
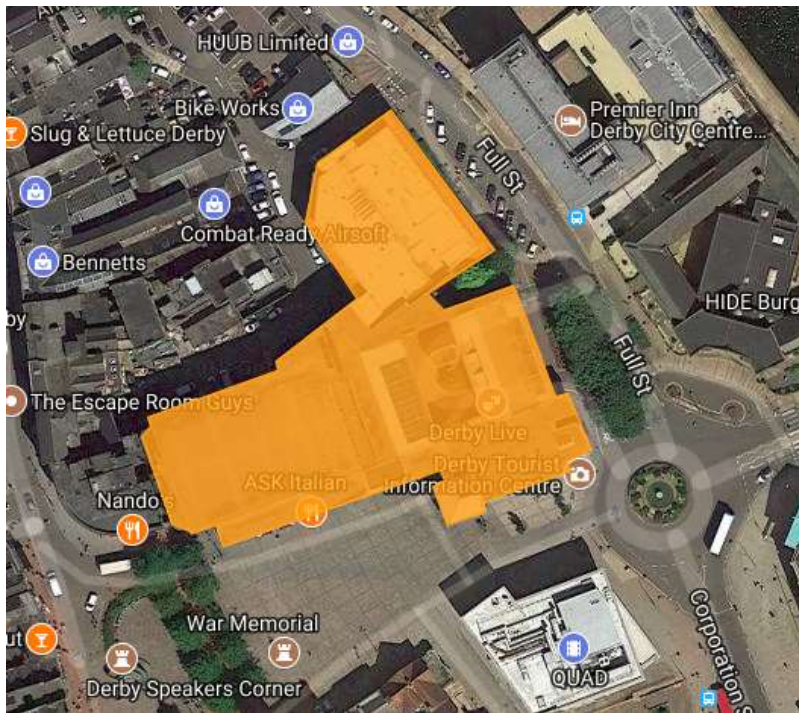


Appendix 12: Site Assessment Pro Forms


Derby Retail and City Centre Study - Site Assessment Pro-Forma / 1

Site Reference	Assembly Rooms and Market Place
Site Address (Inc. Postcode)	Assembly Rooms, Market Place, Derby DE1 3AH
Description	The Assembly Rooms suffered a fire in the plant room in 2014 which made them unusable. The Council are looking to bring this key property back into use.
Site Area – total gross	0.17 Hectares / 0.42 Acres
Site Area – net developable area	No net as an existing building
Location Plan	
Site Plan	

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 2

Developers Name	N/A
Landowners Name (if different from Developer)	Derby City Council
Developer / Landowner relationship	N/A
Scheme Agents	No acting agents
Existing Use	A3/A4 Retail at ground floor Vacant upper floors in previous use as D2 Assembly and Leisure
Surrounding Uses	A1/A2/A3/A4 Retail D2 Assembly and Leisure - Guildhall Theatre D2 / A3 QUAD (Creative centre with indie cinema, art gallery, cafe-bar and events spaces for hire).
Accessibility (Pedestrian & Vehicular)	The site is ideally located for access by residents and visitors in Derby City Centre and can be accessed by vehicle via Corporation Street and Full Street. The Assembly Rooms incorporate a 214 space car park although it is poorly configured.
Service Access	Servicing to the Assembly Rooms is via Full Street which provides access to the rear of the property.
Site Visibility & Prominence	The Assembly Rooms occupies a prominent position in Derby City Centre fronting onto the Market Place which is visible from Corporation Street / Full Street roundabout and Derwent Street which connects the city centre with the east of Derby i.e. over the River Derwent. The Market Place is however, not an obvious focal point of the city-centre and the public realm could be improved.
Proximity to other development opportunities	The site is situated in the Cathedral Quarter of the City Centre and is close to the Full Street police station site. The remaining land at Full Street which overlooks Cathedral Green has planning permission for office, with active ground floor uses. The site is also located adjacent to the Market Hall for which regeneration plans are currently being considered of the Market space. We consider any refurbishment/ new opportunities to the Market Hall will provide an opportunity to bring more people through to Market Place and the Assembly Rooms.
Scheme Name	Assembly Rooms and Market Place
Planning Policy Allocation (Plan)	Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These

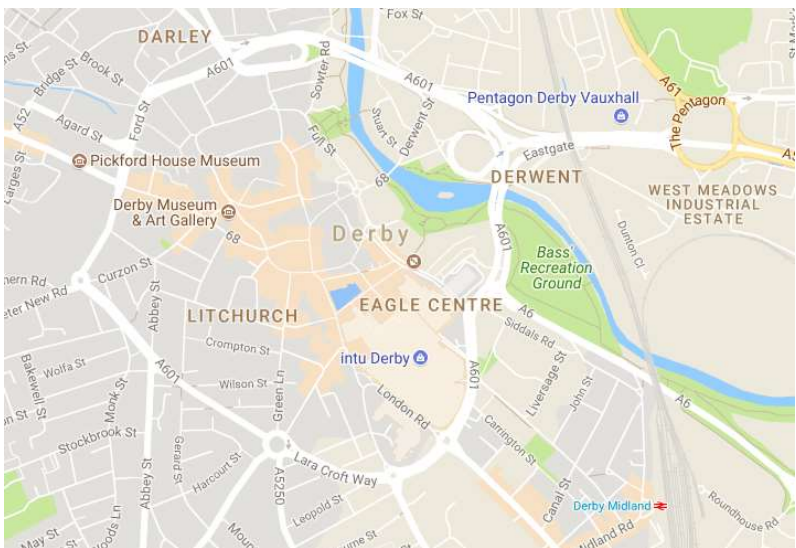

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 3

	<p>policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development.</p>
Conservation Area	<p>The site lies in the northern part of the city centre within the City Centre Conservation Area.</p> <p>Historic Environment and Conservation Areas (CP20 and E18). These policies recognise the importance to preserve or enhance the special character of the Conservation Area; encourage physical and economic revitalisation and ensure that the new buildings enhance the Conservation Area. Planning permission will not be granted for development which would be detrimental to the special character of Conservation Areas and will not be approved where they would result in the demolition, or substantial demolition of buildings that make a positive contribution to the character a Conservation Area.</p>
Planning History	<p>There have been 7 planning applications associated with this site – none are however major applications.</p>
Design Considerations	<p>Design principles must adhere to the policies CP20 and E18.</p>
Developers strategy / aspirations	<p>Consultants were commissioned in July 2018 to prepare a feasibility study investigating the scope, cost and programme for delivering a renewed Assembly Rooms so that the venue can be re-opened to the public as soon as possible. The outcome from this work will inform a Council decision on how to progress this.</p>
Potential other uses	<p>In terms of the ground floor uses, A3/A4 uses would complement the renewed Assembly Rooms.</p> <p>The Market Place could be more flexible and accommodate outdoor events. What St James Securities have done with Millennium Square in Leeds is a good case study, this space is often used for events such as Tour De Yorkshire fan park / presentations etc.</p> <p>Hull Capital City of Culture – use of cities history / assets to provide temporary cultural / art offering e.g. The Blade – the Council could capitalise on the presence of and heritage of Rolls Royce.</p> 

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 4

Barriers to development	The site is located in the Conservation Area, therefore new development and design principles must adhere to the policies CP20 and E18.
Actions	Progress the delivery of a refurbishment / redevelopment projects at the Assembly Rooms. Commission a masterplanning study to integrate the Assembly Rooms proposals with the Market Hall and Market Place. The objective of this should be to create a new public square and improved public realm which is flexible, encourages movement through the site and is capable of holding events. This should seek to build upon Derby's heritage.

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 1

Site Reference	Audley Centre
Site Address (inc. Postcode)	St Peters St / East Street, Derby DE1 2AA
Description	The Audley Centre is an existing shopping centre situated within the heart of the City-Centre on St Peters Street. There is a proposal coming forward to extend upwards to provide residential as well as refurbish and reconfigure the ground floor retail offer with a change of use to A3.
Site Area – total gross	0.74 acres / 0.3 ha
Site Area – net developable area	No net as an existing building
Location Plan attached	
Site Plan attached	
Developers Name	Starlyst UK Investments Lux Sarl


Derby Retail and City Centre Study - Site Assessment Pro-Forma / 2

Landowners Name (if different from Developer)	N/A
Developer / Landowner relationship	N/A
Scheme Agents	FHP – 01332 343 222
Existing Use	A1 Retail A2 Financial & Professional Services
Surrounding Uses	A1 Retail (Comparison and Convenience) A2 Financial & Professional Services A3 Restaurants and Cafes A4 Drinking Establishments B1 Offices D2 Gymnasium
Accessibility (Pedestrian & Vehicular)	The Audley Centre is situated in the heart of the city-centre and is therefore very accessible to pedestrians, particularly as St Peters Street and Easter Street are pedestrianised. Vehicular access is therefore more difficult as there is no specific allocated car parking for the Audley Centre. The nearest car park (which is not on street) is at the Intu Shopping Centre or Intu Riverside Car Park.
Service Access	There is service access to the Audley Centre provided via Intu, however the connection involves using the connecting bridge over East Street which would restrict heavy loads. In the revised plans it is this service yard on top of the retail centre which is to be built on but access will still remain over the bridge and to the loading areas. We understand that St Peters Street can also provide service access.
Site Visibility & Prominence	St Peters Street is one of the main pedestrian thoroughfares from Intu to the Market Place and Cathedral Quarter. It is therefore a prominent retail pitch which is on the East Street / St Peters Street junction. East Street provides a link through towards the Riverlights scheme and Derby River Gardens. However, the 1970s architecture makes this scheme lacks a positive presence on the high street.
Proximity to other development opportunities	Eagle Market – recently acquired by Intu, we understand that their aspiration is to bring in more local independent food retailers and either a large leisure use(s) at the front of the market or redevelop this to residential.

