

# City Centre Eastern Fringes Area Action Plan

## Briefing Note.

The City Council are in the very early stages of preparing an 'Area Action Plan' (AAP) for the 'Eastern Fringes' of Derby City Centre. AAPs form part of the new **Local Development Framework** system. Their purpose is to provide the **planning framework** for areas where significant change or conservation is expected or required by:

- Assisting in the delivery of planned development
- Stimulating regeneration
- Identifying the distribution of uses and their interrelationships
- Making site specific allocations
- Setting the timetable for the implementation of proposals
- Providing guidance on layout and design.

A key feature of the Area Action Plan will be its focus on the implementation of policies to achieve these aims.

The 'Eastern Fringes' area itself extends over 65 hectares and is bounded by the Inner Ring Road to the north, Osmaston Road to the west, Bateman Street to the south and the line of the railway to the east. It takes in Castle Ward, the Derbyshire Royal Infirmary (DRI), the Railway Station, Bass's Recreation Ground and a small stretch of the River Derwent.

We feel an AAP is appropriate here because large areas are considered to be under utilised or are known to be surplus to the requirements of landowners in the foreseeable future. This opens up the prospect for large-scale regeneration. The Derby Cityscape Masterplan has recognised this and has identified the Castleward, DRI and the area north of the River as major opportunities for change. The Masterplan sets out a vision for this change.

The statutory planning documents for the City (i.e. The Adopted City of Derby Local Plan (CDLP) and the emerging City of Derby Local Plan Review (CDLPR)) do not, however, contain a co-ordinated or comprehensive vision for the redevelopment and regeneration of the 'Fringes Area'. Without the AAP, therefore, the redevelopment of the area may proceed in a piecemeal and uncoordinated way. This may leave its potential unfulfilled.

The first stage in producing the AAP is to develop and consider different 'options'. To assist in this we have produced a consultation leaflet that provides further background information and presents two of the potential options that currently exist. These 'options' are the *Local Plan Review* and the *Derby Cityscape Masterplan*.

Views are welcomed on the issues that these options raise, including what types of development should be encouraged or discouraged and where these should be.

The leaflet can be viewed or downloaded from the following website:

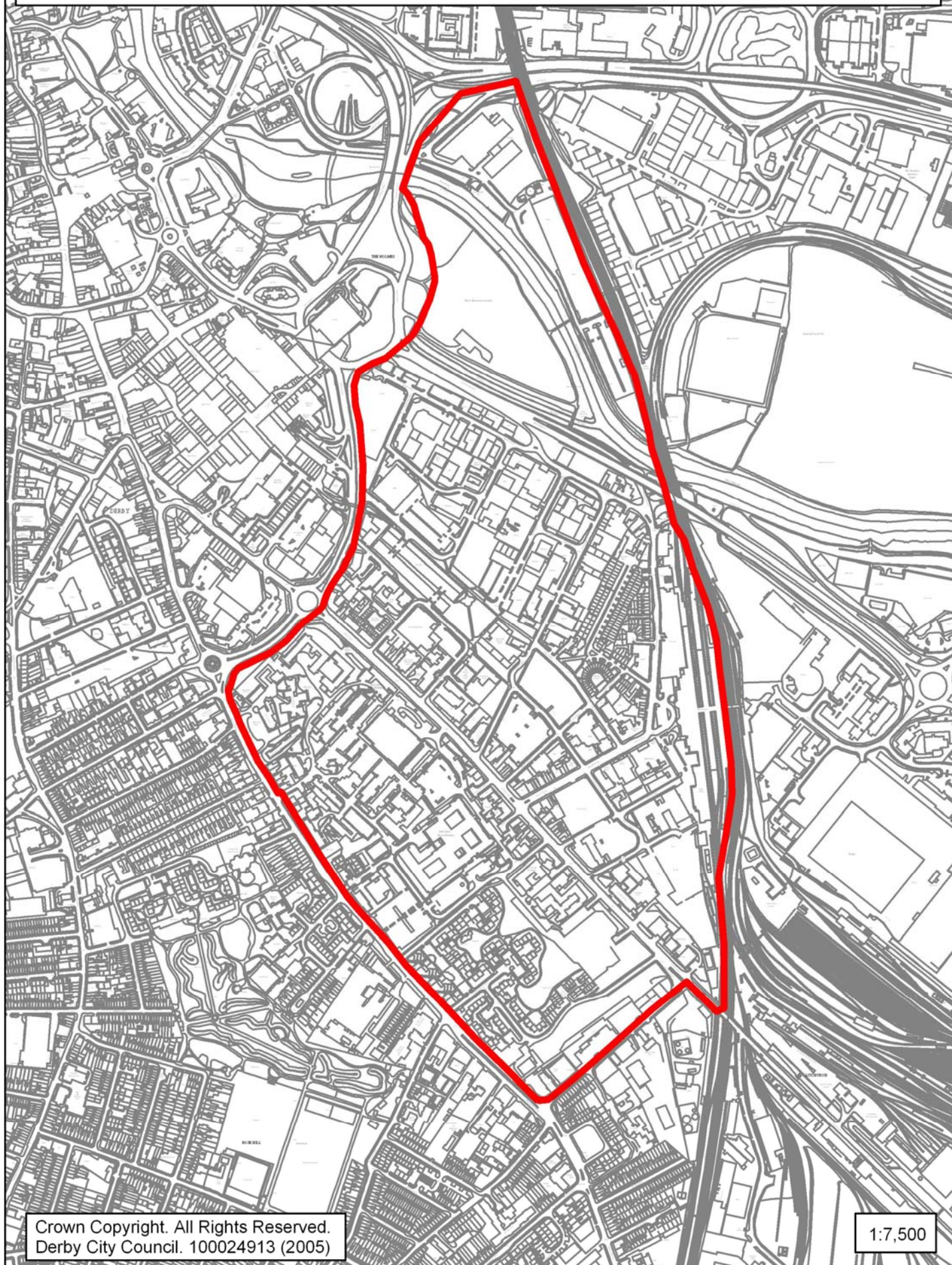
[www.derby.gov.uk/Environment/Planning/LandUsePlanning/easternfringesareaactionplan.htm](http://www.derby.gov.uk/Environment/Planning/LandUsePlanning/easternfringesareaactionplan.htm)

Following this consultation, there will be a number of further opportunities to comment as the preparation of the Plan is taken forward.

More information on the process can be obtained from the above site and from the leaflet. Alternatively, please contact Steven Lee on 01332 255074.



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