

**DERBY CITY COUNCIL LOCAL PLAN PART 1: CORE  
STRATEGY**

**STATEMENT OF COMMON GROUND ON THE FRIAR GATE  
GOODS YARD SITE**

**CLOWES DEVELOPMENT (UK) LIMITED**

Date: April 2016

## **1. INTRODUCTION**

- 1.1 In response to objections made by Clowes Development (UK) Developments Ltd to the Local Plan Part I, this proposed Statement of Common Ground (SoCG) is submitted to respond to the fact that the submitted plan does not provide sufficient focus or clarity on this important City Centre site in order to assist in achieving its successful mixed use redevelopment. It is also important to acknowledge that the site forms part of the Council's objective to achieve City Centre Renaissance.

## **2. BACKGROUND**

- 2.1 The site extends to 7.9 hectares and lies adjacent to the newly completed inner ring road on the western side of the city centre, as identified on the accompanying location plan. The site has lain derelict for many years and the prominence of the site, notably the Grade II Listed Bonded Warehouse, has become increasingly significantly since recent completion of the inner ring road.
- 2.2 The Great Northern Railway (GNR) was completed through Derby in January 1878, including the construction of the Friar Gate Bridge that still stands. The construction of the passenger station and the bonded warehouse followed soon after. The line was closed in 1968 since when the site has remained largely vacant and underused.
- 2.3 Various planning permissions for redevelopment of the site have been pursued and achieved over the years but none as yet implemented. The most recent was outline planning permission and listed building consents granted in November 2013 for the conversion and extension of the bonded warehouse to form a 118,000ft<sup>2</sup> Class A1 supermarket together with conversion of the engine house to Class A3/A4 uses, conversion of the viaduct units to Class A2/A3/A4/A5 uses, the construction of 150 dwellings, Class B1 offices and a petrol filling station (outline planning permission ref: DER/03/11/00246). Unfortunately due to a restructuring of the supermarket sector resulting in a move away from large scale hypermarkets, this scheme has not been implemented.
- 2.4 It is anticipated that an alternative mixed used scheme, with similar uses to those previously approved but excluding the large scale food retail store, will be formulated to secure the regeneration of this vacant and derelict site, but this will require the submission and consideration of a further planning application.

### **3. MATTERS AGREED**

- 3.1 Securing the successful, mixed-use redevelopment of the Friar Gate Goods Yard Site is a priority for the Council.
- 3.2 It is acknowledged that this is a challenging site that needs to take account of important heritage assets, contamination and level changes in the vicinity of the Friar Gate Bridge. Delivering higher value uses such as retail will be required given the remediation and restoration costs.
- 3.3 The newly secured access direct onto the inner ring road provides an excellent opportunity to achieve a successful redevelopment scheme.
- 3.4 It is acknowledged that government funding may well be required to facilitate early delivery of a financially viable redevelopment scheme. Identifying this site as a Council priority in the Core Strategy Part 1 will assist the prospects of achieving potential future funding. While the site is already identified as a priority in Policy AC1 and the existing allocation is 'partially' saved in the City of Derby Local Plan Review (CDLPR) but it is agreed that the Core Strategy may benefit from making a more overt reference to the site and its importance in Policy AC2. This would better reflect Council priorities and increase the clarity of the plan.
- 3.5 Inclusion of the Friar Gate Goods Yard Site as a Proposed Modification to Policy AC2 below will assist in achieving early redevelopment – including residential.
- 3.6 Given that the wider site extends some distance away from the defined 'Central Business District' (CBD) and Core Area, it is appropriate for Policy AC2 to only include reference to that part of the site that contains the heritage assets closest to the existing definition of the CBD.

### **4. POLICY AC2 PROPOSED MODIFICATIONS**

- 4.1 To provide the appropriate focus and clarity in respect of the Friar Gate Goods Yard Site, it is proposed to modify Policy AC2 to include the site as part of the Central Business District in accordance with the attached plan and to also include the following section as part of Policy AC2:

#### ***FRIAR GATE GOODS YARD***

*The Goods Yard Site has the opportunity to deliver a vibrant mix of residential, retail, leisure and business uses including offices, including the re-use of and responding positively to the presently neglected railway heritage assets on site.*

*Improved connections with The Cathedral Quarter to strengthen the overall offer in the western part of the City Centre should be explored, including the potential to utilise Friar Gate Bridge.*

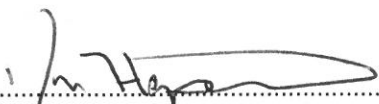
*The Council will encourage schemes that:*

- *Conserve and enhance the heritage assets by securing their appropriate and viable reuse, including retail but only where justified through an impact assessment on the vitality and viability of defined centres;*
- *Deliver a vibrant mix of other uses including residential, leisure and offices;*
- *Ensure development is in accordance with a comprehensive, long term strategy and masterplan for the site;*

Signed by ...  .....

