City Council owned). Only part of the “Weld a Rail” Unit, its storage areas and the adjoining unit are in Gedling Borough. There is reasonable access to Bewcastle Road - A60 (within 5 minutes). 0.4ha of this site are in Gedling Borough.

Churchfields Court – this area comprises some poor quality small brick units circa 1960s with several voids.

Address	Occupier	Comment	Use Class
2 Lockwood Close,	Graingate Ltd.	Plastic Moulding. Large freestanding unit	B1/2
Churchfields Court (16 units)			
Unit 1	DW Tyres	Garage services	B2
Unit 2	Vacant		
Unit 3	Red Box		
Unit 4	Vacant		
Unit 5	Vacant		
Unit 6	Compound Curvatures	Garage car body work	B1
Unit 7	Churchfield Motors	Garage services	B2
Unit 8			
Unit 9	In site construction	Builders contractor	B2
Unit 10	Sehemi Engineers		
Unit 11	Vacant		
Unit 12	Vacant		
Unit 13	Vacant		
Unit 14	Valley Instruments		

Unit 15	Vallley Instruments	Manufacture	B2
Unit 16	Jason Tomlinson	Builders	B2

Woodview Court – comprises a number of reasonably modern small units of 1980/90s vintage, they are of good quality and the units are well let.

Address	Occupier	Comment	Use Class
Churchfields House Lockwood Close	EMDD	Diamond cutting	B1/2
Woodview Court units 1-9			
Unit 1	Vacant		
Unit 2	Cartidge Master	Office supplies	B1
Unit 3	Omega Safes		B1
Unit 4	GEM Solar Panels		B1/2
Unit 5	Vacant?		
Unit 6	ADC Electrical	Electrical Services	B1
Unit 7	Spectrum Print	Printer	B1
Unit 8	Midland Commercial Services	Commercial cleaning services	B1
Unit 9	EMDD	Diamond cutting	B2
Lockwood Close	Weld a Rail	Rail Equipment	B2
Lockwood Close	Occupied?	No sign	

ARNOLD

The following industrial areas are part of the broader urban/residential fabric of Arnold and have a close integration with the character of the town. They are situated in two clusters in the Daybrook area to the south and east of the town and around Rolleston Drive to the north and west of the town.

BROOKFIELD ROAD/ ROLLESTON DRIVE, ARNOLD

This area is one of two distinct employment clusters close to Arnold Town Centre. It is sited to the north west of the town. The other area is in Daybrook. Whilst this area of Arnold has a very tightly mix of industrial and residential uses it is an important and largely fully occupied area of employment space. The site comprises two parts the Arnold Business Centre which is based in a listed building (the former Victorian Allen and Solly factory and courtyard) and the Brookfield Road portion which has a national “name” in the form of John Lewis. The Arnold Business Centre has a very large small office offer with over 35 small business (largely B1 office) tenants. The Arnold Business Centre and Brookfield Road part have a mix of buildings of varying quality. The Rolleston Drive part forms a complex owned by the County Council which are large units, poor quality and largely vacant. The Employment background Paper anticipates this Rolleston Road portion of the site will be released and accordingly the employment uses in this area which currently comprise 8ha will be reduced to 3.7ha

Address	Occupier	Comment	Use Class
	John Lewis Distribution Centre		B8
	Arrow Transporters		B1
	Llowdens Joinery		B1
	Leivers Fruit & Veg		B8
	Arnold Business Centre	Converted Hosiery Mill - tenants on sign board – managed by Bizspace	B1
	Byron Court Business Centre – NHS		D1
	Arnold Garage		B2
	Austin Carpets		A1
	KDS Kitchens		B1
	County Stores		B8

ROLLESTON DRIVE

This site comprises land on the north and south sides of Rolleston drive comprising the County Council owned depot to the north which is largely vacant and of poor quality. The south side of Rolleston Drive is a well occupied but relatively poor quality area of employment space. It could be relatively to underestimate the scale of employment in this area because of its urban and ad hoc nature.

Rolleston Drive South Side

Address	Occupier	Comment	Use Class
	County Supplies		B8
	Scooter Restorations		Sui Generis
	Zitzel – Gas & Power Equipment		B1
	T & S Heating		B1
	CJ Bull Motors		B2
	L & S Auto's		B2

PORTLAND STREET, DAYBROOK

This area is dominated by the iconic former Home Brewery building which is currently occupied in part by Council staff. The whole site covers 4ha. The buildings are an eclectic mix of ages and styles and whilst the area provides significant employment space it is not part of a planned or well zoned offer. Notwithstanding these comments nearly all the buildings in this area are occupied and actively used, some with very long term occupiers such as Frank Key Builders Merchants. There is also a Busy Bee Nursery located immediately adjacent the site on the corner of Sir John Robinson Way and the Mansfield Road.