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 3

	<p>Market Hall – another market but in the ownership of Derby City Council.</p> <p>Becketwell / Former Debenhams – these are sites also owned by the City Council with the intension of bringing forward a mixed-use development with some residential in the former office building here.</p>
Scheme Name	The Audley Centre, 21-33 St. Peters Street & 22-38 East Street
Planning Policy Allocation (Plan)	<p>Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development but AC2 indicates that there is no immediate requirement or expectation that this site would be redeveloped but proposals will be supported for retail or leisure.</p> <p>Core Area – Centres and Delivering a City Centre Renaissance (Policy CP12 and AC2). CP12 clarifies that the city centre is the focus for comparison retail which this site accommodates currently. The focus for new comparison retail is within this core area.</p>
Conservation Area	<p>The site is not situated within a Conservation Area but the adjoining properties no.11 St Peter's Street and the former Co-Operative on East Street are listed buildings.</p> <p>City Centre Character Area policy (AC2) – in relation to the St Peters Quarter this policy prioritises the following opportunities:</p> <ul style="list-style-type: none"> • Mixed-use regeneration of Becket Well and Duckworth Square • Revitalisation of the East Street / Albion Street / Exchange Street / Morledge area • Implementation of public realm improvements at The Spot and St Peter's Cross
Planning History	<p>Change of use application (12/09/01418) – resulting in the loss of use class A1 units to A3, and A2 which was granted conditionally in 2010.</p> <p>Erection of additional storeys (07/16/00837) – to provide 48 residential units (1 and 2 bed flats), alterations to the first and second floor elevations and change of use from retail A1 to restaurant A3 at 21 St Peter's Street (145.6 sqm unit).</p>

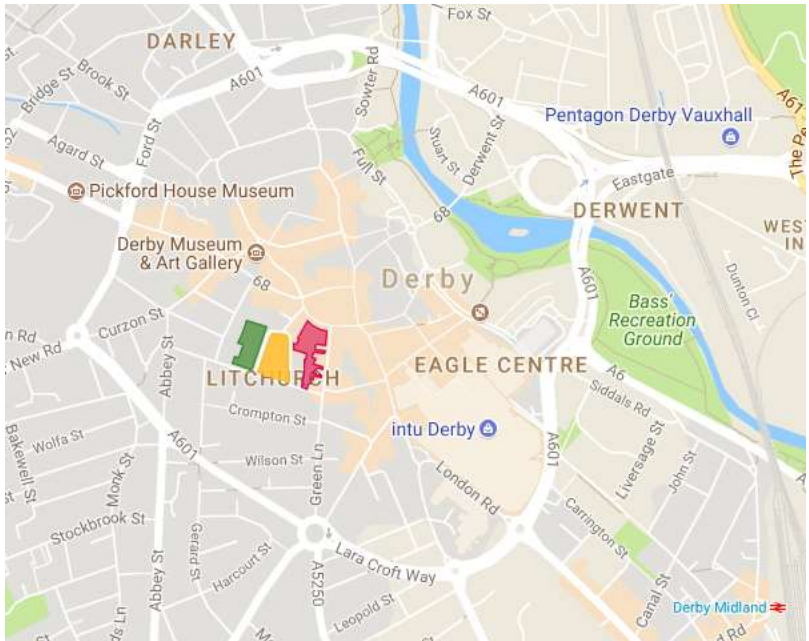
Derby Retail and City Centre Study - Site Assessment Pro-Forma / 4

	
Design Considerations	<p>Permission has been granted and therefore it is assumed that the City Council and relevant bodies were satisfied that the scheme met any design code or criteria.</p> <p>If ground floor uses are A3/A4 this might conflict with the residential above but this can be designed out.</p>
Developers strategy / aspirations	<p>Planning permission has been granted to bring forward this scheme.</p>
Potential other uses	<p>The upper floors of this scheme will provide C3 residential apartments – we have given consideration to the ground floor accommodation noting that the applicant has requested the change of use from A1 to A3 for one unit:</p> <ul style="list-style-type: none"> • Adjoining Tesco Metro means that unlikely a convenience retailer would see this as an opportunity given the residential development is relatively small in scale i.e. number of units. • Large existing presence of banks along St Peter's Street including a Lloyds Bank within the ground floor of the scheme. We note that the banking sector is experiencing challenges with the rise of online banking, but attempts should be made to keep Lloyds on St Peters Street. However, the fragility of this sector does pose a risk. • Limited supply of A3/A4 occupiers in the immediate area with only Costa, Subway, Greggs and McDonalds meaning there is scope for a higher end food / drink retail offering. This should be encouraged and may require the relaxation of the primary frontages policy. • D2 gyms – the health and fitness sector is expanding but we note that there is an Xercise4Less and Pure Gym located relatively close to the scheme and Anytime Fitness and The Gym also have facilities near the city-centre.


Derby Retail and City Centre Study - Site Assessment Pro-Forma / 5

Barriers to development	Ground floor uses - operators and occupiers are likely to be cautious given the current state of the retail / leisure market and that includes some food and beverage operators. Therefore, incentives may be important to attract operators and this can negatively impact viability.
Actions	<p>In order to ensure ground floor units are fully let, then the Council should favourably consider change of use applications from A1 to other uses such as A3/A4. The Council could encourage this more freely with the relaxation of the primary frontages policy which is in accordance with the new National Planning Policy Framework.</p> <p>The sector of the F&B market which is struggling is the mid-market operators such as Jamie's Italian, Carluccios and Prezzo for example. Consumer demand is driven much more by experience and variety of offer and this is why the growth has been from either local independents or the higher end.</p>

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 1

Site Reference	Becket Well Regeneration Area including the former Debenhams
Site Address (inc. Postcode)	Laurie House, Colyear Street, DE1 1LA Duckworth Square, DE1 1LE Former Debenhams Site: Land and Buildings at Victoria Street, DE1 1ES
Description	The Becket Well regeneration area comprises of both existing buildings and a previously developed site. The area presents an important regeneration opportunity for the city in terms of bringing forward uses which will have a wider positive impact on the city-centre.
Site Area – total gross	Laurie House & Former Hotel – 1.16 acres / 0.47 ha Duckworth Square – 1.33 acres / 0.54 ha Former Debenhams - 1.28 acres / 0.52 ha Total – 3.77 acres / 1.52 ha
Site Area – net developable area	N/A
Location Plan	

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 2

Site Plan	
Developers Name	St James Securities (Preferred Developer for former Debenhams)
Landowners Name (if different from Developer)	Laurie House & Former Hotel - Clowes Developments Duckworth Square - Derby City Council Former Debenhams - Derby City Council
Developer / Landowner relationship	St James Securities are DCCs preferred bidder and the Leeds based developer has a strong track record in delivering schemes.
Scheme Agents	Former Debenhams – Cushman & Wakefield
Existing Use	Laurie House & Former Hotel – Car Park (Sui Generis) and vacant C1 hotel Duckworth Square - Vacant Land Former Debenhams – A1 Retail (Partly vacant)
Surrounding Uses	A1-A5 Retail B1 Offices C3 Residential D1 Place of Worship Sui Generis Car Parking
Accessibility (Pedestrian & Vehicular)	The three parcels are accessible for both pedestrians and vehicles.
Service Access	The site is situated close to the A601 Ring Road, and access to the site is off Macklin Street which can facilitate service access if required.

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 3

Site Visibility & Prominence	<p>The former Debenhams store fronts onto Victoria Street which connects the Cathedral Quarter with St Peters Street and Intu. This is therefore a very prominent, important location. The other two parcels are more set back from the main pedestrian and vehicular routes. However, given the size of site and location there is an opportunity to create a destination place itself.</p>
Proximity to other development opportunities	<p>The site is also located close to the Audley Centre – an application for comprehensive refurbishment to the ground floor retail offer and additional residential storeys has been submitted.</p> <p>Central Library – with the library moving, this presents an opportunity to convert to managed workspace or bring the University into the centre.</p> <p>Former Friar Gate Station – retail planning permission lapsed at end of 2018. This is a complex site and is unlikely to come forward before the Becket Well area is regenerated.</p> <p>Cathedral Road / Walker Lane – this site has planning permission for a student residential scheme.</p> <p>Middleton House – former office buildings totalling c 60,000 sqft has a planning application in for conversion to residential although was marketed as suitable for educational, hotel and office uses too.</p>
Scheme Name	Becket Well Regeneration Area
Planning Policy Allocation (Plan)	<p>Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. AC2 indicates that priority will be given to bringing forward the mixed-use regeneration of the Becket Well and Duckworth Square site(s).</p> <p>These sites are within the St Peters Quarter which links the historic Cathedral Quarter with the Riverside and Intu. The St Peters Quarter largely sits within the Core Area with key primary and secondary frontages. Of the three development parcels, only the former Debenhams is within this core area – this is a focal point for non-food retail and seeks to ensure that primary frontages remain predominantly in retail use.</p> <p>The Becket Well and Duckworth Square area is discussed in more detail within policy AC2. This suggests that no deliverable scheme has been forthcoming and therefore there is no expectation that any redevelopment should contain a significant amount of retail. However, any proposed development must still meet the objectives of the Council with a mix of uses as per saved policy CC4.</p>



Derby Retail and City Centre Study - Site Assessment Pro-Forma / 4

	The Cushman and Wakefield sales particulars for the former Debenhams site indicate the following potential uses: residential, student accommodation, retail, leisure and offices.
Conservation Area	<p>The whole of the site is within a City-Centre Character Area (policy AC2). However, there are three points of contact in the former Debenhams land ownership which front onto Green Lane and these fall within a conservation area. Therefore, proposals relating to these units will have to have regard to policy CP20 of the Local Plan and saved policy E18.</p> <p>There are no listed buildings within the boundary of the site(s).</p>
Planning History	<p>Laurie House & Former Hotel – relating to Laurie House there was an application for a change of use from night club (Sui Generis) to gym (D2) granted conditionally in June 2015 (04/15/00513)</p> <p>Duckworth Square - No previous planning application</p> <p>Former Debenhams – No significant planning application</p>
Design Considerations	The site, and particularly its Victoria Street frontage provides a key linking area between the core retail area – and the Cathedral Quarter and particularly Friar Gate, The Strand and St James. The established street form, including massing, should be used as reference, particularly in terms of massing, and active frontage should be required, particularly on Victoria Street, Green Lane and Maklin Street.
Developers strategy / aspirations	<p>Derby City Council began the land consolidation process acquiring Duckworth Square in 2014. This was followed by the former Debenhams building and other related properties in early 2017. The aspiration of the Council is to work in public-private partnership to bring forward this area for regeneration providing a mix of uses.</p> <p>D2N2 Local Enterprise Partnership provided £4m for the purchase and preparation of the site for regeneration.</p> <p>St James Securities have been selected as the preferred developer. SJS have a 12-month period of exclusivity during which the details of the deal will be worked up.</p>
Potential other uses	The mix of uses proposed in policy and in the Cushman and Wakefield particulars are considered appropriate for this site. Clearly in the current market, it is unlikely that this site would be a retail-led scheme and therefore bringing in residential into the scheme should help improve the viability of a scheme which may incorporate some leisure (potentially C1), office and ground floor retail.
Barriers to development	<p>Land assembly – to bring forward a comprehensive development will require a number of interests to be brought together.</p> <p>Occupational demand – it is likely that a significant amount of the space will need to be pre-let in order for the funding to be secured for the development.</p>

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 5

	<p>Viability – it is anticipated that this will be a substantial mixed-use scheme. It will be important to include uses which provide significant land value such that these can cross subsidise other less viable but worthwhile uses.</p>
Actions	<p>This area and these sites provide an important opportunity for mixed use development and its regeneration must be considered comprehensively i.e. with a holistic vision for the whole area.</p> <p>This site has been repeatedly mentioned as significant within our stakeholder consultations and the delivery of a mixed used scheme with some office and residential space considered to be important in helping with footfall in both the Cathedral Quarter and St Peters Street.</p> <p>The Council should consider producing specific planning policy for this site as this may support land assembly, future funding bids and attracting occupational interest.</p> <p>As a landowner, the Council has a key role in enabling a scheme to come forward. It could for example use its covenant to improve viability by taking a head-lease on any new space. Also, the Council could explore with its partners securing funding which helps to unlock this important project.</p>

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 1

Site Reference	Bradshaw Way Retail Park
Site Address (inc. Postcode)	Bradshaw Retail Park, Bradshaw Way, Derby DE1 2QB
Description	This site is situated within the core retail area and is currently comprised of large A1 retail warehouses which are owned by Intu and are fully let. This is not an active redevelopment opportunity but a site that might present some long term potential.
Site Area – total gross	2.6 acres / 1.06 ha
Site Area – net developable area	No clear net developable area as currently in use as retail warehousing – the existing net developed area is 1.45 acres / 0.59 ha at 55% net to gross with the residual being used as car parking.
Location Plan attached	
Site Plan attached	
Developers Name	N/A



Derby Retail and City Centre Study - Site Assessment Pro-Forma / 2

Landowners Name (if different from Developer)	Intu Properties Plc
Developer / Landowner relationship	N/A
Scheme Agents	N/A
Existing Use	A1 - Retail warehousing with tenants Poundstretcher, Home Bargains, Matalan and Cycle Republic
Surrounding Uses	A1 – Intu Derby and other smaller A1 units C3 – Residential dwellings to the south east and west either side of the former DRI Site (discussed below)
Accessibility (Pedestrian & Vehicular)	The site is bound by the city-centre ring road (A601) and therefore vehicular access to the site is very good. The site is close to residential uses and therefore access in terms of walking time is good with cross points on the A601. However, from the Market Place it is a 660m walk to the site. Despite the proximity of the site to Intu, this to some extent acts as a physical barrier to the site.
Service Access	Bourne Street provides service access to the retail units, this is accessed off Osmaston Road and is only 100m from the A601.
Site Visibility & Prominence	Being bound by the ring road A601 – the site benefits from strong visibility and prominence from the road. However, the site is at the fringe of the city-centre and as mentioned above, Intu provides a physical barrier and so to do the A1 uses north of the site meaning walking out of the centre from St Peters Street the site is not visible nor would be considered prominent. This makes the site in its current use more of an 'out-of-town' retail location.
Proximity to other development opportunities	Former DRI Site – has planning permission for up to 500 dwellings and other commercial uses.
Scheme Name	N/A
Planning Policy Allocation (Plan)	Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development but AC2 indicates that there is no immediate requirement or expectation that this site would be redeveloped but proposals will be supported for retail or leisure.

