Appendix

1. Governance Structure
2. Consultation so far
   a. Membership of Vibrant City Partnership
   b. Membership of Derby Renaissance Board
3. Key Sites
4. Public Sector Ownership
   a. Private Sector/Mixed Ownership
   b. City Centre Living
   c. Key Connections Projects
5. Supplementary Plans
Appendix 1: Governance Structure

**Purple Flag WHS Partnership**

**Tourism Cluster**

**Sustainable Transport Partnership**

**HMA Joint Advisory Committee**

**Climate Change Alliance**

**Vibrant City Centre Operational Group (VCOG)**

**WHS Partnership**

**OCOR Board**

**Strategic Housing Delivery Board**

**Active Culture Board**

**D2N2 LEP**

**Derby Renaissance Board (DRB)**

Chair
David Williams

**Vibrant City Projects Delivery Board**

**Regeneration Fund Board**

**Vibrant City Partnership (VCP)**
(Council + Marketing Derby + Tourism + Museum Trust + Derby Live + BIDs + Intu + Compendium Living + QUAD + Business reps)
Chaired by Cabinet Lead, Regeneration
## Appendix 2: Consultation so far

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>October 2014</td>
<td>Regeneration and Culture Overview and Scrutiny Board</td>
</tr>
<tr>
<td>October 2014</td>
<td>Vibrant City Strategy approved by the Cabinet</td>
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<tr>
<td>13 October 2014</td>
<td>Issues and Opportunities workshop with external partners and Vibrant City Partnership</td>
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<tr>
<td>3 November 2014</td>
<td>Lunar Society Talk</td>
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<tr>
<td>17 November 2014</td>
<td>Internal workshop for steer from PCCM and COG</td>
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<tr>
<td>9 December 2014</td>
<td>Draft masterplan discussion with external partners and Vibrant City Partnership</td>
</tr>
<tr>
<td>11 December 2014</td>
<td>Presentation to Derby Renaissance Board</td>
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<tr>
<td>6 January 2015</td>
<td>Presentation to City Growth Board</td>
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<tr>
<td>13 January 2015</td>
<td>Draft masterplan discussion with PCCM</td>
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<tr>
<td>22 January 2015</td>
<td>Presentation and discussion with Tourism Cluster Group</td>
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<tr>
<td>2 February 2015</td>
<td>Internal wider workshop Part 2</td>
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<tr>
<td>3 February 2015</td>
<td>Market Traders</td>
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<tr>
<td>6 February 2015</td>
<td>City Growth Board</td>
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<tr>
<td>10 February 2015</td>
<td>Vibrant City Partnership meeting</td>
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<td>23 February 2015</td>
<td>Dedicated session on draft Masterplan at Derby Renaissance Board</td>
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<td>24 February 2015</td>
<td>Scrutiny Board</td>
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<tr>
<td>26 February 2015</td>
<td>Dedicated VCP session to discuss Markets review</td>
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<td>4 March 2015</td>
<td>Full Council</td>
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## Appendix 2a: Membership of Vibrant City Partnership

Serviced by regeneration projects team by relevant Derby City Council officers

<table>
<thead>
<tr>
<th>Organisation</th>
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</thead>
<tbody>
<tr>
<td>Chair, Cabinet member for Regeneration Derby City Council</td>
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<tr>
<td>Cabinet member for Leisure and Culture Derby City Council</td>
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<tr>
<td>Acting Chief Executive, Derby City Council</td>
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<tr>
<td>Director, Marketing Derby</td>
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<tr>
<td>Director, Derby Live</td>
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<tr>
<td>Executive Director, Derby Museums</td>
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<tr>
<td>Intu - Centre Manager</td>
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<tr>
<td>Chair, Cathedral Quarter BID</td>
</tr>
<tr>
<td>Chair, St Peters Quarter BID</td>
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<tr>
<td>Director, PFBB (supporting the BIDs)</td>
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<tr>
<td>Head of Community Investment, Rolls-Royce</td>
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<tr>
<td>Managing Director Compendium Living (Castleward)</td>
</tr>
<tr>
<td>Director Geldards (Chair of Derby Renaissance Board)</td>
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<tr>
<td>Partner, Flint Bishop Representative of Professional Services</td>
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<tr>
<td>Director, Greendogmedia, (Representative of small creative businesses)</td>
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<tr>
<td>Chair, Marketing Derby</td>
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<tr>
<td>Managing Director, Rigby &amp; Co, (Representative of Property Consultancy Services)</td>
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<tr>
<td>Director, QUAD</td>
</tr>
<tr>
<td>Chancellor, University of Derby</td>
</tr>
<tr>
<td>Chief Executive, Derby College</td>
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<tr>
<td>Managing Director, Derby Telegraph</td>
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</table>
# Appendix 2a: Membership of Derby Renaissance Board

