



Revised Derby Cityscape Masterplan

SUMMARY

- 1.1 In January 2005, Derby Cityscape published its first 'Masterplan' outlining its vision for the future of Derby City Centre. In February 2005, Cabinet resolved to adopt the Masterplan as a guide to the City Council's regeneration plans for the City Centre and for it to be considered as a material consideration in determining relevant planning applications.
- 1.2 The Masterplan, however, is not a static document and needs to be seen as a flexible framework capable of responding to changing market forces and continuing consultation. With this in mind, in October 2006, Derby Cityscape published a revised Masterplan for public consultation to take account of current circumstances. This included changes to some of the original proposals that were no longer considered viable or appropriate. The Revised Masterplan also reflects work on other strategies such as the Council's 'City Centre Eastern Fringes Area Action Plan' and the Public Realm Strategy.
- 1.3 Consultation took place until February 2007 and has resulted in a number of further changes, which are illustrated in Appendix 2. This Appendix also contains a schedule of the amendments to the original proposals. Appendix 3 summarises the comments made during the consultation exercise.
- 1.4 The most significant amendments include;
 - Removal of the proposal for the Performing Arts Centre in North Riverside;
 - Removal of proposals for major new housing development on the Derby Evening Telegraph and Trent Bus Depot sites;
 - Expanding the proposals for Becket Well to include Debenhams;
 - Extension of the Masterplan area to be consistent with the City Centre Eastern Fringes Area Action Plan and to include the St Helen's Street/King Street development site;
 - Identification of the Council House as retained for civic use;
 - Revised proposals for the Roundhouse to show proposals by Derby College.
- 1.5 Council officers have been involved in a series of discussions with Cityscape and are working closely with them to ensure that the Council's policies for planning, transport, culture and property have been taken into account.

- 1.6 It should be recognised that the full implications of some of Cityscape's proposals will require further consultation with Council Officers, particularly in relation to highways, transportation, detailed design and implementation. This may result in further amendments to particular schemes over time. However, the broad principles of the Masterplan are considered appropriate for the regeneration of the City centre and should be supported by the Council.
- 1.7 Subject to any issues raised at the meeting, I support the following recommendations.

RECOMMENDATION

- 2.1 To consider the Revised Masterplan illustrated in Appendix 2 as a guide to the City Council's regeneration plans for Derby City Centre.
- 2.2 To authorise officers to continue to work with Derby Cityscape to develop and refine their proposals through consultation on other plans, including the City Centre Eastern Fringes Area Action Plan, programmes and strategies and through the detailed planning application processes.
- 2.3 That the Revised Derby Cityscape Masterplan can be taken into account as a material consideration in the determination of relevant planning applications.

REASON FOR RECOMMENDATION

- 3.1 The Council, as a partner in Derby Cityscape Ltd, will wish to carry forward the Masterplan for the City Centre wherever possible.
- 3.2 The Masterplan provides a vision for the City centre that may require more detailed work to implement. Council officers need to be involved in the preparation of these detailed plans.
- 3.3 The Council is entitled to take into consideration strategies and non-statutory plans of partnership bodies in the planning process, alongside statutory Local Development Documents, saved plans and other material considerations.



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SUPPORTING INFORMATION

- 1.1 Derby Cityscape Limited is Derby's Urban Regeneration Company (URC) for the City centre. Its role is to;
- Advise and influence the City Council, emda and other interested parties on their policies and programmes relating to physical regeneration of the city centre.
 - Broker the unlocking of funding opportunities.
 - Co-ordinate and lead development activity in the city centre.
 - Develop close working relationships with other stakeholders to ensure that social, economic and physical regeneration activities are fully co-ordinated.
- 1.2 The original Cityscape Masterplan was published in January 2005, after extensive public consultation and discussion with City Council officers. It set out Cityscape's broad vision for the future of the City centre for implementation over the next 15 years.
- 1.3 At its meeting on 22 February 2005, the Council resolved to adopt the Masterplan principles as a guide to the to the City Council's regeneration plans for Derby City centre and to consider it as a material consideration when determining relevant planning applications.
- 1.4 Thus far, Cityscape – often in partnership with the Council and other partners - have made considerable progress on a number of projects, identified in the original Masterplan, including;
- The QUAD visual and media arts centre – currently under construction;
 - Friar Gate Studios - workspace for creative industries – completed in November 2006
 - Stuart Street residential development – on the former Egglestone Bros site.
 - Churnet House – a residential development and conversion – presently under construction with funding support from the Housing Corporation.