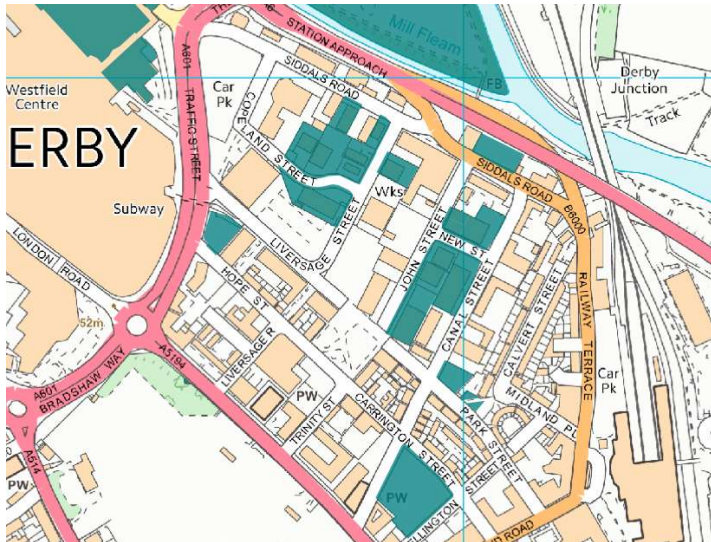
Derby Retail and City Centre Study - Site Assessment Pro-Forma / 3

	Core Area – Centres and Delivering a City Centre Renaissance (Policy CP12 and AC2). P12 clarifies that the city centre is the focus for comparison retail which this site accommodates currently. The focus for new comparison retail is within this core area.
Conservation Area	City Centre Character Area policy (AC2) – this specifically states that proposals for the regeneration of the retail park will be supported provided they include a significant retail element and would not have a significant negative impact on the Cathedral Quarter or St Peters Quarter.
Planning History	No major planning applications in relation to this site.
Design Considerations	None
Developers strategy / aspirations	The retail park is currently fully let with tenancies running to 2025 on all but one unit which runs to 2021. Intu confirmed they were happy with this asset and at present are not looking at any redevelopment options, but felt that if the site were to be redeveloped it would not be for a retail use.
Potential other uses	C1 and D1-D2 uses are considered appropriate for this site. Clearly any other use i.e. office or residential would involve demolition of retail units within the core area. However, as this is not a primary frontage it could be justified if the units were no longer meeting modern needs. Therefore, long term and dependent upon supply and demand this site could work for office or residential.
Barriers to development	<p>Understand that the preference for the site is to have a significant amount of retail in any proposal. However, given the current state of the retail market a demolish and new-build scheme is unlikely to be viable. There would be significant costs associated with the build and a large degree of uncertainty in being able to attract any tenants on a pre-let basis without offering substantial incentives.</p> <p>We also note that Intu have acquired Eagle Market which given its location (more prime city-centre) is likely to be the priority over Bradshaw Way Retail Park which is fully occupied.</p>
Actions	No urgent actions - the retail market is experiencing challenges, it is unlikely that a new retail / leisure proposal could come forward in the current climate to make more efficient use of this space. Despite the market uncertainty, it is considered there would be sufficient demand to ensure these units remain occupied given that it provides a different market offering to the typical high-street with large footprints. Would recommend monitoring the site in terms of ownership i.e. whether Intu retain this in their portfolio and monitor vacancy.

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 1

Site Reference	Castleward
Site Address (inc. Postcode)	No specific address - DE1 2
Description	Castleward is a large area between the city-centre and Derby Midland station. A residential-led scheme has been brought forward by Compendium Living and there are two further applications for residential development within the area. Along the Boulevard, there are a number of new retail units which have struggled to let.
Site Area – total gross	34.8 acres / 14.1 ha which is the gross regeneration area including North Castleward (discussed individually)
Site Area – net developable area	Phase 2 Plot C3 = 1.33 acres / 0.54 ha gross Phase 2 Plot A5 = 1.66 acres / 0.67 ha gross
Location Plan	
Site Plan	

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 2

Developers Name	<p>Compendium Living – Joint Venture between Lovell and Riverside Housing</p> <p>Elevate Property Group – planning application live for a site</p>
Landowners Name (if different from Developer)	<p>Complex land ownership pattern – multiple landownerships including the Council who own a number of interests as shown below. We also understand that Homes England have an involvement within the site as it is within the Derby City Housing Zone.</p>  <p><i>Land ownership plan</i></p>
Developer / Landowner relationship	<p>Compendium Living – phase 1 is largely complete (164 dwellings for sale, rent and shared ownership) and 18,570 sqft of commercial (retail and small business). This has been a success and demonstration that they can deliver.</p> <p>Elevate Property Group – a Birmingham based developer who are bringing forward a scheme in Nottingham.</p>
Scheme Agents	Innes England acting on the retail units along boulevard.
Existing Uses	<p>A1 Retail</p> <p>B1 Offices / Light Industrial</p> <p>B2 Industrial</p> <p>B8 Storage and Distribution</p> <p>C3 Residential</p> <p>D1 – Derby West Indian Community Association</p> <p>D2 – Gymnasium, Bingo Hall & Trampoline Park</p> <p>Sui Generis – Car Parks & Petrol Station</p>

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 3

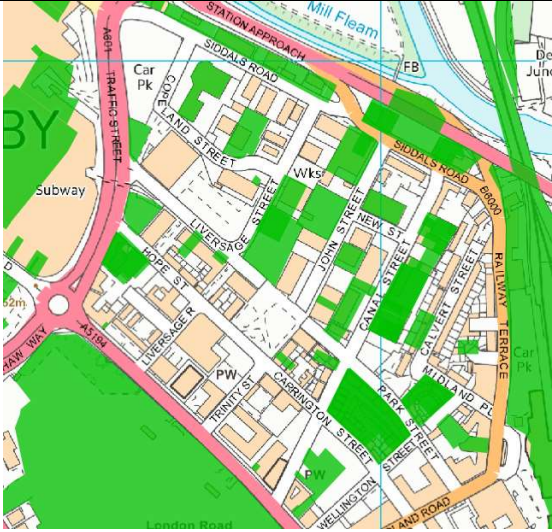
Surrounding Uses	<p>A1 Retail (Intu)</p> <p>A3-A4 Restaurants, Cafes and Drinking Establishments</p> <p>C1 – Hotels</p> <p>Sui Generis – Derby Midland Station and Derby Theatre</p>
Accessibility (Pedestrian & Vehicular)	<p>The site is right on the edge of the city-centre and is bound to the north by the ring road. Pedestrian access into Derby City Centre is over this main road and either into the Intu Shopping Centre or along Morledge.</p> <p>To the south, the site is bound by the railway line and station. Pedestrian movement out from the station and into the site and through to Intu Shopping Centre has been improved by the development to have taken place along Castleward Boulevard however more active frontages along this route would improve this c 600m stretch.</p> <p>In terms of vehicles, the site is accessible from the city-centre ring road (A601) and from London Road which one of the main routes out of Derby to the A6 and towards the Southern Bypass.</p>
Service Access	<p>There are a number of industrial facilities on this site, and the vehicular access mentioned above enables such uses to locate here.</p>
Site Visibility & Prominence	<p>The site has a large coverage so it is difficult to talk about visibility other than the fringes which are visible from the ring road and A6. However, the Intu Shopping Centre is quite inward facing and thus acts as a barrier to the site for pedestrians.</p> <p>In terms of prominence, the site is a fringe city-centre location although it is the link between the train station and the city-centre for pedestrians. However, at present this is not a prime retail pitch hence the vacancy levels for the units along the Boulevard – a cause of this is likely to be a lack of footfall although the residential development delivered to date here is likely to stimulate demand for such uses.</p>
Proximity to other development opportunities	<p>Nightingale Quarter – the former Derbyshire Royal Infirmary (DRI) site which has planning permission for up to 500 dwellings and other commercial uses. This site also has support from Homes England as is in the City's Housing Zone.</p> <p>Eagle Market – recently acquired by Intu they are considering bringing forward more independent food retailers towards the theatre and either redevelop the front of the unit for residential or bring in a large leisure operator.</p> <p>Bradshaw Way Retail Park – also in the ownership of Intu, but this is considered a more long-term regeneration opportunity (please see individual site assessment).</p>

