



DERBY CITY COUNCIL

WOMEN'S ADVISORY COMMITTEE
12 APRIL 2005

Report of the Director of Development and Cultural Services

Derby Cityscape Masterplan

RECOMMENDATION

1. To note the launch of the Masterplan by Derby Cityscape Limited.

SUPPORTING INFORMATION

- 2.1 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.
- 2.2 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
- 2.3 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.

I am hoping to have available Derby Cityscape Limited's presentation on the Masterplan, if members of the Committee have sufficient time to view it.

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Background papers:
List of appendices: Appendix 1 - Key Points Arising from the 'Masterplan'

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.