Address	Occupier	Comment	Use Class
	Home Brewery	Up for sale	B1
	Frank Key Builders Merchants		B1

	Royal Mail Sorting Office		B8
	Samson House – Business Services		A2
	Colin Print	Printing	B1
	Frank Key	Accountants	A2
	Aroma Fast Foods		A5
	Wheel World		B1
	Daybrook Tyres		B1
	Coldham Hire UK		Sui Generis
	Guardian Lighting		B1
	Cross & Storer Repairs	Car Restorations	B1
	Vauxhall Car sales		Sui generis

SALOP STREET, ARNOLD

This is a sizeable industrial area of 5ha in a largely residential setting. It is adjacent to the former Daybrook Laundry site, which was a significant local employer until its recent closure. The area has a mix of trade counter and lighter industrial uses of varying quality.

Address	Occupier	Comment	Use Class
	R E Ashworth – Furniture		B1
	Mirabel – Furniture		B1
	Bexon Colour Paint		B1
	Big City Print		B1
	ERF Electrical		B1
	Wickes		A1
	Health centre		D1
	Volkswagen Car Showroom		Sui Generis
	Brookside Car Sales		Sui Generis
	Majestic Wine		A1

CATTON ROAD ARNOLD

This is a vibrant and relatively low cost industrial area of 1 ha supporting a significant number of small businesses engaged in lighter industrial activities. It is situated close to the residential core of the Daybrook area.

Address	Occupier	Comment	Use Class
	Spa Cars		Sui Generis
	Polo Workwear		B1
	Direct – Cars		Sui Generis
	Hardnest Cars		Sui Generis
	Apollo Conservatories		B1
	DMS Garage Services		B2
	Rotex – Garage		B2
	Arnold Joinery		B1

	Japanese Panel Blinds		B1
	Cresswells Building Services		B1
	R W Taylor – Joinery		B1
	D R Rhodes – Builders		B1
	Millcroft Textiles		B1
	Express Shop Equipment		B1
	G M Finishing – Printers		B1
	Nottingham Label Co		B1
	Reliance Press		B1
	Garden Alcley		B1
	Arnold Laundrette		B1
	DAS Electrical		B1
	Buxton Training Enterprise Ltd		D1
	Wood Art		B1
	Alphan Electrical (Vacant)		B1
	Vets		B1

SHERBROOK ROAD, DAYBROOK

The Sherbrook road area comprises 1.5ha of employment land, a significant number of the businesses in this area are tenants in buildings which have been converted to provide small scale industrial space, around two business centres, Sherbrook and Daybrook Business Centres.

Address	Occupier	Comment	Use Class
Sherbrook Enterprise Centre	Doughty Precision Engineering		B1
	Bola - Engineering		B1

Address	Occupier	Comment	Use Class
Sherbrook Business Centre	Sherwood Co – Property Management		B1
	SH Sales – Accessories		B1
	BDLA Accessories		B1
	Lincliff Task Ltd		B1
	Bellnorgis Ltd		B1
	Just Schoolwear Ltd		B1
	Ratcliff Farnley Media		B1
	LRC Ply		B1
	Embroidery 247.co.uk		B1

Daybrook Business Centre – appears to be very well occupied and actively marketed.

Address	Occupier	Comment	Use Class
Daybrook Business Centre	Westholme – Property		B1
	Marks Munchies – Food		B8

	Distribution		
	Discomania – Disco Hire		Sui Generis
	Nottingham MMA Brazilian Jui Jitsui		D2
	Sliding Kitchens		B1
	Guardian Lighting Protection		B1
	Andrew Lee Leather Goods		B1
	M signs & Vehicle Graphics		B1
	Transcriptions – Training		D1
	Rue Gray Publications		B1
	Heat Xpress – Heating		B1
	Kath Hayman Joinery		B1
	Red Feather Photography		B1
	Alan Wilson Picture Framers		B1
	Pro 4 Control – Panel Suppliers		B1
	Power Lifts Ltd		B1
	Sherwood Ltd – Windows		B1
	Daybrook Cars – Sui Generis		Sui Generis

MANSFIELD ROAD

This is an area, which fronts the main arterial route into the City of Nottingham from the north. It comprises poor quality and small scale employment uses which are adjacent to and in some cases linked directly with residential properties. However, the Coronation Buildings are listed and an important part of the heritage of the area. This area as the main A60 corridor into the City has a major role in conditioning perceptions of the quality and nature of the employment offer of the Borough. There is a significant difference in quality between the Mansfield Road employment offer, which appears of mixed and in some cases poor quality compared to the Portland Street site, which dominates the other side of Mansfield Road. There are a number of sites for sale on Mansfield Road and this is a potentially promising area for direct Council intervention to secure and improve some of the vacant sites in this area.

