



## **City Centre Eastern Fringes Area Action Plan – ‘Preferred Option’ Report for Public Consultation**

### **SUMMARY**

- 1.1 The ‘City Centre Eastern Fringes’ take in the Derbyshire Royal Infirmary, Castle Ward, Bass’s Recreation Ground, the railway station and a portion of land to the north of the River Derwent. This area is identified in Cityscape’s Masterplan as a priority for sustainable regeneration. The scale of change envisaged is such that a new style Area Action Plan (AAP) is required to test proposals and take them forward. The adopted City of Derby Local Plan Review does not provide a suitable framework. For this reason the Council’s Local Development Scheme indicates that the AAP will be prepared to set out the planning framework over the next 15 years.
- 1.2 Work started on this Plan some 12 months ago. There has since been extensive informal consultation on the issues that affect the area and the potential options for change. This has included a considerable amount of joint working and collaboration with Derby Cityscape.
- 1.3 A ‘Preferred Option Report’ has now been prepared for further consultation. Appendix 2 contains the suggested policies being recommended as part of this. These include the creation of a sustainable ‘urban village’ consisting of around 3000 new dwellings, a new primary school, supermarket, and other community and leisure facilities. Associated with this will be the creation of a landmark office development and other job creating proposals on sites throughout the area. Improving access to public open spaces and ensuring good practice in design and conservation are also key objectives.
- 1.4 The ‘Preferred Option Report’ will be consulted on for a 6 week period. The views of the Environment Commission will also be sought and reported back to Cabinet in due course. Following the consideration of all comments, a ‘Submission Plan’ will be finalised and submitted for approval by Cabinet and Full Council early next year. The Submission Plan will be subject to consultation and a Public Examination. It is anticipated that the AAP will be Adopted by July 2008. Discussions are underway with the Government Office to ensure that the Preferred Options report is fit for purpose in terms of the test of ‘soundness’. This may require further detailed fine-tuning of the final Preferred Option Report. These issues will need to be resolved before the report goes out for consultation.

- 1.5 As part of the plan preparation process, the Council is required to carry out, and consult on, a Sustainability Appraisal of the AAP. This considers the significant environmental, economic, and social implications of the AAP and suggests mitigation measures where appropriate. The findings of this appraisal, which is being carried out on behalf of the Council by White Young Green Environmental, will be published alongside the Preferred Option Report.
- 1.6 Subject to any issues raised at the meeting, I support the following recommendations.

<b>RECOMMENDATION</b>
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- 2.1 To agree the policy content of the 'Preferred Options' Report, as set out in Appendix 2, for public consultation, subject to minor drafting amendments.
- 2.2 To agree the content of the full 'Preferred Options Report' for consultation, as set out in Appendix 3 on CMIS  
<http://cmis.derby.gov.uk/CMISWebPublic/Binary.ashx?Document=7162> , subject to the detailed finalisation of the text.
- 2.3 To delegate authority to the Director of Regeneration and Community to finalise the text and format of the 'Preferred Options Report' (Appendix 3), the Sustainability Appraisal Report (Appendix 4 on CMIS  
<http://cmis.derby.gov.uk/CMISWebPublic/Binary.ashx?Document=7163> ) and the Statement of Consultation (Appendix 5 on CMIS  
<http://cmis.derby.gov.uk/CMISWebPublic/Binary.ashx?Document=7164> ) for the purpose of publishing all documents for a 6 week consultation period.

<b>REASON FOR RECOMMENDATION</b>
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- 3.1 The Town and Country Planning (Local Development)(England) Regulations 2004 require the Council to publish a Preferred Options Report and associated Sustainability Appraisal and other supporting documents for a 6 week consultation period, as part of the process of preparing an Area Action Plan.



