



Derby City Council

**Housing and Regeneration Scrutiny Board  
23 January 2018**

Report of the Strategic Director of Communities  
and Place

# ITEM 7

## **Former Derbyshire Royal Infirmary (DRI) site**

### **SUMMARY**

- 1.1 Following a request from the Housing and Regeneration Scrutiny Board, this report sets out the current position with regards to the former Derbyshire Royal Infirmary (DRI) site.
- 1.2 It focuses on 4 key areas: (i) background (ii) housing and regeneration benefits (iii) planning (iv) next steps. These areas are discussed in more detail, in the supporting information section, paragraphs 4.1-4.4.

### **RECOMMENDATION**

- 2.1 To note the contents of the report and make any further comments or recommendations on future plans for the former Derbyshire Royal Infirmary (DRI) site.

### **REASONS FOR RECOMMENDATION**

- 3.1 To give members an opportunity to discuss and agree any additional actions or follow-up requests.

## SUPPORTING INFORMATION

### 4.1 Background

The Derbyshire Royal Infirmary (DRI) was officially opened by Queen Victoria on 21 May 1891. It replaced the previous Derby Infirmary, or 'William Strutt' Infirmary (after its designer), whose buildings were condemned, following a typhoid outbreak. The design of the iconic pepper pot or 'onion' domed towers was apparently supposed to prevent a further typhoid outbreak.

The site, comprising over 7 hectares, closed in 2010, when Derby teaching Hospitals NHS Foundation Trust relocated to the Royal Derby Hospital in Mickleover. The London Road Community Hospital and the Urgent Care Centre on Osmaston Road are retained.

Nightingale Quarter Estates acquired the site in 2015 and the Council has met on a regular basis with the new owners to establish the way forward for the site. The vacant hospital buildings have recently been wholly demolished and the site levelled, with the exception of the domed towers, which are Locally Listed, as buildings of local historic importance to the city. Wilderslowe House, a Grade II listed building on Osmaston Road and 3 Victorian villas at 123 – 129a Osmaston Road have also been retained. These buildings are both within the Hartington Street Conservation Area.

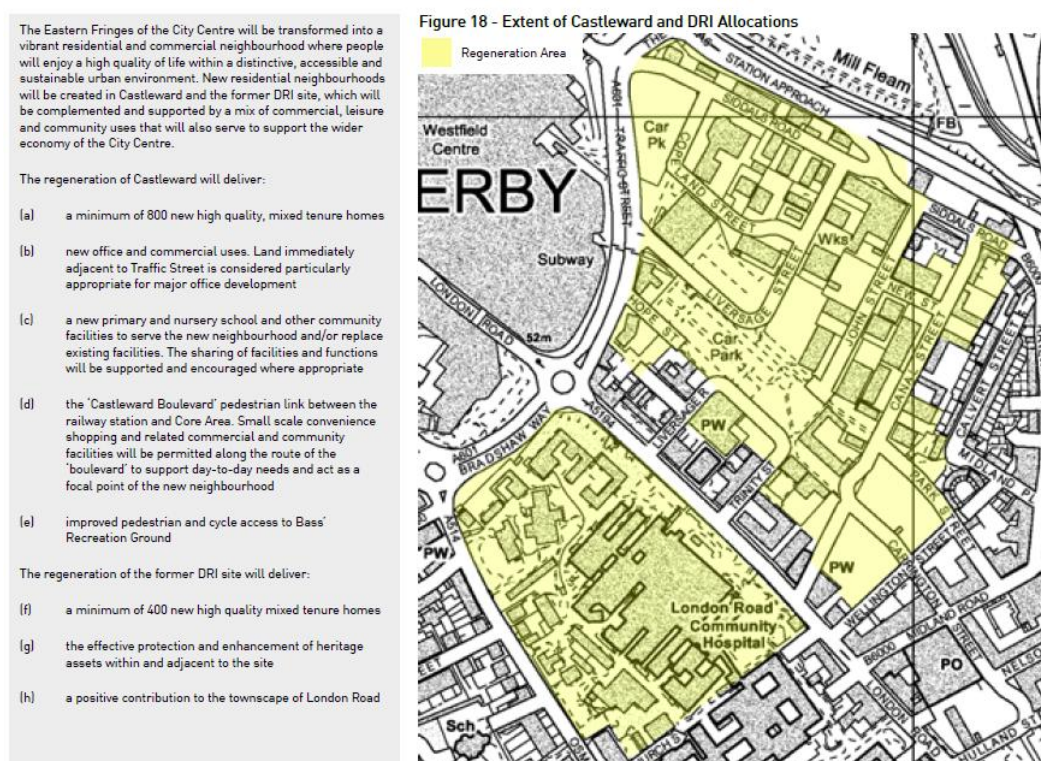


## 4.2

### Housing and Regeneration Benefits

The DRI site is identified in the Derby City Local Plan part 1, as an important strategic regeneration site, Policy AC6, together with the Castleward site:

#### AC6 – Castleward and the Former Derbyshire Royal Infirmary (DRI):



This policy requires that the DRI site will deliver a minimum of 400 high quality mixed tenure homes, protection and enhancement of heritage assets in and adjacent to the site and make a positive contribution to the townscape of London Road. The approved planning application, see 'Planning', 4.3 below, actually allows for 500 new homes.

The new housing numbers will make a significant contribution to the Local Plan Part 1 housing target of 11,000 new dwellings in Derby between 2011 and 2028, including 2,200 new homes in the City Centre.