Address	Occupier	Comment	Use Class
31	United Carpets		A1
33	Loans to Go		A2
37	The Grove	Vacant some dereliction	A4
39	Daybrook Fish Bar	A3	
41-43	Former Red China Marble Furniture,	Vacant	A1
45-47	Coral Bookmakers	A2	
49	Bartam Electricians		B1
51	Central Heating Services		B1
53-55	Formerly S&P Housley Development	Vacant	A2
57	Former dental repairs	Vacant	A2
59	The Print Shop		A1

61-9	Residential		
71	Formerly Body Building Supplies	Vacant	A1
Storage Building	Formerly Alert Motorcycles	Vacant	A1
	Farmers Skoda car showroom		Sui Generis
79 Mansfield Road, Coronation Buildings	Hall of Pine Ltd		A1
83 ditto	Creswell Sowing Machines		A1
85ditto	Christie – Framing and Gallery Shop		A1
87ditto	Blush Hair and Beauty		A1
89 ditto	Previously barber shop	Vacant	A1
Willows ditto	café		A3

RURAL GEDLING

Employment in rural Gedling is based around two main settlements: Calverton and Newstead. Both provide significant local employment and particularly in the Case of Calverton (due to its relatively isolated spatial setting) good opportunities for the development of rural sustainable service centres.

FORMER CALVERTON COLLIERY, HOLLINWOOD LANE

Main occupier RC Tuxford has started building 5 new starter units. The Borough Council's waste amenity site plant is on this site – Sui Generis & B1 – This site comprises 9ha of industrial land.

HILLCREST PARK CALVERTON

An attractive, self contained industrial estate. It backs onto the older Units 1-8 look fully occupied (Rural Development Commission Funded). This site comprises 3ha of industrial land including Daleside Park.

Address	Occupier	Comment	Use Class
	County Supplies	Warehousing	B8
	Atomic	Furniture	B1
	Bayles & Wylie Ltd	Packaging	B1
	Conestoga-Rovers	Consultancy	A2
	ORI	Consultancy	A2
	Crest	Windows	B1
	EC	Office Supplies	B1

Address	Occupier	Comment	Use Class
	The ALD Plastering Co Ltd	Plastering	B1
	Zentrum Ltd	Car Specialist	Sui Generis
	Manor Lift Installations Ltd	Lifts	B1
	The Storage Bed Company	Furniture	B1
	Phoenix Healthcare Products		B1

	Ltd		
	FWP UK Ltd	Air conditioning	B1
	Olympic Shaver Centre Ltd	Electrical	B1

PARK ROAD CALVERTON

This is a reasonable quality very “solid” feeling site anchored by the VF Northern Europe site, see below, with a good range of additional and non directly related uses adjoining this major factory unit.

Address	Occupier	Comment	Use Class
Park Road	VF Northern Europe Ltd	Very significant textile Manufacturer – Wrangler Jeans	B1

Daleside Park (Access from Park Road) - Block of 6 units of which 2 look vacant.

Address	Occupier	Comment	Use Class
	S&C Body Repairs	Care Repairs	B2
	CP Cars	Car sales	Sui Generis
	WSM Engineering	Engineering	B1
	Assist Engineering	Engineering	B1
	DG Professional	Interior Refits	B1
	CMD Accounting		A2
	Black Cat Book Keeping Services		A2
	Paula Brooks	Soft Furnishing	B1
	Southern Training		D1

NORTH OF HAZLEFORD WAY NEWSTEAD

This area is a good quality well managed discrete site. It has 24 Units only 2/3 units (10%) are vacant. Self contained industrial estate with good access and occupancy and good strategic linkages to M1. The site comprises 2ha of land.

Address	Occupier	Comment	Use Class
9 units	Badgemaster	Badges	B1
1 unit	Leivers & Millership	Windows	B1
1 unit	More Style UK Ltd	Kitchens	B1
1 unit	United Continental Foods Ltd	Food Supplier	A3
1 unit	Metal Clad Contracts Ltd	Roofing	B2
1 unit	Manton House Printing Group	Printing	A1
1 unit	Bunches.co.uk	Flowers	A1
1 unit	Nationwide Platforms	Access platforms	B1
1 unit	ECS	Roofing	B1
2 units	W Williams Ltd	Haberdashery	B1
1 unit	SAF Fire Products	Fire	B1

Vacancies being marketed by Gedling Borough Council.

SOUTH OF HAZELFORD WAY, NEWSTEAD

This area is largely occupied by 1 user. It adjoins the Newstead Country Park. It comprises 3ha of land.

Address	Occupier	Comment	Use Class
	New building occupied by Northfield Construction.	Large Site	B1

Development Sites

It is our assessment that there is scope to address the growth of Gedling by increasing take up of vacant sites within the current employment allocations and by successfully bringing forward the Gedling Colliery/Chase Farm site and the employment allocation at Top Wighay Farm. The benefit of bringing these sites forward is that they create additional employment space in new areas within the Borough, diversifying further its core offer adjacent to Nottingham City in Colwick.

Should there be a real appetite to increase the current allocation of employment land, the most promising locations would in Calverton and north of Arnold. In Calverton there is currently no clearly identified potential site. The fact the area already has a good employment offer and scope to accommodate additional housing makes it a promising candidate for an enhanced rural “live/work” area. The Lea Pool area north of Arnold contains an attractive area of land, linking directly to the A60 which has the potential not only to support employment but potentially the development of a Park and Ride facility for the City of Nottingham.