

Regeneration Sites Update

December 2018

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 slightly delayed due to the discovery of Japanese Knotweed and the need to treat it.	Development Started and issues are resolvable as at Nether Street apartments opposite John Clifford School.	NA
The Manor Garage Site, Toton	Pre application discussions are on-going. Further flood modelling has been carried out and submitted to the Environment Agency for comment. Discussions have determined that a full Flood Risk Assessment will be required and an overflow channel through the site should be constructed. There is a possibility that the front end of the site may be possible for development, but final modelling needs to take place.	2018/ early 2019 (Progress is being made)	2019
Cossall Industrial Estate	Hybrid planning permission granted. Site meeting planned to look at various options regarding a detailed application in the near future.	Hybrid application approved and S106 signed. Likely revised scheme to be submitted	Winter 2018-Spring 2019
Beamlight. Eastwood	Outline planning permission approved across both sites. Further planning applications have recently been submitted on both sides/sites. Eastern site – reserved matters for 30 houses has been approved. This is effectively phase one of the development on this side. Discussions have taken place with the developer (Persimmon) about bringing forward the remaining 120 dwellings and contamination issues are substantially addressed. Western site. Two planning applications one for 36 houses (reserved matters) one for 5 houses (full) are nearing determination. Verbal update on the night.	Eastern site: - Application for 30 houses on the far western edge approved. 120 (REM) expected in coming months. Western site: 1x 36 houses 1x 5 houses	Eastern Site – 2019 Western site – 2019

Hilltop House. Eastwood (Former cash office)	Various developers keen to redevelop this site but it is understood that as yet the site has not been sold. Had positive pre application discussions with some potential purchasers and have spoken to the marketing agents. An application for 15 houses and 4 apartments has been submitted.	Discussions have taken place between the Council, the Estate Agents and some potential purchasers.	Start date not know but is likely to be within 2/3 years of planning permission being granted. It will be anticipated until an agreement can be reached on the development viability of the site.
Brinsley High Street	Have spoken to all neighbours and land owners and generic enthusiasm from most for redevelopment of the area. However, whilst numerous developers have been contacted about this site and some have spoken to the site owners directly, interest is limited. This is due to the need to acquire several sites in order to make a viable scheme and the differing financial aspirations of the land owners. No further progress.	Discussions on-going.	Start date not currently anticipated until an agreement can be reached on the development viability of the site.
Beeston Cement Depot	Ongoing discussions with Network Rail about bringing this site forward and Network Rail have recently got internal support to release this site. Network Rails statutory pre-application process has concluded and therefore pre application discussions with the Council are currently ongoing. Likely to market the site in 2019.	Pre application stage.	2019
Mushroom Farm	All relevant planning applications have now been approved. Two units adjacent to the A610, approved under reference 15/00469/REM, are under construction. Furthermore, following the approval of a reserved matters application an industrial unit with a Gross External Area of 84 500sqm is under construction towards the east of the site. Two non-material amendment applications have recently been submitted,	NA	Under construction and nearly finished.
Boots	Work underway on access and S106 discussions at an advanced stage.	Meetings continue to take place during 2018 to progress matters.	2019
Kimberley Brewery	Finalising the S106 and detailed matters in respect of the undeveloped applications.	Discussions are on-going with planning about	Construction started on part of site. Start on the

	It is anticipated that work on the brewery yard part of the site will commence shortly after the decisions are issued.	developing the wider site.	remainder anticipated soon afterwards.
Bartons	Planning permission granted and the Section 106 signed. Regular discussions take place between the planning department and the developers to try and maintain this momentum.	Resolved to grant planning permission 29 houses (full) and 221 outline.	Spring 2019
BBPK	Sec 106 agreement has been signed so there is now no longer any impediment to delivery and construction on site.	Sec 106 agreement has been signed.	Autumn 2019.
Cemex Concrete	Planning application approved for 20 dwellings. Contamination issues addressed as part of the outline planning application.	Approved.	2020
Eastwood Road/ Maws Lane, Kimberley	Discussions are on-going with the land owner and planning agent to try and bring forward both sites. Due to the weather and contractors commitments there was a delay in getting both sites sufficiently clear to begin topographical surveys. Nevertheless, it is expected to have topographical surveys carried out soon and the site to move forward. 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 later this year.	Pre application discussions are on-going and early draft plans expected early next year. Applications 2018	2021
Dagfa House School	Permission granted to convert Dagfa House school into student accommodation (to provide 91 bed spaces) Additionally permission approved to construct additional student accommodation (providing 136 bed spaces). Various changes proposed following the submission of Non Material Amendments. Waiting for S106 to be signed, but nearing completion.	Application approved. On site now.	September 2019 completion for new university term.
Former Myfords Site Belong scheme at Committee on 5 December.	The planning application for 47 houses has now been approved (following the signing of a S106 agreement). A scheme for a nursing home on the same site has recently been submitted.	Housing scheme approved. Roads constructed.	2020

Walker Street, Eastwood	Discussions taking place to try and ensure there is no impediment to delivery including utilising available resources for a traffic survey and access work. The Regeneration Manager and Head of Neighbourhoods and Prosperity has liaised with the County Council over this issue. The new school has been erected.	Detailed scheme expected 2018	December 2018
The Dovecote, Newthorpe	Pre application discussions have been taking place with the site owners.	Detailed scheme expected early 2019	2020