

# Regeneration Sites Update

June 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. Agent has been contacted and a timescale for treatment of the Knotweed proposed. The Knotweed issue has again been chased, but sadly no response to date.	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 application submitted. Following issues with viability and regrading the land, further dwellings proposed. The site has been sold to Midland Reinforced Concrete, and they are proposing to amend the design of the scheme slightly but the general layout will remain. Further viability work still being carried out with regard to the significant earth movements proposed and the creation of the County Park, and issues surrounding Covid 19.	Revised scheme for 64 dwellings submitted.	Late 2020
Beamlight Eastwood	Outline planning permission approved across both sites. Eastern site – with the exception of flooding all pre commencement conditions have been approved.  Western site. Further application for 10 dwellings recently approved at planning committee.	Eastern site: - All applications approved.  Western site: - Application for 40 approved. Full expected for an additional 10.	Eastern site – groundworks commenced.  Western site – 2020
Beeston Cement	Ongoing discussions with Network Rail about bringing this site forward and	Pre application stage.	2020

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Depot	<p>Network Rail have recently got internal support to release this site.</p> <p>Site has been openly marketed and Network rail advise that they are in advanced discussions with a prospective purchaser.</p> <p>Planning application expected this year.</p>		
Mushroom Farm	<p>All relevant planning applications have now been approved.</p> <p>End users and occupiers agreed</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 Brewery	<p>Work on the brewery yard part of the site has commenced.</p> <p>An additional scheme for 55 dwellings, has been approved and preliminary work on this site has started.</p>	Discussions are on-going with planning about the development and planning conditions.	Construction started on site.
Bartons	<p>Development has commenced on site for the 29 house scheme.</p> <p>No further REM applications for the remaining phases have been submitted.</p>	Resolved to grant planning permission for 29 houses (full) and 221 outline.	Development commenced.
BBPK	<p>Sec 106 agreement has been signed so there is now no longer any impediment to delivery and construction on site.</p>	Sec 106 agreement has been signed.	The scheme for 310 houses has started construction.
Cemex Concrete	<p>Outline planning application approved for 20 dwellings.</p> <p>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.</p>	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>	Pre application discussions are on-going and early draft plans expected.	2020

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	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.		
Former Myfords Site	The planning application for 47 houses has now been approved (following the signing of a S106 agreement). Several houses are now completed on site.  A scheme for a care home has also been granted planning permission.	Housing scheme approved.	Construction started on site.
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 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 has started looking at other sites to prioritise our efforts towards in the future, and these will be added to the list in due course.