

Regeneration Sites Update

September 2019

APPENDIX

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.	Development started but now delayed.	NA
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. Agent due to come in and discuss progress imminently.	2019 (Progress is being made but slow).	2019 (Delayed due to further modelling)
Cossall Industrial Estate	Hybrid planning permission signed off. However further issues have been encountered with regard to the amount of money required to re-grade the land, and the viability of the scheme. Regeneration Manager met with prospective developers to try and navigate a way forward.	Likely revised scheme to be submitted anytime.	Early 2020
Beamlight Eastwood	Outline planning permission approved across both sites. Eastern site – reserved matters for 30 houses has been approved and more recently reserved matters approval for the remaining 120 units has been approved. No development shall take place until all issues with regard to the contamination from the adjacent tip have been resolved. Western site - Awaiting updated planning applications on this side though layouts already been discussed and application is imminent.	Eastern site: - all applications approved. Western site: anytime.	Summer/ Autumn 2019 Western site – 2019

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Hilltop House Eastwood (Former Cash Office)	<p>Planning Committee resolved to grant planning permission in April for 15 houses and 4 apartments. Currently still waiting for the S106 to be signed.</p> <p>The adjacent health building has also been sold, which may result in a further scheme coming forward in the future.</p>	N/A	
Brinsley High Street	<p>Neighbours and land owners have been spoken to 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.</p> <p>No further progress.</p>	Discussions on-going, but limited progress thus far and unlikely to move from this position currently.	Start date not currently anticipated until an agreement can be reached on the development viability of the site.
Beeston Cement Depot	<p>Ongoing discussions with Network Rail about bringing this site forward and Network Rail have recently got internal support to release this site. Network Rail's statutory pre-application process has concluded and therefore pre application discussions with the Council are currently ongoing. Nevertheless, we have not had any contact from the site owners (Network Rail) recently.</p>	Pre application stage.	2019, though more likely 2020.
Wadsworth Road, Stapleford	<p>School site is now occupied by the Haven Group who have a 3 year deal and are paying rent for it. The County got a planning agent involved and a small housing scheme was discussed in 2015, however the County do not wish to pursue this, even though the financial returns could be beneficial.</p>	The County Council do not wish to pursue developing the area of open space adjacent to the site. Their reasoning	Will not come forward for development until such time as the County Council decide to sell the site.

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		being it is used as operational school land. Therefore, this site is unlikely to move forward.	
Mushroom Farm	All relevant planning applications have now been approved. Further discharges of condition details are being resolved.	N/A	Site finished and just finalising post building completion conditions.
Boots	Work underway on access and S106 discussions at an advanced stage.	Meetings continue to take place during 2019 to progress matters.	2019
Kimberley Brewery	It is anticipated that work on the brewery yard part of the site has commenced. There is an additional scheme for 57 houses currently under consideration.	Discussions are on-going with planning about developing the wider site.	Construction started on part of site. Start on the remainder anticipated soon.
Bartons	We are currently in the process of considering a minor material amendment application and are discharging conditions to allow for development to commence on Phase 1 within the next couple of months.	Resolved to grant planning permission 29 houses (full) and 221 outline.	September 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.	The scheme for 310 houses has started construction.
Cemex Concrete	Outline planning application approved for 20 dwellings. Delivery timescales likely to depend	Approved.	Summer – Autumn 2019

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	on the programme for decommissioning of the depot and submission of reserved matters.		
Eastwood Road/ Maws Lane	<p>Discussions are on-going with the land owner and planning agent to try and bring forward both sites.</p> <p>Topographical surveys have now been carried out.</p> <p>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.</p>	Pre application discussions are on-going and early draft plans expected this year.	2020
Dagfa House School	<p>Permission granted to convert Dagfa House school into student accommodation.</p> <p>Various changes proposed following the submission of Non Material Amendments.</p>	Application approved.	Under construction
Former Myfords Site	<p>The planning application for 47 houses has now been approved (following the signing of a S106 agreement).</p> <p>A scheme for a care home has also been granted planning permission.</p>	Housing scheme approved.	Construction started on site.
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 Manger and Head of Neighbourhoods and Prosperity have liaised with the County Council over this issue.	Detailed scheme expected 2019.	Autumn 2019

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Stoney Street Beeston	<p>The underutilised site opposite Sainsbury's and the 'Bell' in the pedestrianised 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