The redevelopment of the site also has wider regeneration benefits and presents an exciting opportunity to create a mixed use quarter in this part of Derby city centre. The area will be known as Nightingale Quarter, after Florence Nightingale, who helped developed the original Derby Infirmary. The benefits of successful regeneration will spread beyond the DRI site into the city centre, the adjacent Castleward area, the London Road corridor and the arboretum area and beyond in terms of boosting confidence, image and attracting new investment to Derby.

## 4.3

### Planning

The new owners, Nightingale Quarter Estates submitted an outline planning application, Reference 01/17/00030 on 11 January 2017 for the development of up to 500 dwellings, comprising a mix of houses, apartments and extra-care accommodation, plus a mix of commercial, offices, leisure, retail, food and drink uses.

The planning application was approved at the Council's Planning Committee on the 14 September 2017, subject to the signing of a Section 106 agreement and with a number of conditions. The Planning Committee Report is appended to this one.

A Parameters Plan, which gives a rough indication of the possible future layout of the site, is also appended to this report, although this is only indicative at this stage:

The site is up for sale and the developer has invited Expressions of Interest for the whole site or parts of the site. The retail site will probably be the first phase of development as this underpins the viability of the scheme. It is also envisaged that an Extra Care development will be an early distinct phase.

All planning matters are reserved for a future detailed scheme. The residential element also includes the potential conversion and reuse of Wilderslowe House and the Osmaston Road dwellings, although the applicant is seeking flexibility to bring non-residential uses into Wilderslowe House, subject to market demand.

The redeveloped site will contain a distinct residential neighbourhood, connected to the surrounding areas including the city centre via a network of open spaces and pedestrian and cycle routes. The site is considered to be one of the most sustainable locations in the City, being so close to the City centre, bus station and railway station and is well located in respect of walking/cycling trips with a number of connections to the existing highway network and to existing controlled crossings.

The enhancement of London Road will be a key element of the proposals providing a new landscaped pedestrian boulevard between the road itself and the new buildings. This will greatly enhance the environment of London Road and help to create an attractive entrance to the city centre.

#### Section 106 contributions

The following Section 106 contributions have been provisionally agreed, although the exact contributions are yet to be finalised and the S106 agreement is not yet agreed and signed:

- Full contribution towards primary education
- Partial contribution towards secondary education
- On-site public open space including play area
- On-site public realm
- Community/sports use in the remaining 'pepper pot' tower
- On site affordable housing.

#### 4.4

##### Next Steps

The site is up for sale and the developer has invited Expressions of Interest for the whole site or parts of the site. The Council will work with the new owners to ensure that the Housing and Regeneration Benefits of the redeveloped site are fully realised. The



Housing Strategy Division will report back to Scrutiny and other channels as required.

## OTHER OPTIONS CONSIDERED

### 5.1 Do Nothing

This is not considered an option, due to the strategic importance of the site, its significant contribution to housing numbers and the wider regeneration of Derby City Centre. As a result, it is important that the Council continues to monitor progress on the site.

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Estates/Property officer</b> <b>IT officer</b> <b>Equalities officer</b> <b>Health and Safety officer</b> <b>Environmental Sustainability officer</b> <b>Risk Management officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	Olu Idowu, Head of Legal Services Amanda Fletcher, Head of Finance Liz Moore, Head of HR Jayne Sowerby-Warrington Jill Craig, Interim Director of Information Systems Ann Webster, Lead on Equality and Diversity Wendy Johnson, Head of Occupational Health and Wellbeing Andy Hills, Climate Change and Environment Manager  Richard Boneham, Head of Governance & Assurance Greg Jennings, Acting Director of Regeneration, Property and Housing Christine Durrant, Strategic Director of Communities and Place Ian Fullagar, Head of Strategic Housing
<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Chris Morgan 01332 641596 <a href="mailto:Chris.Morgan@derby.gov.uk">Chris.Morgan@derby.gov.uk</a>  Appendix 1 – Implications Appendix 2 – Planning Committee Report Appendix 3 – Parameters Plan

<b>IMPLICATIONS</b>
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**Financial and Value for Money**

- 1.1 As this is a progress/briefing report, with no recommendations other than to note the contents of the report and make any further comments or recommendations on future plans, there are none directly arising.

**Legal**

- 2.1 None directly arising from this report.

**Personnel**

- 3.1 None directly arising from this report.

**IT**

- 4.1 None directly arising from this report.

**Equalities Impact**

- 5.1 When Castleward was being developed the developers worked very closely with the Council's Disability Equality Hub. The same should apply here.

**Health and Safety**

- 6.1 None directly arising from this report.

**Environmental Sustainability**

- 7.1 There will be environmental impacts as a result of the wider scheme. Planning applications that come forward will be expected to include Environmental Impact Assessments, conditions may be imposed on planning approvals as a result and Council Officers will monitor the environmental impact.

**Property and Asset Management**

- 8.1 None directly arising from this report.

**Risk Management and Safeguarding**

- 9.1 There are risks associated with the delivery of the housing and wider regeneration benefits; however, these will be borne by the developers. The Strategic Housing Division will continue to monitor progress on site, to ensure that these benefits are met.

## **Corporate objectives and priorities for change**

10.1 This Programme will contribute towards creating for the people of Derby:

An inspiring place to live by improving inner city areas