



DERBY CITY COUNCIL

COUNCIL CABINET
22 FEBRUARY 2005

Report of the Director of Development and Cultural Services

Derby Cityscape Masterplan

RECOMMENDATION

- 1.1 That the Masterplan principles be adopted as a guide to the City Council's regeneration plans for Derby City Centre.
- 1.2 That the Planning Control Committee be asked to take the Masterplan proposals into account as a key material consideration in the planning process.
- 1.3 That the principle of producing a Supplementary Planning Document to carry forward the Cityscape proposals in the Castle Ward and DRI areas be approved.
- 1.4 That the Director of Development and Cultural Services be authorised to refer any applications resulting from Cityscape proposals which are technically departures to the City of Derby Local Plan to the Secretary of State.

REASONS FOR RECOMMENDATION

- 2.1 The Council, as a partner in Derby Cityscape Ltd, will wish to carry forward the Masterplan proposals for regeneration of the City Centre wherever possible, subject to actions required by recommendation 1.3 and 1.4.
- 2.2 The Council is entitled to take into consideration strategies and plans of partnership bodies in the planning process, alongside statutory Local Development Documents, saved plans and other material considerations.
- 2.3 Proposals for the Castle Ward and DRI sites have been put forward too late to be incorporated into the City of Derby Local Plan Review, and, because of their nature, need to be the subject of statutory consultation procedures.
- 2.4 Where minor departures from the City of Derby Local Plan are proposed as a result of the Cityscape Masterplan, the Council should refer them to the Secretary of State to enable independent scrutiny of the proposals.

SUPPORTING INFORMATION

- 3.1 In 2003 Derby Cityscape Limited, Derby's Urban Regeneration Company, commissioned EDAW Consultancy to prepare a 'Masterplan' for the URC's area, building on the work that the Council and its partners had previously commissioned from consultants. The 'Masterplan' has now been publicly launched.

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- 3.2 Officers have been involved in a series of discussions with the URC's consultants and the URC to ensure that the Council's policies for planning, transport, culture and its own property are taken into consideration in arriving at proposals. The exercise has also involved integration of key proposals which the Council has developed itself, or as part of a partnership, including:
- Westfield's Eagle Centre Extension
 - Connecting Derby
 - Riverlights
 - Derby Community Healthcare Project (DRI)
 - Becket Well Redevelopment
- 3.3 There has also been a series of major consultation exercises starting in February 2004 with public meetings and workshops and also circulation of proposals via the media and Derby City Partnership. The 'Masterplan' needs to be seen as a flexible framework capable of responding to changing market forces and future continuing consultation. Detailed development briefs arising from the exercise will also need to be consulted on.
- 3.4 Copies of an E-version of the 'Masterplan' were sent in advance to Cabinet Members. I have summarised what I believe are the main points arising from the current proposals at Appendix 2 for Members' consideration. Members may wish to note that the full implications of some of the Cityscape proposals, particularly those relating to highways and transportation, will require further work, and may lead to adjustments to proposals. This has been discussed with Cityscape's Development Director.

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List of appendices: Appendix 1 - Implications
Appendix 2 - Key Points Arising from the 'Masterplan'

IMPLICATIONS

Financial

- 1.1 The Urban Regeneration Company is part-funded by the Council, with £250k per annum over three years, match funded by EMDA and EP respectively.
- 1.2 The 'Masterplan' is expected to generate over a billion pounds in private investment over a period of 15 years. However, some public realm improvements are proposed which could have implications for future City Council action over and above contributions from Section 106 Agreements and over a 15 to 20 year period. Until detailed plans are drawn up for the public realm it is not possible to quantify such costs and therefore to suggest funding sources.
- 1.3 The 'Masterplan' acknowledges that land in the Council's ownership could be a catalyst in bringing forward regeneration opportunities.

