

Regeneration Sites Update

January 2020

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. Agent has been contacted and a timescale for treatment of the Knotweed proposed.	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. Provisional site layout plans now submitted.	2020	2020 (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 has met with prospective developers and planning agent regularly to move this forward. Further viability work being carried out with regard to the significant earth movements proposed and the creation of the County Park.	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	Eastern site: - All applications Phase 1 (30)	Eastern site – groundworks commenced.

Regeneration Sites Update

January 2020

	<p>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.</p> <p>Western site. REM application for 40 dwellings recently approved.</p>	<p>MMA recently approved. Currently an MMA for Phase 2 (120) now being considered.</p> <p>Western site: - Application for 40 approved. Full expected for an additional 10.</p>	Western site –2020
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. 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 but the planning department has heard nothing recently.</p>	Pre application stage.	2020
Mushroom Farm	<p>All relevant planning applications have now been approved.</p> <p>Minor changes to the building are proposed, and still being considered, to accommodate potential end users.</p>	NA	Site finished and just finalising post building completion conditions and minor changes.
Boots	<p>Work underway on access and S106 discussions at an advanced stage.</p> <p>Steffan Saunders to provide verbal update reported on the night, if anything has changed.</p>	Meetings continue to take place during 2018 to progress matters.	2020
Kimberley	Work on the brewery yard part of	Discussions	Construction

Regeneration Sites Update

January 2020

Brewery	<p>the site has commenced.</p> <p>An additional scheme for 55 dwellings, has recently been approved.</p>	are on-going with planning about the development and planning conditions.	started on site.
Bartons	Development has commenced on site for the 29 house scheme and it is understood that the REM for remaining phases.	Resolved to grant planning permission for 29 houses (full) and 221 outline.	Development commenced.
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 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	<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.	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	The planning application for 47	Housing	Construction

Regeneration Sites Update

January 2020

Myfords Site	houses has now been approved (following the signing of a S106 agreement). A scheme for a care home has also been granted planning permission.	scheme approved.	started on site.
Walker Street Eastwood	£20,000 budget in the 2019/20 capital programme for a transport feasibility study funded by Homes England as approved by Finance and Resources Committee on 12 October 2017. The completion of this work should complement the submission of a planning application, which is expected imminently.	By Summer 2020	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

Members should note that the list of sites attached has reduced as various sites start construction following the granting of planning permission and associated discussions. The list was originally determined following considered assessment of the Strategic Housing Land Availability Assessment (SHLAA). The Regeneration Manager will shortly be meeting with the Planning Information Team Leader to devise further sites to prioritise for Council intervention moving forward.