DERBY CITY COUNCIL

## **COUNCIL CABINET** **5 September 2006**

Report of the Corporate Director of Regeneration & Community

### **City Centre Eastern Fringes Area Action Plan – ‘Preferred Option’ Report for Public Consultation**

#### **SUPPORTING INFORMATION**

- 1.1 The Council's Local Development Scheme (LDS) contains a programme for the preparation of an Area Action Plan (AAP) for the 'City Centre Eastern Fringes'. AAPs are new style planning documents that are intended to focus on areas where significant change is expected or desired. The 'Eastern Fringes' is one of those areas.
- 1.2 The 'Eastern Fringes' covers an area of some 65 hectares and takes in the Derbyshire Royal Infirmary, Castle Ward, the Railway Station, Bass's Recreation Ground and an area of land to the north of the Derwent that is occupied by the Trent bus depot and Derby Evening Telegraph. The area has been identified by Derby Cityscape and the City of Derby Local Plan Review as a significant opportunity for sustainable regeneration. The AAP will set the planning framework to guide change in this area for the next 15 years.
- 1.3 The preparation process for an Area Action Plan is in four stages. First, the Council is required to carry out extensive informal consultation on issues and options affecting the area. Two informal public consultation exercises have already been carried out in September 2005 and April 2006. The Statement of Consultation (Appendix 5) illustrates what has already been done and the key issues that have been raised.
- 1.4 Secondly, a 'Preferred Option' Report has to be produced. This is the stage we are currently at and this report seeks authority to place the document on deposit for consultation.
- 1.5 The 'Preferred Option Report' sets out the 'preferred option' for the regeneration of this area and includes suggested policies for consultation. It will also contain information on what alternatives have been considered and illustrate how the AAP fits in with the Council's Community Strategy and Local Plan. Importantly, it will provide information on the expected timescales for development, set out how proposals will be implemented and set out the roles of Derby Cityscape and other partners in bringing development proposals forward.
- 1.6 The third stage is the publication of a 'Submission' version of the AAP that is also subject to consultation. It is expected that this document, finalised in the light of all responses made to the Preferred Option Report, will be put to Cabinet and Full Council early next year. The Submission Plan will then be subject to an independent Examination that is expected to take place at the end of next year. The fourth and final stage is the Adoption of the AAP, which is expected no later than July 2008.

1.7 The 'Preferred Options' proposals, reproduced in Appendix 2, can be summarised on an area by area basis as follows;

- **North Castle Ward:** The preferred option will see the development of a landmark office scheme and associated facilities. The proposal would contain a large car park with the intention that this will have the dual role of serving the office on weekdays and the City centre at weekends and evenings. The AAP would also safeguard a key public transport route into the City centre.
- **Castle Ward:** This will become a new sustainable residential area, providing over a 1000 new dwellings. The area will be served by a new 'central boulevard' that would create an improved link between the railway station and City centre. This will become the focus of the community with new shopping, leisure, and community facilities along its length. The AAP will make provision for new primary school facilities and supermarket to serve the increase in population and would replace existing surface parking with new multi-storey car parking. The Preferred Option will not generate enough pupils for a secondary school in its own right. However, the Council is currently reviewing secondary school provision in the City in relation to the Government's 'Building Schools for the Future' programme. The review is not sufficiently progressed to determine whether the Eastern Fringes would be a favoured site for any new provision. However, the AAP may need to take on board the outcomes of this review if a site in this location is favoured, at subsequent stages.
- **Derbyshire Royal Infirmary:** Following the relocation of hospital facilities, the DRI site will be developed as a predominantly residential area, providing around 850 new dwellings, with small scale supporting facilities, if needed. Those parts of the site to be retained for healthcare use will be identified as such, and support would be given in principle for new healthcare uses.
- **Barlow Street / Bateman Street:** This site will be redeveloped for housing, reflecting its important 'gateway' location on London Road and the lower density and character of homes to the north of Barlow Street. The proposed realignment of Bateman Street to join Barlow Street will improve safety.
- **The Railway Area:** The underlying theme for this area is preserving the quality of the Railway Conservation Area. A number of sites are identified for potential development, including existing station car parks and underused land on Wellington Street. Two new multi-storey car parks are proposed around the station to consolidate existing parking and release land for development elsewhere.
- **Bass's Recreation Ground:** The preferred option is to retain the land as open space but seek ways to improve access and facilities. The aim is to make it more usable and accessible to the new community. The proposals include the provision of two new bridge connections into the park.
- **London Road:** No significant changes are promoted here. The preferred option is to protect and enhance important architectural and townscape features.
- **North of River:** The preferred option for this site would see it redeveloped for around 870 new apartments overlooking the River and Bass's Rec. This is seen as a longer term opportunity, more likely to come forward toward the end of the plan period.