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 4

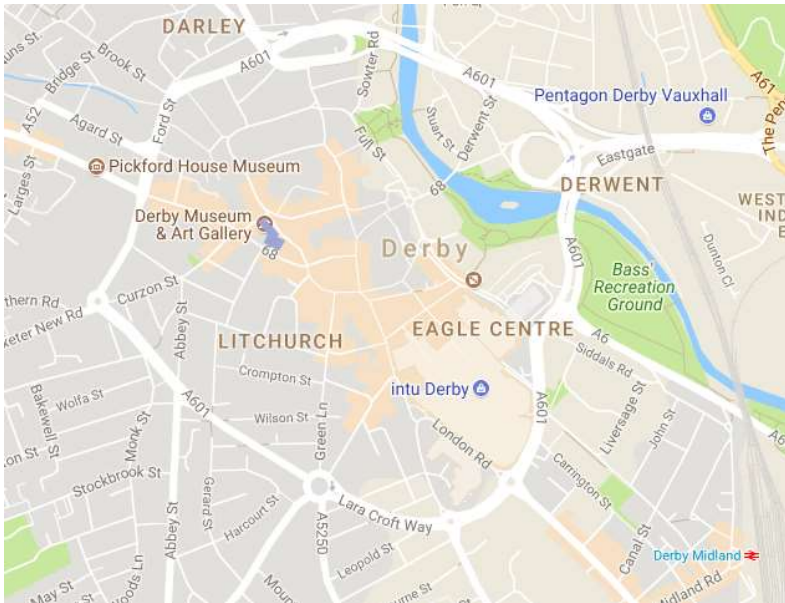

	<p>Remaining Land at Riverlights – this is another site considered within this study, it presents an exciting opportunity with river frontage for either an office or residential led scheme - please refer to the site assessment for a more comprehensive understanding.</p>
Scheme Name	Castleward Masterplan Area
Planning Policy Allocation (Plan)	<p>The site is allocated as a regeneration area with a specific policy (AC6), this includes the neighbouring former DRI site. In Castleward the planning policy seeks to achieve a vibrant residential (minimum 800 mixed tenure homes) and commercial neighbourhood. As part of this there is a recognition that the Castleward Boulevard will be the pedestrian link between the station and the city core with convenience retail and related commercial and community facilities to support the needs of the community.</p> <p>The site is also allocated as being within the Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development.</p>
Conservation Area	<p>The south of the site crosses into the Railway Station Conservation Area where there are a number of listed buildings.</p> <p>However, the majority of the site is not within this designation, although it is a City Centre Character Area (policy AC2). This policy recognises the importance of the Eastern Fringes as becoming a vibrant new residential neighbourhood which will complement the City Centre economy. There is also reference to the improvement of linking the station with the City Centre.</p>
Planning History	<p>North Castleward Site (10/08/01500) – this is discussed separately in an independent assessment. In summary, the office, hotel, retail and associated development including a piazza has lapsed and the NCP have a long lease which means the existing use value is high making development viability challenging.</p> <p>Hybrid Application for Castleward (05/15/00618) - Outline application with details of phase 1 to comprise development of Castleward, involving demolition of buildings, residential development (up to 840 dwellings), retail (Use Class A1), restaurant/cafes (Use Class A3), offices (Use Class B1), hotel (Use Class C1), non-residential institutions (Use Class D1), assembly and leisure (Use Class D2), school (Use Class D1), community centre, (Use Class D1), bingo hall (Use Class D2), alterations to vehicular accesses, formation of boulevard and pedestrian crossing and refurbishment of public realm - Non-material amendment to previously approved permission DER/05/12/00563 alterations to elevations. This was granted permission in June 2015.</p>

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	<p>Phase 2 Castleward (07/17/00881) – two development plots which provide 108 homes including c. 21% social housing. This has been permitted subject to conditions – the developer is Compendium.</p> <p>Alternative Phase 2 Castleward by Elevate (03/18/00378) – proposal for 180 market sale apartments on plot C3 of phase 2 Castleward.</p>
Design Considerations	<p>Potential for high-rise development on land fronting Traffic Street.</p> <p>Development near any listed buildings will have to have to be sensitive and have regard to the character and setting of the listed building.</p> <p>There is merit in placing additional emphasis on London Road as a key 'land use' / character link between the City Centre and the Station area, particularly in relation to the development of the former DRI. London Road offer the scope a high quality, mixed use City character route, to complement to more direct (at least to the rear of Intu), If more domestic scale of the Midland place / Liversage Walk route.</p> <p>The simplification of the junction at London Road / Bradshaw Way (currently a roundabout) would add significantly for the potential of the City centre character, and importantly ease of connection and pedestrian movement to be extended into the Castleward and former DRI area and on to the station.</p>
Developers strategy / aspirations	<p>We understand that the first phase of residential development has been successful in terms of value and speed of take-up. There are two further sites with planning applications in for residential and as long as these schemes comply with policy where necessary then these applications should be encouraged because increasing the residential population will help improve footfall down the boulevard where there are empty retail units.</p>
Potential other uses	<p>The planning policy AC6 encourages office and commercial development along with new community facilities i.e. primary and nursery school.</p> <p>With the existing and planned residential development for the Castleward area these mix of uses will complement the area in particular community facilities such as education and healthcare. It is considered that residential development is key to bringing more footfall through the site and in particular along the Boulevard to better connect this area and the train station with the city-centre.</p>
Barriers to development	<p>Complex land ownership potentially requiring compulsory purchase to bring forward comprehensive regeneration of the whole area.</p> <p>Viability – given that a number of existing uses are industrial, there is likely to be costs involved with regenerating some sites. We note that there are a number of potentially contaminated sites within the site area.</p>

	 <p><i>Plan showing potentially contaminated land</i></p>
<p>Actions</p>	<p>The Council should press forward with processing and determining the residential planning applications.</p> <p>Other complementary uses such as workspace, healthcare or education should be considered to bring additional footfall to the area.</p> <p>In the current market, secondary retail locations such as Castleward Boulevard are more likely to attract local independent operators. We do not feel that allocating this as a local centre would improve its vibrancy and vitality.</p> <p>To attract interest, consideration should be given to lifting the restrictions placed on the sale of goods as advocated by Nexus. In order to stimulate demand, key requirements for smaller operators are going to be driven by affordability (rent and business rates) and flexibility of tenure (i.e. licence and not FRI lease). It may be worth exploring more temporary uses on flexible terms in the short-term. This would enable the Castleward area to develop and as more residential and potentially office development comes forward, the Boulevard could evolve in terms of its role.</p> <p>Consideration should be given the urban design, land use and high-way approach to the London Road corridor.</p>

Derby Retail and City Centre Study - Site Assessment Pro-Forma / 1

Site Reference	Central Library
Site Address (inc. Postcode)	Wardwick, Derby DE1 1HS
Description	The Central Library has closed from its original function as part of cost savings measures implemented by the Council.
Site Area – total gross	0.31 Hectares / 0.77 Acres
Site Area – net developable area	No net as an existing building
Location Plan	
Site Plan	
Developers Name	N/A
Landowners Name (if different from Developer)	Derby City Council

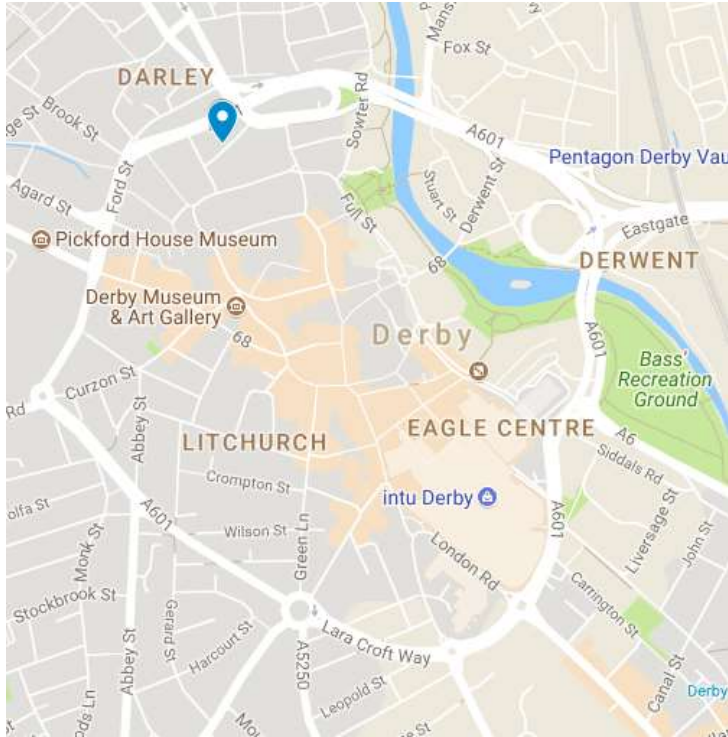


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Developer / Landowner relationship	N/A
Scheme Agents	N/A
Existing Use	D1 Non-residential institution - Library
Surrounding Uses	A1 Retail A3 Restaurants and Cafes A4 Drinking Establishments
Accessibility (Pedestrian & Vehicular)	The Central library is situated in the heart of the city-centre and is therefore very accessible to pedestrians. Vehicular access is more difficult as there is no specific allocated car parking for the central library. There is pay and display on street parking and public car parks within a 5 to 10-minute walk of the library.
Service Access	Service access would be off Wardwick Street.
Site Visibility & Prominence	The site is visible off Wardwick Street.
Proximity to other development opportunities	Bold Lane – Connect Derby office scheme is being progressed by Derby City Council. Middleton House has been sold to a residential developer for development subject to planning permission.
Scheme Name	N/A
Planning Policy Allocation (Plan)	Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development.
Conservation Area	The site lies within the City Centre Conservation Area. Historic Environment and Conservation Areas (CP20 and E18). These policies recognise the importance to; preserve or enhance the special character of the Conservation Area; encourage physical and economic revitalisation and ensure that the new buildings enhance the Conservation Area. Planning permission will not be granted for development which would be detrimental to the special character of Conservation Areas and will not be approved where they would result in the demolition, or substantial demolition, of buildings that make a positive contribution to the character a Conservation Area.

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Planning History	There are 5 planning applications associated with this site. Such applications relate to the alterations made to Museum and Library overtime.
Design Considerations	This is a Grade II listed building and therefore any proposals relating to this asset will be minor / change of use and clearly would have to be acceptable from a heritage / listed building perspective.
Developers strategy / aspirations	There is an uncertain future, due to the reorganisation of the library to the new Riverside Library in the Council House which will open on Monday 2nd July 2018.
Potential other uses	<p>There is the potential to relocate the Art Gallery into the main library building and this would enable the re-use or redevelopment of the art gallery although clearly this would require planning permission and be acceptable given the listed status.</p> <p>We understand the aspiration of the University and the Council to bring more students into the city-centre. This facility could accommodate the University providing them with study / workspace.</p> <p>If a more commercial opportunity was to be explored then managed workspaces could work within this facility and the Council could liaise with Connect Derby as to whether this opportunity is attractive to them.</p>
Barriers to development	Grade II Listed Status so limited scope for significant change.
Actions	Consult key stakeholders / potentially interested parties, such as the University or a workspace provider partner – subject to the feasibility of such uses in the building.

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Site Reference	Chapel Street Car Park
Site Address (inc. Postcode)	Chapel Street, Derby (DE1 3GU)
Description	This is an existing car park which is currently underutilised.
Site Area – total gross	0.26 hectares / 0.64 Acres
Site Area – net developable area	N/A – Existing Building
Location Plan	
Site Plan	 <p> Chapel Street Car Park</p>


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Developers Name	N/A
Landowners Name (if different from Developer)	DCC (Operator)
Developer / Landowner relationship	N/A
Scheme Agents	N/A
Existing Use	Site in use as multi storey car park.
Surrounding Uses	A3 Restaurants and cafés – (Cube, Bless) A1 Shops - (Carpets and Flooring) D1 (Non-residential Institutions - Derby College)
Accessibility (Pedestrian & Vehicular)	The site can be accessed off Chapel Street and Cathedral Road. The site is bounded by the A601 and this provides access
Service Access	Service access would naturally be off Chapel Street.
Site Visibility & Prominence	The site is in a fringe location in terms of the city-centre but is very visible off St Alkmund's Way which is the main city-centre ring road.
Proximity to other development opportunities	The site is located adjacent to the Joseph Wright College. The site is located close to the Queen Street Bath site – the Council are considering the long-term future of this site. We have given consideration to this separately – please see proforma. The site is also located adjacent to the Cathedral Road / Walker Lane site. The site has planning permission for student living scheme. The site is also located close to a new residential scheme which was completed in 2016 by Radleigh Homes. The development - Weavers Point, Lodge Lane is located right on the inner road overlooking the Cathedral Quarter. The development is a 4-storey apartment scheme and comprises 44, 2-bedroom apartments. A 315-student bed scheme is also under construction.
Scheme Name	Chapel Street Car Park
Planning Policy Allocation (Plan)	Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development. The site is also a City Centre Character Area (policy AC2).

