

APPENDIX

Regeneration Sites Update – November 2019

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.	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. Agent due to come in and discuss progress imminently. Provisional site layout plans now submitted.	2019 (Progress is being made but slow)	Early2020 (Delayed due to further modelling)
Cossall Industrial Estate	Hybrid planning permission signed off. Following issues with viability and regrading the land, further dwellings proposed. Regeneration Manager met with prospective developers to try and Navigate a way forward.	Revised scheme for 64 dwellings recently submitted.	Early 2020
Beamlight Eastwood	Outline planning permission approved across both sites. Eastern site – reserved matters total of 150 dwellings approved. No development shall take place until all issues with regard to the contamination from the adjacent tip have been resolved. The developers are keen to start but currently still waiting on the County Council to confirm certain issues with regard access for monitoring of the adjacent tip site. Western site. REM application for 40 dwellings submitted.	Eastern site: All applications approved. Western site: Application received in October	Eastern site – groundworks commenced. Western site – 2020
Hilltop House	Planning Committee resolved to grant planning permission in April for 15	N/A	Development started on site.

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Eastwood (Former Cash office)	houses and 4 apartments. The S106 has now been signed and development started on site. The adjacent health building has also been sold, which may result in a further scheme coming forward in the future.		
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, 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	Ongoing discussions with Network Rail about bringing this site forward and Network Rail have recently got internal support to release this site. Site has been openly marketed and Network rail advise that they are in advanced discussions with a prospective purchaser. Planning application expected next year for residential	Pre application stage.	2020
Wadsworth Road, Stapleford	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.	The County Council do not wish to pursue developing the area of open space adjacent to the site. Their reasoning being it is used as operational school land. Therefore, this site is unlikely to move forward.	Won't come forward for development until such time as the County Council decide to sell the site.
Mushroom Farm	All relevant planning applications have now been approved.	N/A	Site finished and just

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
	Minor changes to the building are proposed to accommodate potential end users.		finalising post building completion conditions and minor changes.
Boots	Work underway on access and S106 discussions at an advanced stage. SS to provide verbal update reported on the night.	Meetings continue to take place during 2018 to progress matters.	2019
Kimberley Brewery	Work on the brewery yard part of the site has commenced. There is an additional scheme for 57 dwellings, which is getting closer to being acceptable to be Council.	Discussions are on-going with planning about developing the wider site.	Construction started on part of site. Start on the remainder anticipated soon.
Bartons	Development has commenced on site for the 29 house scheme and it is understood that the reserved matters application is currently being prepared.	Resolved to grant planning permission for 29 houses (full) and 221 outline.	Development commenced.
Beeston Business Park	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 on the programme for decommissioning of the depot and submission of reserved matters. Discussions are ongoing between the planning department and the agents.	Approved.	2020
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.	Pre application discussions are on-going and early draft plans expected this year.	2020
Dagfa House	Permission granted to convert Dagfa	Application	Under

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
School	House school into student accommodation. Various changes proposed following the submission of Non Material Amendments.	approved.	construction
Former Myfords Site	The planning application for 47 houses has now been approved (following the signing of a S106 agreement). A scheme for a care home has also been granted planning permission.	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 has liaised with the County Council over this issue.	Detailed scheme expected 2019	2020
Stoney Street Beeston	The underutilised site opposite Sainsbury's and the 'Bell' in the pedestrianized area. 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.	Unknown	Unknown