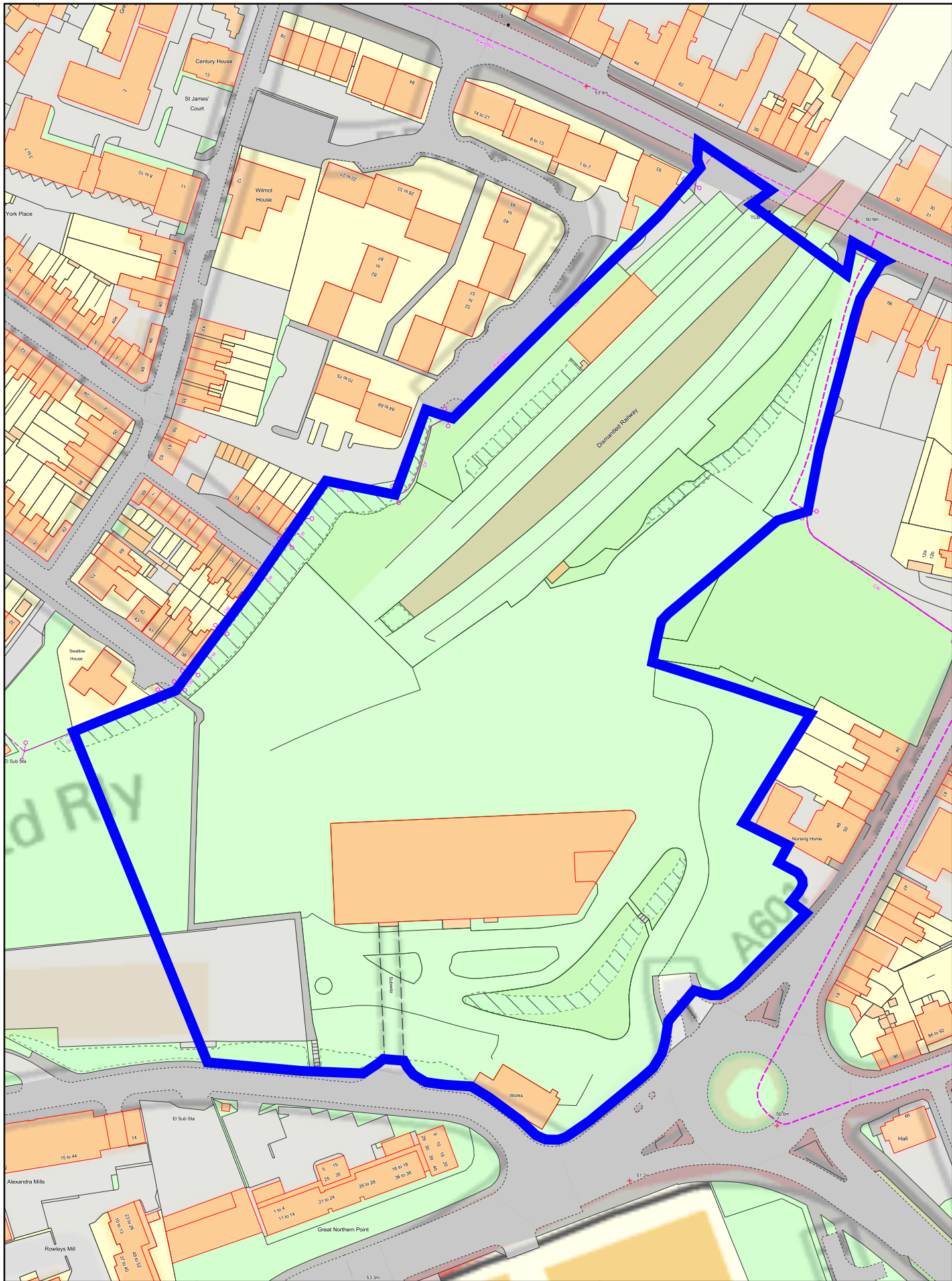
Date 3/5/2016.....

On behalf of Derby City Council

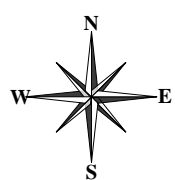
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Date 9/5/16.....

On behalf of Clowes Development (UK) Ltd



# Friar Gate Goods Yard



Drawing No: N/A  
Date: 06/05/2016  
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