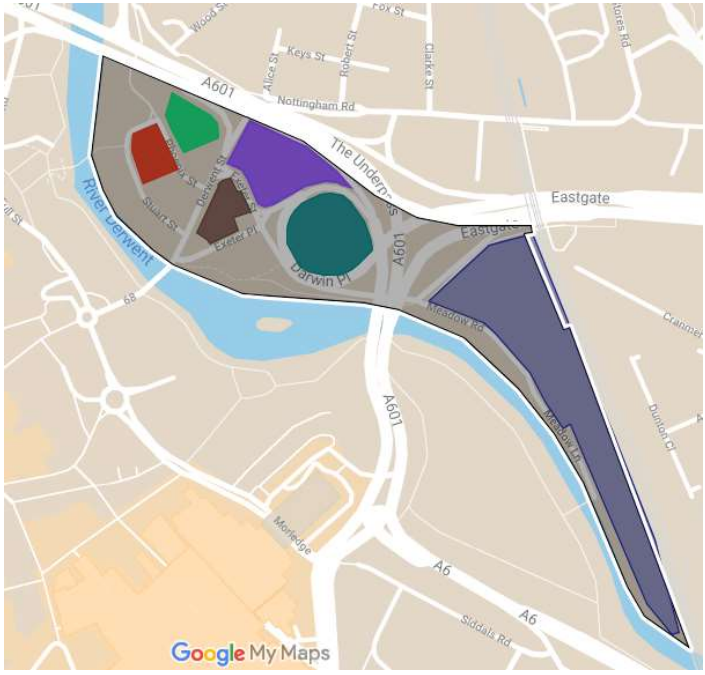
Derby Retail and City Centre Study - Site Assessment Pro-Forma / 3

Conservation Area	The site is not located within a conservation area.
Planning History	There have been no major planning applications associated with this site.
Design Considerations	None
Developers strategy / aspirations	<p>The Chapel Street Car Park currently holds low occupancy rates (a maximum occupancy of 51%) and generates only £506 per space, per annum which is considerably lower than the Assembly Rooms at £2,230 per space. Derby City Council are considering the long-term use of this space as a car park.</p> <p>Whilst the car park is currently underutilised, we do note that this is the most substantial car park which can serve the Cathedral Quarter and subject to further development and or improvements within the Cathedral Quarter including what happens with the Assembly Rooms, then the future of this car park must be considered against other proposals.</p>
Potential other uses	We consider that this site could be developed for student residential given the cluster of accommodation which is forming in this location. Any proposals for alternative uses must take into consideration parking requirements.
Barriers to development	<p>Refurbishment and conversion – floor to ceiling heights in car parks make conversions challenging and the quality of schemes can be poor with light being a particular issue.</p> <p>Viability – this will be challenging because of:</p> <ul style="list-style-type: none"> • Costs involved with demolition • EUV – high existing use value given income generation but the car park in comparison to others does not produce as much income and therefore this may be less of an issue
Actions	<p>The White Young Green Car Parking Study makes the recommendation that underutilised car parks should be considered for redevelopment where appropriate. It may be worthwhile to consider an options study which examines the prospect of reducing the existing car parking provision and producing a development plot(s).</p> <p>However, the future use needs to be monitored in relation to other proposals in the Cathedral Quarter i.e. does further development elsewhere result in greater demand for car parking spaces or does any proposals result in a loss of provision making the Chapel Street Car Park more important.</p> <p>Should a development proposal come forward for the site then the displaced parking would need to be accommodated elsewhere or more sustainable modes of transport promoted. Derby City Council should start to consider the options available.</p>

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Site Reference	Derby Riverside
Site Address (inc. Postcode)	<p>Darwin Place Car Park – Darwin Place, Derby DE1 21U</p> <p>Former Derby Car Centre – Exeter Street, Derby DE1 2ET</p> <p>Exeter Place, Derby DE1 2EW</p> <p>Garibaldi Site – Derwent Street / Exeter Street, Derby DE1 2ED</p> <p>Meadow Road, Derby DE1 2BH</p> <p>Phoenix Street & Stuart Street, Derby DE1 2ER</p>
Description	<p>The Derby Riverside area is comprised of a mix of uses but predominately employment led with a number of surface area car parks. There have been long standing aspirations to see this area of the city-centre redeveloped and a masterplan is currently being prepared and this is being driven by the need to implement the 'Our City Our River' proposals.</p> <p>The area is comprised of a number of potential development parcels which is shown below.</p>
Site Area – total gross	30.6 acres / 12.4 ha for the whole area
Site Area – net developable area	<p>Darwin Place Car Park = 2.08 acres / 0.84 ha</p> <p>Former Derby Car Centre = 2.03 acres / 0.82 ha</p> <p>Exeter Place = 1.28 acres / 0.52 ha</p> <p>Garibaldi Site = 0.74 acres 0.30 ha</p> <p>Meadow Rd / Lane = 8.28 acres / 3.35 ha</p> <p>Phoenix Street = 0.72 acres / 0.29 ha</p> <p>Phoenix St / Stuart St = 0.67 acres / 0.27 ha</p>
Location Plan	

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Site Plan	 <p>Google My Maps</p> <ul style="list-style-type: none"> Derby Riverside Darwin Place Phoenix Street Meadow Rd / Lane Garibaldi Site Derby Car Centre Phoenix St / Stuart St
Developers Name	Garibaldi Ltd
Landowners Name and Address (if different from Developer)	<p>Multiple land ownerships across the Derby Riverside area – we note that:</p> <ul style="list-style-type: none"> City Council owns the freehold of the Darwin Place Car Park and the Derby City Care Centre Garibaldi have an option / own the Derby Waterfront site Godwin Developments have an option / own some land on Phoenix Street
Developer / Landowner relationship	We are not aware of any other schemes that Garibaldi have delivered in Derby but we understand that Godwin Developments who are based in Birmingham have more than one site in the planning system.
Scheme Agents	<p>Marchini Curran Associates – Planners on Derby Waterfront, Garibaldi Scheme</p> <p>Cushman & Wakefield – Phoenix Street, Godwin Developments</p>
Existing Uses	<p>A1 Outdoor car sales – Derby Car Centre</p> <p>A4 Establishments - The Tap Public House (Landmark Building) and The Exeter Arms near Garibaldi Site and The Smithfield which near the Meadow Road / Lane Site.</p>



Derby Retail and City Centre Study - Site Assessment Pro-Forma / 3

	<p>B1 Offices – Stuart Street</p> <p>B8 Storage – Meadow Road / Lane</p> <p>C3 Residential Apartments – Stuart Street</p> <p>Sui Generis - Car Parks (Phoenix Street and Darwin Place)</p>
Surrounding Uses	<p>A1-A4, C1 & D1-D2 - Riverlights</p> <p>B1 Offices – Cardinal Square, Derby City Council & Riverside Chambers</p> <p>B1-B8 Industrial Premises</p> <p>C3 Residential Houses</p> <p>Other:</p> <ul style="list-style-type: none"> • Recreational Spaces • Highways and Railway
Accessibility (Pedestrian & Vehicular)	<p>The Derby Riverside is very easily accessible by vehicle from the A601 (City Ring Road) and the A6 (for Derby Train Station and Pride Park) and the A52 / A61 (for other major roads).</p> <p>The A601 does provide a boundary to the site which makes pedestrian permeability from north of the site poor. It also poses an obstacle to the east / south east of the site i.e. industrial units.</p> <p>However, connections from the west of the site to south of the River Derwent are strong with the Cathedral Green Footbridge and Derwent Street bridge.</p>
Service Access	<p>Service access is very good from the major road connections mentioned above, however these are considered 'high' traffic routes within the whole area.</p>
Site Visibility & Prominence	<p>The Derby Riverside benefits from strong visibility along the A601. However, looking from the City-Centre i.e. South of River Derwent the middle of the site i.e. Exeter Street / Darwin Place are hidden by foliage on the banks of the river. The east of the site where there is existing office and residential accommodation is more visible.</p> <p>In terms of a retail or leisure location, the masterplan area is more akin to an out-of-town destination space given its fringe location.</p>
Proximity to other development opportunities	<p>Remaining Land at Full Street (Former Police Station) (12/13/01486) – Site overlooking Cathedral Green has planning for offices, with active ground floor uses.</p> <p>Silk Mill Museum (06/17/00808) – currently occupied by the Silk Mill Industrial Museum planning permission has been granted for the refurbishment and extension of this Grade II listed building providing 3,382.5sqm of D2 Assembly and Leisure including a new entrance hall, café, kitchen, toilets and retail area for the Museum of Making.</p>


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	Remaining Land at Riverlights – this site is part of this study, please refer to the site assessment for this opportunity for further information.
Scheme Name	Derby Riverside – including Derby Waterside by Garibaldi and Phoenix Street by Godwin Developments
Planning Policy Allocation (Plan)	<p>Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development.</p> <p>The east of the site is allocated as existing employment land (policy CP10) – which supports the retention of employment land but does provide the flexibility for land to be redeveloped should there be an appropriate opportunity which aligns with this policy.</p>
Conservation Area	<p>Not in a Conservation Area but the west of the site is partly within the buffer zone of a World Heritage Site and a number of listed buildings fall within the masterplan area generally. The site is also bound by a wildlife designation – Green Infrastructure and Biodiversity and it is noted that public realm and green infrastructure feature within the masterplan and relevant policies.</p> <p>The site is a City Centre Character Area (policy AC2) and the Our City Our River (OCOR) area (policy AC8). These policies recognise this as land which can come forward for a mix of uses and they enforce the importance of flood defence mechanisms.</p>
Planning History	<p>General Derby Riverside - Outline application for package 1 of floor defence works granted in May 2017 (01/17/00041).</p> <p>Garibaldi Site - Application for demolition of existing office buildings and erection of a new building providing 99 (44 x 1 & 55 x 2 bed) apartments, ground floor retail and car parking, including all supporting accommodation and a new substation (07/16/00924).</p> <p>Phoenix Street Site – Erection of new building providing 202 residential apartments including ancillary floor space together with associated car parking, servicing, site infrastructure and landscaping (05/18/00771).</p> <p>Derby Car Centre site – previous residential planning application refused (08/05/01413). The proposal was seen to prejudice the intentions of the masterplan and was contrary to policy H22 in relation to satisfactory living environment with the risk of flooding, exposure to noise and air pollution.</p>
Design Considerations	<p>Ensure schemes align with OCOR policy AC8 as discussed above.</p> <p>Proximity to World Heritage Site and Cathedral Tower mean consideration will have to be given to these assets.</p>