Derby Cityscape continues to support the development of the Westfield Shopping Centre extension and the Riverlights development.

- 1.5 The Masterplan was never intended to remain static. It was always recognised that it would have to remain flexible to take account of changing circumstances.

- 1.6 In October 2006, revisions to the Masterplan were published and public consultation on these continued until February 2007. A number of amendments to the original proposals were proposed as a result of updated economic analysis and having regard to progress on schemes, changing circumstances and taking on board comments from the public consultations.
- 1.7 A prime example of this is the 'City Centre Eastern Fringes Area Action Plan' (CCEFAAP). The CCEFAAP is a statutory planning document that is being prepared by the Council to support regeneration in the Castleward, DRI and the railway station area. Proposals in the Cityscape Masterplan for this area have evolved in line with the results of consultation and stakeholder involvement in the Area Action Plan (AAP) and are, therefore, also in line with current thinking for this area. The AAP is nearing the 'Preferred Option' stage and this process itself may require further changes to the Masterplan's proposals if the AAP is amended. Council officers and Cityscape have been working very closely on this plan.
- 1.8 The most significant amendments to the original Masterplan are shown below. A more complete schedule is provided in Appendix 3.

North Riverside: Replacement of Performing Arts Centre predominantly with a residential, office and leisure scheme and multi-storey car park on Darwin Place. The Performing Arts Centre is unviable without substantial public funding but this has not been identified. The alternative scheme will still bring much needed regeneration to this important site.

North Riverside: No longer proposing to redevelop Derby Evening Telegraph or Trent Bus Depot in short-medium timescales. It now looks unlikely that these sites could be viably brought forward during the lifetime of the Masterplan and so it is inappropriate to continue to identify them, though Cityscape still consider there may be long term potential for these sites for residential development.

Railway Area: Extend Masterplan area to include station car parks and propose consolidation of spaces into new facilities and promote vacated land for new commercial development. Working with Network Rail, Cityscape see the importance of the railway area to the City and want to facilitate improvements to the station itself and the surrounding area. The Revised Masterplan proposals for this area are seen as the best way of achieving this.

Becket Well: Amended to show an increased area and additional potential for regeneration. This has been done to reflect Debenhams' relocation to the Westfield Centre. This does not necessarily mean the Debenhams' building would be redeveloped, but does indicate the comprehensive redevelopment opportunity here.

OTHER OPTIONS CONSIDERED

- 2.1 Different options for development of the City centre have been considered by Cityscape through their consultation exercises and through discussions with the Council. The chosen proposals are considered the most appropriate and viable to promote to secure the regeneration of the City centre.

- 2.2 If the Council were to not support the broad principles of regeneration put forward in the Revised Masterplan, it would be more difficult for Derby Cityscape to help bring about the changes envisaged since developer and investor confidence may be undermined.

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Background papers:	Original Cityscape Masterplan – January 2005. Masterplan Consultation Material – October 2006
List of appendices:	Appendix 1 – Implications Appendix 2 – Revised Masterplan Proposals Appendix 3 – Schedule of Changes to Original Masterplan

IMPLICATIONS

Financial

- 1.1 The Urban Regeneration Company is part-funded by the Council, with £250,000 per annum over three years, match funded by EMDA and EP.
- 1.2 The 'Masterplan' is expected to generate over £2bn pounds in private and public investment over a period of 15 years.
- 1.3 Improvements to the public realm, outlined in the Public Realm Strategy Cabinet considered in March 2007, will have financial implications for the Council. £17 million of prudential borrowing has been earmarked in 2007/8, supplemented by, for example, approximately £3.7 million grant towards Cathedral Green.
- 1.4 The Masterplan acknowledges that land in the Council's ownership could be a catalyst in bringing forward regeneration opportunities.

Legal

2. None directly arising from this report.

Personnel

3. Working with Derby Cityscape has, and will continue to have, implications for my staff and of other Departments as part of their normal duties.

Equalities impact

4. Access for disabled people will inevitably be a key part of our consideration of all developments arising from Cityscape actions, in line with existing relevant planning policies in the City of Derby Local Plan Review and Building Regulations. In addition, all planning applications resulting from the Masterplan will still be subject to the City of Derby Local Plan Review's policies, for example, on such things as affordable housing, lifetime homes and crime and safety.

Corporate Priorities

5. The proposal predominantly comes under the Council's Objective of **job opportunities** and also **strong and positive neighbourhoods, a healthy environment and shops, commercial and leisure activities**.