

APPENDIX

Regeneration Sites Update - November 2020

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Moults Yard, Stapleford	Foundation work has commenced on site however this has now been significantly delayed due to the discovery of Japanese Knotweed and the need to treat it. It is understood that this should be resolved by March 2021. Updated planning application recently submitted to amend house types.	Development started but now delayed.	N/A
The Manor Garage Site Toton	Pre application discussions are on-going. Further flood modelling has been carried out and submitted to the EA for comment. Discussions have determined that a full Flood Risk Assessment will be required and an overflow channel through the site should be constructed. Nothing further currently. Application for car wash was recently refused, enforcement action under consideration and further details for possible revised application requested.	2021 (Dependant on Enforcement Action)	2021 (Delayed due to further modelling)

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Cossall Industrial Estate	Hybrid planning application submitted. Following issues with viability and regarding the land, further dwellings proposed. The site has been sold to Midland Reinforced Concrete, and they are continuing with the hybrid scheme for a country park and 64 new dwellings. A viability assessment has been submitted and is being considered by the Council due to significant costs relating to earth movements proposed and the creation of the County Park, and issues surrounding Covid 19. It is hoped this will be heading for December planning committee.	Revised scheme for 64 dwellings submitted	Early 2021
Beeston Cement Depot	Ongoing discussions with Network Rail about bringing this site forward. Network Rail have announced an agreement with Ilke Homes for developing this site for modular housing in the future, and lots of relevant press coverage about this. Planning application expected this year.	Pre application stage.	2021
Boots	Work underway on access and S106 discussions at an advanced stage. Further reassurance from the applicant recently received that the S106 will be signed.	Meetings continue to take place to progress matters.	2021
Bartons	Development has commenced on site for the 29 house scheme. No further REM applications for the remaining phases have been submitted.	Resolved to grant planning permission for 29 houses (full) and 221 outline.	Development commenced.

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BBPK	S106 agreement has been signed so there is now no longer any impediment to delivery and construction on site.	S106 agreement has been signed.	The scheme for 310 houses has started construction.
Cemex Concrete	Outline planning application approved for 20 dwellings. Delivery timescales likely to depend on the programme for decommissioning of the depot and submission of reserved matters. Discussions are ongoing between the planning department and the agents.	Approved.	2021
Eastwood Road/ Maws Lane	Discussions are on-going with the land owner and planning agent to try and bring forward both sites. Topographical surveys have now been carried out. There are still some ownership issues around the access to the northern site that are slowly being resolved. It is anticipated that early draft plans will be submitted at some point this year. This issue was recently chased with the applicant/ land owner who has suggested that there are some 'legal issues' holding this site up.	Pre application discussions are on-going and early draft plans expected.	2021
Walker Street Eastwood	Transport assessment work being carried out currently by the County Council, with Broxtowe recently transferring its share of the relevant funding. The completion of this work should complement the submission of a planning application, which is expected soon.	Unknown as discussions still ongoing.	Unknown

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Stoney Street Beeston	<p>The underutilised site opposite Sainsbury's and the 'Bell' in the pedestrianized area.</p> <p>Discussions have taken place with the Agent marketing the site, but no real progress. It would appear that the price sought for the site is unrealistic in the current market.</p>	Unknown	Unknown
Alexon 12-14 Moore Gate	<p>Outline planning permission in 2016.</p> <p>Initial discussions initiated to try and move site forward.</p>	Unknown	Unknown
63 - 65 Chilwell Road Beeston	<p>Outline planning permission in 2016.</p> <p>Initial discussions initiated to try and move site forward.</p>	Unknown	Unknown
Rockaway Hotel Beeston	<p>Full planning permission for 7 apartments.</p> <p>Initial discussions initiated to try and move site forward.</p>	Unknown	Unknown
Royal Oak 22 Villa Street Beeston	<p>Full planning permission for four storey building comprising a commercial use including retail (Class A1), financial and professional services (Class A2), offices (Class B1), non-residential institutions (Class D1), and/or gymnasium (Class D2) on the ground floor and 10 apartments on the upper floors following demolition of existing building</p>	Unknown	Unknown
3 and 7 Villa Street Beeston	<p>Planning permission for 15 flats and 2 Maisonettes.</p>	Unknown	Unknown
Lower Regent Street Beeston	<p>No details as yet.</p>	Unknown	Unknown
The former Magpie Pub 187 Toton Lane Stapleford	<p>Full planning application submitted for the construction of a 78 bed residential care home with associated parking.</p>	Application submitted	Deferred from recent planning committee.

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South of Kimberley Road Nuthall	Initial investigation into land owners started.	Unknown	Unknown
Rear of 127 Kimberley Road Nuthall	Initial investigation into land owners started.	Unknown	Unknown
Poplars Car Park Beeston	Early discussions undertaken- no intention to develop the site at this time. Planning permission for 10 apartments approved in 2015.	Unknown	Unknown
Methodist Church Queens Road Beeston	Initial conversations between planning and the land owners several years back. No progress recently.	Unknown	Unknown
Dovecote Bar and Grill Newthorpe	Following the unauthorised demolition of the building, enforcement action was undertaken to ensure the site was suitably fenced off. The land owner is currently being prosecuted for failure to comply with the notice to clear the site.	Unknown	Unknown