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<p>Developers strategy / aspirations</p>	<p>Garibaldi site known as Derby Waterside is Derby's first private rented and build to rent scheme which replaces an empty office building and adjacent land which has been vacant for 10 years. The scheme will provide commercial space and resident car parking on the ground floor. It is understood that the flats will be owned by a fund who will manage the entire building and offer the apartments on a secure rental-only basis.</p>  <p>The Phoenix Street scheme by Godwin Developments is another private rented sector scheme totalling 201 apartments which if built out would be the tallest residential tower in Derby at 17 storeys. The scheme includes a commercial unit with amenities including a gym and concierge. The site is a key gateway site given its proximity to the ring road.</p> 
<p>Potential other uses</p>	<p>We consider a mix of residential and employment uses but with a greater emphasis on residential and this is evidenced by the residential schemes coming forward currently. The scale, form and timing of delivery are important matters to consider with this area and it is considered that high density residential development in the west / centre of the area should be encouraged and could act as a catalyst for further development.</p>
<p>Barriers to development</p>	<p>Flood alleviation – OCOR policy, the costs involved will impact upon the viability of schemes. If the Council wishes to see development come forward then they may have to forgo other</p>


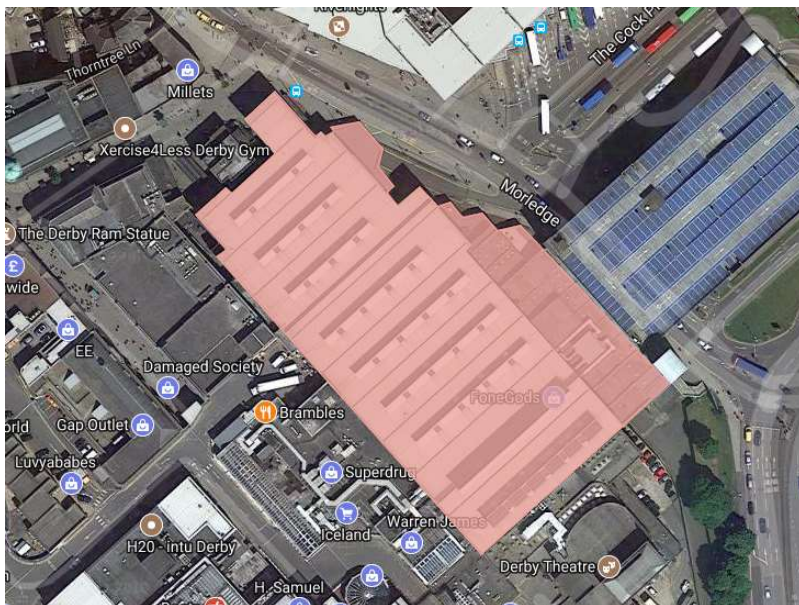
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	<p>planning contributions given the costs associated with flood prevention.</p> <p>Viability – where there are existing buildings in occupation, viability is a challenge with existing use value likely to be higher than development value.</p> <p>Car parks – surface car parks can be strong income generators with minimal management costs. There would need to be a willing landowner in order to release this land without compulsory purchase powers. The Council of course is a landowner and beneficiary of car parking income and would have to forgo this to see development brought forward.</p> <p>Land ownerships – particularly the west of the site, significant land assembly would be required to bring this all forward comprehensively.</p> <p>Proximity to A52 / A601 – noise pollution from the roads may be an issue bringing forward residential development on boundary sites.</p> <p>Brownfield land – potential contaminated sites as shown by below, this can negatively impact upon the viability of a scheme.</p>  <p><i>Plan showing potentially contaminated land</i></p>
<p>Actions</p>	<p>Vision:</p> <p>We consider that the dominant land use in the Derby Riverside should be residential led, but provide specific comments relating to parcels below:</p> <ul style="list-style-type: none"> • The Council has a preference to deliver a new riverside park (off Stuart Street). This would involve land assembly and demolition of existing buildings. Such an aspiration would need to be funded from new development within the Derby Riverside. Therefore, this will be subject to further detailed viability testing. • Phoenix Street Car Park provides a good opportunity to deliver a residential led mixed use scheme but viability may be an issue with the Existing Use Value of the site likely to

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	<p>be greater than development value. The Godwin Developments scheme is a dense development and this may be to generate more value out of the land / scheme.</p> <ul style="list-style-type: none"> • Garibaldi site is a live application and a demonstration that the market is willing to bring forward a scheme in this location. • Exeter Place – this site is currently C3 residential apartments. This should be a longer-term regeneration priority. • Derby Car Centre and Darwin Place – these sites provide opportunities to deliver office-led mixed-use schemes. We note that the North Castleward office scheme has lapsed which is a similar site in a fringe location. Viability is likely to be an issue here without pre-let agreements but the Council can act as a facilitator and perhaps this land can act as a catalyst for wider regeneration. • Meadow Road / Lane – residential led development should be encouraged if this site is to be regenerated. Given the extent of existing buildings on the site, there is likely to be demolition and remediation costs which impact upon viability. The Council may have to be flexible on development density in order to maximise value from the land. This should not be a priority right now and the focus should be on delivering the Garibaldi and Godwin residential schemes and any other residential or office-led schemes. <p>Uses: We consider that the type uses proposed within the masterplan are appropriate, but provide additional comments below in terms of focus / role:</p> <ul style="list-style-type: none"> • A1, A3-4 would only be ancillary uses i.e. ground floor • B1 office – if a proposal were to come forward this use should be encouraged with ancillary uses at ground floor level • C3 residential – this should be the dominant land use, with two private rented schemes coming forward evidence of market confidence <p>Delivery:</p> <ul style="list-style-type: none"> • The market is bringing forward residential schemes in this area and residential applications should be encouraged as increasing the city-centre population will help drive footfall. • If viability is an issue due to costs associated with flood alleviation and / or demolition, then the Council may have to compromise on some planning obligations in order to deliver much needed development in this area i.e. encouraging taller development in order to generate more value from schemes as this improves viability. • Council ownership of Darwin Place – this provides an opportunity for the Council to bring forward a scheme themselves or facilitate a scheme coming forward which may otherwise struggle with viability. If the Council wants to see office development, then perhaps this site is best placed to accommodate it given the above.
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Derby Retail and City Centre Study - Site Assessment Pro-Forma / 1

Site Reference	Eagle Market
Site Address (inc. Postcode)	East Street, Derby DE1 2AU
Description	The Eagle Market is one of two covered markets within the city-centre. The Market which is in the ownership of Intu provides access to the main shopping centre in Derby and to Derby Theatre. Intu are considering their options in terms of the re-use and potential re-development of this asset.
Site Area – total gross	2.64 acres / 1.07 ha
Site Area – net developable area	No net area given that this is an existing building
Location Plan	
Site Plan	

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Developers Name	See landowner
Landowners Name (if different from Developer)	Intu Properties Plc
Developer / Landowner relationship	N/A
Scheme Agents	N/A
Existing Use	Indoor Market – mixture of retail uses (A1, A3-A4)
Surrounding Uses	A1 Retail – Intu A3/A4 Retail C1 Hotels (Riverlights) Sui Generis – Derby Theatre and Bus Station
Accessibility (Pedestrian & Vehicular)	<p>The site is in an accessible place for pedestrians, including those using the local bus services. The site on one end fronts onto East Street with two access points, one being ramped. However, the level change between East Street and the market makes access difficult and deters people from using the market as a passage into the shopping centre. The presence of the pub may also deter shoppers.</p> <p>From the shopping centre, the link between to the market could be improved by making the market more visible from Theatre Walk – this would encourage more pedestrian through traffic.</p> <p>Eagle Market is connected to the Intu Riverside Car Park which means it is highly accessible by car. This car park is situated off the A601 ring road.</p>
Service Access	The market has existing service access and a loading bay underneath the building and this is accessed off Morledge.
Site Visibility & Prominence	The Eagle Market is situated in a prominent position on Morledge opposite phase one of the Riverlights scheme. However, the condition of the market is tired and the condition of the Castle and Falcon pub makes the East Street entrance ugly.
Proximity to other development opportunities	<p>Remaining Land at Riverlights – this site has been identified as a possible residential or office development location. However, there is the possibility that this will have to take place in conjunction with bus station extension works which will reduce the capacity of the site.</p> <p>Castleward, especially North Castleward site – the Castleward area is predominately masterplanned as a residential-led site. The north of the Castleward site has had planning for office development but</p>



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	<p>this has struggled to get away given the high existing use value of the car park which is let to NCP on a 35-year lease.</p> <p>Market Hall – Derby Market Hall presents an interesting opportunity within a character building.</p>
Scheme Name	N/A
Planning Policy Allocation (Plan)	<p>Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. AC2 does not reference the Eagle Market specifically, but indicates that priority will be given to the revitalisation of the East Street, Albion Street, Exchange Street and Morledge Area for which the market is situated.</p> <p>Core Area – Centres and Delivering a City Centre Renaissance (Policy CP12 and AC2). CP12 clarifies that the city centre is the focus for comparison retail, maintaining a sufficient level of retail market provision having regard to the Markets Review.</p>
Conservation Area	The site is not situated within a Conservation Area but it is within a City-Centre Character Area (policy AC2). There is no specific reference to Eagle Market within this policy.
Planning History	No significant planning applications.
Design Considerations	Eagle Market offers a poor frontage on to East Street and toward Morledge. The Market itself appears to be underused and has little in the way of profile relation to Intu or the wider City Centre. Refurbishment or redevelopment would provide the opportunity to improve the relationship between the intu and the wider City Centre.
Developers strategy / aspirations	<p>Intu acquired the indoor market from the Council. They are considering their options with the Eagle Market and we understand their aspiration is to retain a traditional market feel but create a food court to showcase local produce. Altrincham Market was cited by Intu as a case study of how a market has been revitalised and also provides an offer later on into the evening. This would be focused on the side of the market closest to the Derby Theatre and should enable the market to operate longer than 5pm.</p> <p>We understand that they are also considering options for the front of the market facing East Street to reconfigure the use of space available.</p>
Potential other uses	In its existing use the market is a large unit which is adaptable to facilitating other uses whether that be a food court type of retail offering or a commercial leisure focused activity i.e. rock climbing, bowling, laser quest, escape rooms, indoor crazy golf etc.