The full proposed text of the Preferred Options Report is included in Appendix 3, which can be seen on CMIS

<http://cmis.derby.gov.uk/CMISWebPublic/Binary.ashx?Document=7162>.

- 1.8 Accompanying the Preferred Option Report will be a Sustainability Appraisal Report (SA). This document is legally required to be published at the same time as the AAP document. Its intention is to demonstrate that the AAP has been prepared in accordance with principles of sustainability and that the significant social, environmental and economic effects of the AAP have been fully considered. The initial appraisal matrices are in Appendix 4 to this report, on CMIS <http://cmis.derby.gov.uk/CMISWebPublic/Binary.ashx?Document=7163>. These have been produced by White Young Green consultants on behalf of the Council and will be invaluable in ensuring the policies are as sustainable as possible. The full SA Report will be published for consultation along with the Preferred Options Report.

## OTHER OPTIONS CONSIDERED

2. During the informal consultation process, a range of alternative options have been considered. These alternatives are included in the Preferred Options document.

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**Background papers:** Sustainability Appraisal Scoping Report – August 2005  
Draft Sustainability Appraisal Report  
Consultation Leaflets – September 2005 and April 2006

**List of appendices:** Appendix 1 – Implications  
Appendix 2 – Preferred Options – Suggested Policies  
Appendix 3 – Draft Preferred Options Report  
<http://cmis.derby.gov.uk/CMISWebPublic/Binary.ashx?Document=7162>  
Appendix 4 – Preferred Option Sustainability Appraisal Matrices  
<http://cmis.derby.gov.uk/CMISWebPublic/Binary.ashx?Document=7163>  
Appendix 5 – Summary of Consultation and Responses to Representations  
<http://cmis.derby.gov.uk/CMISWebPublic/Binary.ashx?Document=7164>



<b>IMPLICATIONS</b>
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**Financial**

- 1.1 Preparation of the AAP has financial implications in terms of printing and consultation costs and the use of consultants for Sustainability Appraisal work. There will also be costs associated with the anticipated Public Examination. Derby Cityscape have contributed toward these costs. The funding for these costs has been incorporated within the current revenue budget for the Local Development Framework.
- 1.2 The implementation of the Area Action Plan proposals may incur costs in the future. These will be subject to discussions with Derby Cityscape and its partners and reported separately when appropriate.

**Legal**

2. The requirement to prepare and publish a 'Preferred Option' document when preparing an Area Action Plan is contained in the Planning and Compulsory Purchase Act 2004. The Report also meets all procedural requirements of the Town and Country Planning (Local Development)(England) Regulations 2004.

**Personnel**

3. The personnel resource implications of preparing the AAP were considered in drawing up the Council's Local Development Scheme.

**Equalities impact**

- 4 The Sustainability Appraisal will consider the social implications of the AAP's proposals and will suggest mitigation measures for any issues there may be. The regeneration proposals outlined in the Preferred Option Report will also have implications, in relation to job creation, making environmental improvements and in terms of improving accessibility.

**Corporate Priorities**

5. The proposals predominantly come under the Council's Objectives of improving the quality of life in Derby's neighbourhoods, reducing inequalities between neighbourhoods, reinvigorating the City centre and river areas, making Derby cleaner and greener and providing greater opportunities for people to participate in decisions about the area they live in. They also relate to building a healthy and independent community.