Legal

- 2 In order to move forward with some of the 'Masterplan' proposals it may be necessary to consider some developments as technical departures from the Local Development Framework, although the main proposals are fully in accordance with the Council's policies for regeneration of the city centre. For Castle Ward, the proposals are likely to lead to the production of a separate Local Development Document within the Local Development Framework.

Personnel

- 3 Working with Derby Cityscape Limited has, and will continue to have, implications for the workload of my staff and of other Departments as part of their normal duties. It may lead to re-prioritising of workload, however.

Equalities impact

- 4.1 Access for disabled people will inevitably be a key part of our consideration of all developments arising from URC action, for example the proposed improvements to pedestrian and cycleway links will improve access to employment and leisure opportunities in the city centre.
- 4.2 The 'Masterplan' proposes over 5,000 new homes being built in the city centre over the plan period, approximately 1,500 of which will be 'affordable' homes. It acknowledges that neighbourhood scale services will need to be provided to serve this new residential community; that is, including a new primary school.

Corporate objectives and priorities for change

- 5.1 Derby Cityscape's work is central to much of Derby City Partnership's Community Strategy, and will help to meet the Council's objective of making Derby a city of shops, commercial and leisure activities of a wide variety.
- 5.2 The 'Masterplan' will contribute to the Council's priority of promoting the city as a major force for industry, commerce, culture and tourism.

KEY POINTS ARISING FROM THE 'MASTERPLAN'

1. **Connecting Derby**

Completion of Connecting Derby is very strongly supported through the Masterplan proposals. The implications of some developments may subsequently have implications for junction details that would need to be taken on board as part of each development; your officers continue to look towards private sector contributions funding these works.

2. **Friar Gate Goods Yard**

The proposals support the regeneration of this site on a mixed-use basis, including the retention and refurbishment of the Great Northern Warehouse.

3. **Northern Quarters**

The 'Masterplan' supports the Creative Industries Workspace Project, further development at Willow Row, redevelopment at Cathedral Road (van hire depot and car park) and development of residential-led development of Middleton House and surrounds.

4. **City Council Accommodation**

There is a strong emphasis on finding a single site for the City Council and developing the Council's existing sites for a variety of uses. The 'Masterplan' expresses a preference for Becket Well.

5. **Riverside (North and South)**

The proposals support the development of the Full Street Police Station/ Magistrates Court site and Amen Alley site, remodelling of Cathedral Green, including a footbridge, and the current Riverlights proposals. On the north bank, the 'Masterplan' has ambitions for a large performing arts centre together with a quality hotel and multi-storey car parking. Both the arts centre and the highway proposals remain to be tested in detail.

6. **Meadow Road**

The 'Masterplan' promotes relocation of the Trent Depot and Derby Evening Telegraph to enable creation of a new residential community along the riverside.

7. Eagle Centre

The proposals endorse Westfield's current vision for expansion of Derby's shopping offer.

8. Castle Ward/DRI/Midland Station

Proposals here are among the most far-reaching and need to be developed further as an Action Plan, as indicated in the report. The 'Masterplan' envisages a new approach to Castle Ward, with a new residential community (or a reinstated community from an historic perspective) centred around a central mixed-use spine providing a much-improved entrance to the city from the Station and a clear link to the city centre. Links to the Roundhouse complex and rearrangement of the Station car parking are also featured. At the DRI the plans take on board the surplus land resulting from the Acute Hospital completion in 2008 but with better north-south links to foster close relationships between communities at Arboretum and emerging at the DRI and Castle Ward, with further links beyond to Bass's Recreation Ground.

9. Babington Lane

The proposals include a key commercial and residential development at the top of Babington Lane.

10. Public Realm

The 'Masterplan' envisages a much-enhanced public realm, with a comprehensive series of pedestrian and cycle connections across the city centre and to surrounding communities. It also envisages improvements to key squares and parks throughout the central area.

11. Car Parking Strategy

The proposals include redevelopment of some surface car parks for other uses and consolidating parking provision in a number of multi-storey car parks.