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Barriers to development	<p>Cost of closure due to the number of tenants that would have to be compensated. Costs associated with refurbishment with potential additional demolition costs of Crown and Anchor Pub.</p> <p>Demolition and new-build – the costs involved with demolition would mean that development viability would be an issue.</p>
Actions	<p>Colliers advised the Council to dispose of the asset to Intu for either a redevelopment or revitalisation programme which involves them managing the facility. This action has been taken.</p> <p>The City Council should seek to encourage Intu to bring forward a refurbishment, redevelopment or re-use of the market. Key priorities for the City should be to improve the relationship between the Intu and East Street, breaking down the fairly stark boundaries between the two.</p> <p>The plans for Eagle Market also need to be sensitive to proposals for Derby Market Hall. Therefore, dialogue needs to take place between the parties in terms of planning the future market offer in the city. The total floorspace for market operators should be consolidated rather than expanded.</p> <p>The space within the Eagle Market provides an opportunity for larger space users (subject to reconfiguration), however this will be subject to suitable demand coming forward.</p>

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Site Reference	Market Hall
Site Address (inc. Postcode)	Tennant Street, Derby (DE1 2DB)
Description	In addition to the Eagle Market, Derby Market Hall is the other covered market within the city-centre and is situated in an equally prominent position between the Market Place and Intu. The Council are undertaking some improvements to the roof of the property and consideration is given below to future use and vision for this key asset.
Site Area – total gross	The site of the Market Hall building covers c.1 acre
Site Area – net developable area	1,638 sqm / 17,632 sqft
Location Plan attached	
Site Plan attached	

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Developers Name	Derby City Council
Landowners Name (if different from Developer)	N/A
Developer / Landowner relationship	Wates Construction to deliver phase 1
Scheme Agents	N/A
Existing Use	Market Hall
Surrounding Uses	A1 Shops A3 Restaurants and Cafes A4 Drinking Establishment B1 Business D2 Assembly and Leisure
Accessibility (Pedestrian & Vehicular)	The Market Hall is positioned within Derby's retail loop, allowing for pedestrian access. Vehicular access is restricted to the property, it is better accessed through public transport. However, the Assembly Rooms Car Park means that it is only a short walk should vehicular transport be used.
Service Access	The market has service access off Tennant Street.
Site Visibility & Prominence	The market does not have high visibility when approaching from Market Place because the entrance is via an arch through the Guildhall and the principle archway is signed Guildhall. This may mean the market suffers in terms of footfall. The entrance from the south side (Osnabruck) is more prominent and the market is clearly visible on the east side to one of the main vehicular routes through the city (Corporation Street).
Proximity to other development opportunities	The site is located close to the Assembly Rooms and Market Place – the Council is committed refurbishing and re-opening the Assembly Rooms. The site is also located close to the Audley Centre – an application for comprehensive refurbishment to the ground floor retail offer and additional residential storeys has been submitted.
Scheme Name	Derby Market Hall
Planning Policy Allocation (Plan)	Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and



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	<p>achieving economic growth. CP11 encourages B1 and D1 development.</p> <p>Core Area – Centres and Delivering a City Centre Renaissance (Policy CP12 and AC2). CP12 clarifies that the city centre is the focus for comparison retail which this site accommodates currently.</p> <p>The site is also a City Centre Character Area (policy AC2).</p>
Conservation Area	<p>The site lies within the City Centre Conservation Area.</p> <p>Historic Environment and Conservation Areas (CP20 and E18). These policies recognise the importance to; preserve or enhance the special character of the Conservation Area; encourage physical and economic revitalisation and ensure that the new buildings enhance the Conservation Area. Planning permission will not be granted for development which would be detrimental to the special character of Conservation Areas and should not be approved where they would result in the demolition, or substantial demolition, of buildings that make a positive contribution to the character a Conservation Area.</p>
Planning History	<p>There have been no major planning applications associated with this site.</p>
Design Considerations	<p>The Market is a statutory grade II listed building. Design principles must adhere to the policies CP20 and E18.</p> <p>New proposals should seek to enhance the link from Intu (along Albion Street and Exchange Street) through the Market Hall and into the Market Place.</p>
Developers strategy / aspirations	<p>Aspiration to improve the food & drink offer in the Market Hall.</p>
Potential other uses	<p>Focus on speciality offering – food, beverage, retailing, ‘maker spaces’ and flexible event spaces. An example of a similar space which is successful in close proximity to a more dominant and significant market offering is the Corn Exchange in Leeds which is located close to Kirkgate Market. This space is filled with primarily independents offering food and beverage, craft products and clothing.</p>
Barriers to development	<p>Grade II Listed building – therefore any changes to this asset will be minor / change of use and clearly would have to be acceptable from a heritage / listed building perspective.</p>
Actions	<p>Given that it appears Eagle Market will contain a consolidated amount of traditional market traders and local independents, we recommend the Council explores the following:</p> <ul style="list-style-type: none"> • Creating more flexible space on the ground floor which can enable leisure / evening uses to be brought in and create more fluid movements through the Market Hall • Bring in more contemporary uses, including food and beverage operators whilst retaining an element of traditional traders

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	<ul style="list-style-type: none">• Better active management of the Market Hall to utilise the space for leisure / evening uses and events• Integrating the Market Hall better with the Market Place and Intu
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Site Reference	North Castleward
Site Address (inc. Postcode)	Siddals Road, Derby DE1 2QD
Description	This site is situated within the wider Castleward regeneration area. There has been market interest to bring this site forward but we understand this has stalled due to challenges with viability.
Site Area – total gross	3.38 acres / 1.37 ha
Site Area – net developable area	N/A
Location Plan	
Site Plan	
Developers Name	N/A
Landowners Name (if different from Developer)	Unknown Institutional Investor acquired site from Newcore Capital Management

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Developer / Landowner relationship	Unknown
Scheme Agents	N/A
Existing Use	D2 – Trampoline Park Sui Generis – Car Park and Car Dealership
Surrounding Uses	A1 Retail (Intu) A3-A4 Restaurants, Cafes and Drinking Establishments B1 Offices / Light Industrial B2 Industrial B8 Storage and Distribution C3 Residential D2 – Derby Theatre, Gymnasium & Bingo Hall
Accessibility (Pedestrian & Vehicular)	The site is right on the edge of the core area and is bound to the north by the ring road. Pedestrian access into Derby City Centre is over this main road and either into the Intu Shopping Centre or along Morledge. Vehicle access to the site is from the ring road (A601) and is also in close proximity to the A6 which goes through Pride Park and out to the Southern Bypass.
Service Access	The vehicular access points above mean that servicing of this site for retail would not be an issue.
Site Visibility & Prominence	The site is bound by the A601 so this makes the site visible from the ring road. In terms of prominence, if the site were to be in retail use it would be only be appropriate for a similar use as to the Bradshaw Way Retail Park. However, this would require car parking and would be another inefficient use of a key gateway site which is allocated as being in the central business district.
Proximity to other development opportunities	Wider Castleward development – residential led regeneration (please see detailed site assessment) Nightingale Quarter – the former Derbyshire Royal Infirmary (DRI) site which has planning permission for up to 500 dwellings and other commercial uses Eagle Market – recently acquired by Intu they are considering options for the future use of this space. This would ideally be complementary to any proposal for this site. Bradshaw Way Retail Park – also in the ownership of Intu, but this is considered a more long-term regeneration opportunity (please see individual site assessment).

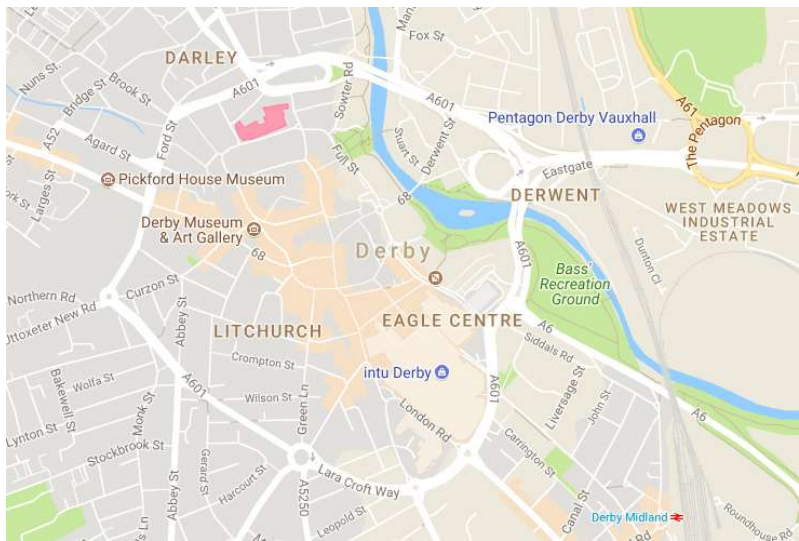
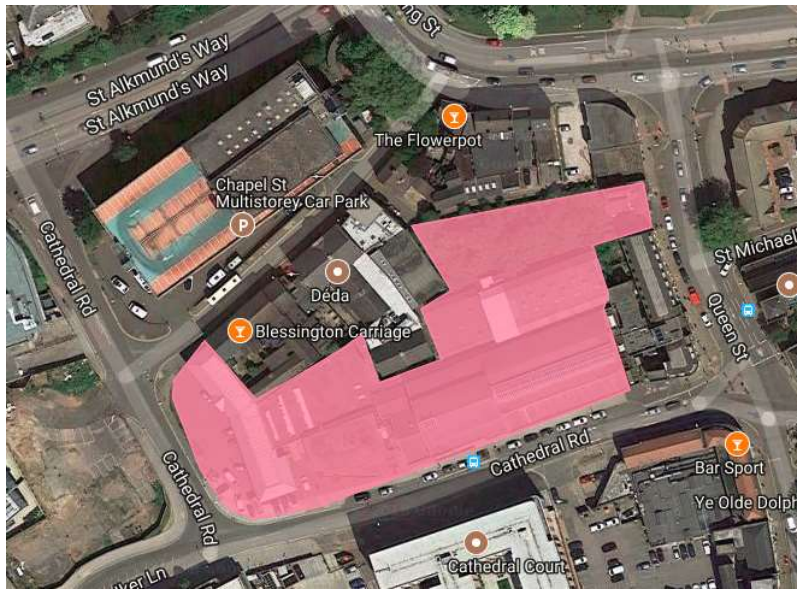
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	Remaining Land at Riverlights – this is another site considered within this study, it presents an exciting opportunity with river frontage for either an office or residential led scheme - please refer to the site assessment for a more comprehensive understanding.
Scheme Name	N/A
Planning Policy Allocation (Plan)	<p>The site is allocated as a regeneration area with a specific policy (AC6), this includes the neighbouring former DRI site. In Castleward the planning policy seeks to achieve a vibrant residential (minimum 800 mixed tenure homes) and commercial neighbourhood. As part of this there is a recognition that the Castleward Boulevard will be the pedestrian link between the station and the city core with convenience retail and related commercial and community facilities to support the needs of the community.</p> <p>The site is also allocated as being within the Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development.</p>
Conservation Area	The site is not in a Conservation Area but is a City Centre Character Area (policy AC2). This policy recognises the importance of the Eastern Fringes as becoming a vibrant new residential neighbourhood which will complement the City Centre economy. There is also reference to the improvement of linking the station with the City Centre.
Planning History	Lapsed application (10/08/01500) – for offices, hotel, retail units and associated development including piazza.
Design Considerations	The site is a prominent site on the ring road, and is relatively unconstrained. The site can accommodate a development of significant scale and massing which should address the ring road.
Developers strategy / aspirations	The site is let to Euro Car Parks and Excel Car Parks, but has scope for development. In 2010, outline planning was secured for 5 office blocks, a hotel and retail units totalling more than 500,000 sqft. If not viable, the car park operators are keen to take longer leases. Clearly, Newcore Capital Management did not deem a scheme to be viable and have sold the asset on to an investor, we are unsure of their intentions but note that the car park is let to National Car Parks until September 2037.
Potential other uses	Other than a use coming forward which is consistent with policy i.e. B1 or D1, the site could accommodate C1 or C3 residential (potentially private rented sector) and ancillary commercial given its location in close proximity to the city-centre and train station. However, the proximity to the main road makes this site in our view more suitable for an office or education based use. Whether the site is office, leisure or residential-led it would be important to have

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	a mix of uses which should include an element of employment space.
Barriers to development	<p>Viability and the existing use value of the site – the primary use is a car park, along with some occupied industrial units and therefore the site is income generating and with a long lease to NCP. This can make viability challenging because the residual value of the scheme is likely to be lower than its existing use value – particularly for an office development where pre-lets and strong covenants are required to make a scheme viable. We noted that previous owners Newcore Capital Management intended to either bring forward a scheme or sit on the land if a scheme didn't work financially because of the income generated from car parks and the willingness of the existing operators to extend their leases. The asset was however sold to an institutional investor for £5.05 million at a net initial yield of 4.4%.</p>
Actions	<p>The site is of interest to the market as an investment and a development opportunity but the strength of the covenant / length of the car park lease makes development viability challenging. The City Council could play a more pro-active role in enabling this site to come forward in partnership with the private sector. We consider that a mix of uses would be appropriate as discussed above, this would be led by B1 or C3 with perhaps scope for C1.</p>

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Site Reference	Queen Street Baths
Site Address (inc. Postcode)	Cathedral Road, Derby DE1 3PA
Description	The Queen's Leisure Centre is a sport and leisure facility within the city centre. The Council consider this to be a potential long-term opportunity following the development of the Moorways swimming complex if usage declines. The opportunity would be through a re-use.
Site Area – total gross	0.19 Hectares / 0.46 Acres
Site Area – net developable area	No net as an existing building
Location Plan	
Site Plan	
Developers Name	N/A

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Landowners Name (if different from Developer)	Derby City Council
Developer / Landowner relationship	N/A
Scheme Agents	N/A
Existing Use	<p>B1-B8 Offices / Trade Counter</p> <p>D2 Leisure Centre</p> <p>The Queens Street /Cathedral Road / Chapel Street 'quadrant' comprises a number of uses, including historic assets, notably Smiths Clock Works.</p>
Surrounding Uses	<p>A1 Shops (Cathedral Autocentre) located directly adjacent.</p> <p>A3 Restaurants and Cafes (Sports Bar and Grill)</p> <p>C2 (Residential Institutions) University of Derby Student Residences (Cathedral Court) located directly opposite. Cathedral Court student residential scheme (350 beds) was delivered in 2016 on a site which had previous consent for 50,000 sqft of office space.</p> <p>Sui Generis - Multi Storey Car park to the rear of the site, located on Chapel Street</p>
Accessibility (Pedestrian & Vehicular)	The site can be easily accessed by vehicle and pedestrian access from Cathedral Road and off Queens Street.
Service Access	Service access would naturally be off Cathedral Road as this cannot be facilitated elsewhere.
Site Visibility & Prominence	The site is only visible via Queens Street and Cathedral Road
Proximity to other development opportunities	<p>Chapel Street Car Park – given the potential closure of Queen Street Baths this provides a potential opportunity for redevelopment.</p> <p>Cathedral Road / St Marys Gate - previous permissions (02/08/00288 and 02/12/00178) for office schemes at this site has now lapsed. We understand that Clowes Developments own the site.</p> <p>Cathedral Road / Walker Lane – this site has planning permission for a student living scheme (12/16/01478) containing 319 flats. Previous consent for retail and office space with parking in 2008 (05/07/00895).</p>
Scheme Name	No active proposal


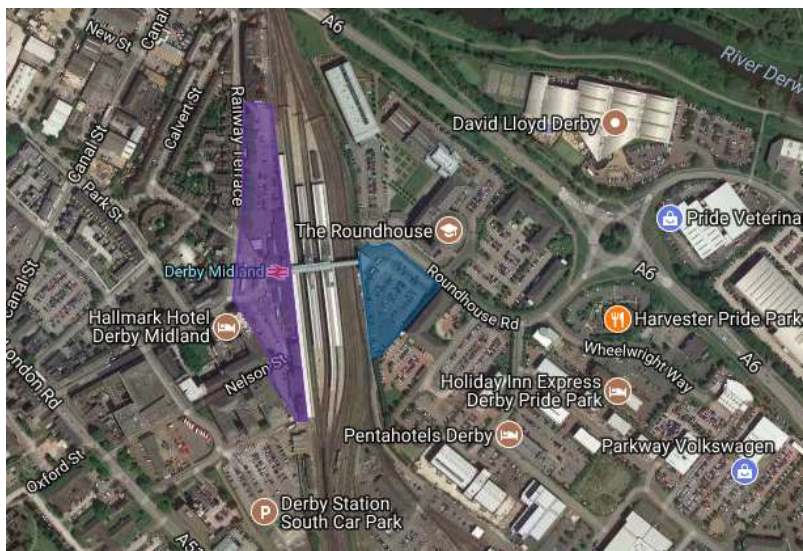
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Planning Policy Allocation (Plan)	<p>Central Business District – Office Development and Delivering a City Centre Renaissance (Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development.</p> <p>Within the Cathedral Quarter, priority will be given to the implementation of regeneration schemes on Cathedral Road; and mixed-use schemes on Sadler Square and St James Yard; and the redevelopment of the Assembly Rooms. There is also a statement made with regards to the long-term regeneration or re-use of this site.</p>
Conservation Area	<p>The site lies within the City Centre Conservation Area.</p> <p>Policy - Historic Environment and Conservation Areas (CP20 and E18). These policies recognise the importance to; preserve or enhance the special character of the Conservation Area; encourage physical and economic revitalisation and ensure that the new buildings enhance the Conservation Area. Planning permission will not be granted for development which would be detrimental to the special character of Conservation Areas and will not be approved where they would result in the demolition, or substantial demolition, of buildings that make a positive contribution to the character a Conservation Area.</p> <p>The site is also located in the City Centre Character Area (policy AC2) and in the Our City Our River (OCOR) area (policy AC8). These policies recognise this as land which can come forward for a mix of uses and they enforce the importance of flood defence mechanisms.</p>
Planning History	No major planning applications related to this site
Design Considerations	The existing building is located next to some locally listed buildings and borders a Conservation Area and therefore the design of any redevelopment would need to be sensitive to the locality and its setting.
Developers strategy / aspirations	Considering the future use of this site given the new Moorways pool which is out of town.
Potential other uses	<p>We understand that there may be an interest from Deda who occupy an adjoining unit.</p> <p>Consideration should also be given to whether the University would be interested in the facility as it is or as something else because this area is close to a number of student residential schemes.</p> <p>Other than the potential for demolition and delivery of a residential scheme (including student residential), then this facility may present an opportunity for alternative uses for example a new lice rink, now that this is not being progressed at Becket Well. Due to the large footprint of the site, the site could accommodate a larger convenience store.</p>

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Barriers to re-development	<p>The site is located in the Conservation Area, therefore new development and design principles must adhere to the policies CP20 and E18.</p> <p>There would be significant costs involved with removing the swimming pool and re-configuring this property back into a viable use.</p>
Actions	<p>Allocation in the plan should retain some flexibility for the future use of this space. Dialogue should be continued with key stakeholders.</p>

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Site Reference	Railway Station & Environs
Site Address (inc. Postcode)	Derby Midland Station DE1 2RU
Description	Derby Midland Station is a main line railway station with 7 platforms and a direct service to London. The station is managed by East Midlands Trains.
Site Area – total gross	No prescriptive area
Site Area – net developable area	N/A
Location Plan attached	
Site Plan attached	
Developers Name and Address	No developer at present
Landowners Name and Address (if different from Developer)	Network Rail

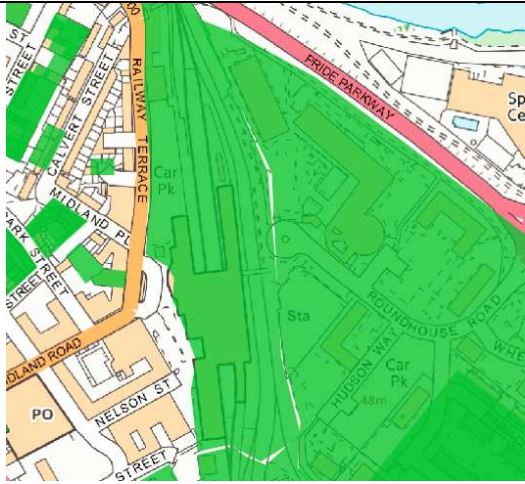
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Developer / Landowner relationship	N/A
Scheme Agents	N/A
Existing Use	A1 / A3-A4 Retail within station Sui Generis - Car Parking and Bus Station
Surrounding Uses	A3/A4 Retail B1 Offices C1 Hotels C3 Residential D1 Non-residential institutions i.e. Derby College D2 Assembly & Leisure i.e. David Lloyd Derby Sui Generis – Car Parks
Accessibility (Pedestrian & Vehicular)	Vehicles can access Derby Midland Station from either west or east of the platforms from the A6. In terms of pedestrian connectivity, the site is approximately 650 metres from the Derby Ring Road and Intu.
Service Access	The station is serviceable as a number of its existing occupiers require access.
Site Visibility & Prominence	The location of the station in relation to the city-centre is peripheral and is therefore not considered to be 'visible' or 'prime' in a town centre retail or leisure sense. However, the station is a natural gateway to a place and there is substantial footfall through transport hubs. Therefore, the sites are considered to be visible and prominent, but they will attract a more specific end user that seeks locations close to transport hubs with business reliant upon passing trade.
Proximity to other development opportunities	Castleward – this masterplan area has seen phase 1 complete which was residential led with secondary retail and leisure space. The second phase will include further residential development. Former Derby Royal Infirmary Site – this is another large site in the planning system which is residential-led site which has the capacity to bring about a mix of uses. This site is important in terms of bringing forward the London Road as a key through route to the station.
Scheme Name	N/A
Planning Policy Allocation (Plan)	The site is allocated as being within the Central Business District – Office Development and Delivering a City Centre Renaissance

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	<p>(Policy CP11, AC1 and AC2). These policies recognise the importance of office, retail and leisure uses in maintaining the vitality and vibrancy of the city-centre and achieving economic growth. CP11 encourages B1 and D1 development. The east of the site is allocated as existing employment land.</p> <p>The majority of the site is not within this designation, although it is a City Centre Character Area (policy AC2). This policy recognises the importance of the Eastern Fringes as becoming a vibrant new residential neighbourhood which will complement the City Centre economy. There is also reference to the improvement of linking the station with the City Centre.</p>
Conservation Area	The west of the station (i.e. purple shown above) falls within the Railway conservation area. There are a number of listed buildings within this area including the grade II Midland Hotel.
Planning History	No significant development proposals.
Design Considerations	Given that the west of the station is within a Conservation Area there will be design considerations in relation to this – note policy CP20 Historic Environment.
Potential other uses	<p>There is limited land available - the site falls within the Central Business District which encourages B1 development and the east of the site is specifically allocated as existing employment land. Therefore, if an application was submitted for an office-led scheme then this should be considered, the only issue may be car parking if the proposals involves the loss of parking.</p> <p>Ideally, office development would be delivered in the city-centre over this location given the existing office market at Pride Park.</p>
Barriers to development	<p>Availability of land – there is limited land which could be developed upon surrounding the station. The car parks may provide an opportunity for development but this is dependent upon sufficient provision for the station and Network Rail releasing their assets for development.</p> <p>Contamination - Given the historical uses generally associated with railways, any significant development proposals may be affected by costs associated with ground conditions. The map below shows the potential areas of contamination in green.</p>

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	 <p><i>Plan showing potential contaminated land</i></p>
<p>Actions</p>	<p>The phase 1 of the station masterplan has been implemented, including improvements to the entrance and drop off area. We consider that town-centre uses should be encouraged elsewhere and that the actions relate to pursuing better connectivity between the station and city-centre. This could be done by encouraging the redevelopment of the former Derbyshire Royal Infirmary site and ensure its frontage onto London Road creates a vibrant street. This could act as a key through vehicular and pedestrian route from the station into the city-centre and St Peters Street.</p>