## Organisation

<table>
<thead>
<tr>
<th>Chair</th>
<th>Organisation Change Solutions Ltd</th>
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</thead>
<tbody>
<tr>
<td>Director, Geldards</td>
<td>BiS East Midlands and South East Midlands</td>
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<tr>
<td></td>
<td>Chief Executive Community Action Derby</td>
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<td></td>
<td>Acting Chief Executive Derby City Council</td>
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<td>Jobcentre Plus</td>
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<td></td>
<td>Chief Executive Derby College</td>
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<td></td>
<td>Chief Executive Derby County Football Club</td>
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<td></td>
<td>Derbyshire and Nottinghamshire Chamber of Commerce</td>
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<td></td>
<td>Transport Executive Eurostar International Ltd</td>
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<td>Partner Freeth Cartwright</td>
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<tr>
<td>Oberoi Consulting</td>
<td>President Pennine Healthcare</td>
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<td></td>
<td>Group property Director, Rolls-Royce plc</td>
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<tr>
<td></td>
<td>Chief Executive S &amp; A Foods</td>
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<tr>
<td></td>
<td>Managing Director Smith of Derby Ltd</td>
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<tr>
<td></td>
<td>General Manager Toyota (UK) Ltd</td>
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<tr>
<td></td>
<td>Third Sector Representative Blue i Properties</td>
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<tr>
<td></td>
<td>Chancellor University of Derby</td>
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<tr>
<td></td>
<td>Director Marketing Derby</td>
</tr>
</tbody>
</table>

**Note:**
- Chair of Derbyshire Employment and Skills Board, Member of Parliament Derby North, Member of Parliament Derby South, Member of Parliament Mid Derbyshire, The Leader Derby City Council, The Deputy Leader Derby City Council, Leader of Conservative Party Derby Derby City Council, Leader of Liberal Democrats Derby Derby City Council, Leader of Liberal Democrats Derby Derby City Council, and Leader of Liberal Democrats Derby Derby City Council.
Appendix 3: Key sites

Public ownership:
A Riverlights
B Market Hall
C Eagle Market
D Assembly Rooms
E Becket Well
F Sadler Square
G Queen Street Baths
H Nightingale Quarter

Private sector/mixed ownership:
1 Full Street site
2 One Derby
3 Castleward
4 North Riverside
5 Friar Gate Goods Yard
6 Friar Gate Square
7 Central Square
8 Citygate House
9 East Street-Albion Street area
Appendix 3a:
Key sites - Public Sector Ownership
Site A: Riverlights
(Phase 2 - Behind the Bus Station)

Site description:
Area - 14,071 sqm
Ownership - Council
Planning status - Planning approval for mixed use development including 140 apartments, retail and leisure uses.

Potential:
Great riverside location for high quality residential, commercial and leisure use.
Proximity to bus and railway station and city centre amenities.
Potential location for enhanced transport interchange (including potential link to HS2).

Action Plan:
DCC to market the site.
Improvements to public realm to increase footfall.

Existing

Potential

Existing riverside view
Potential waterside apartments
Site B: Market Hall
(Guild Hall Market)

Site description:
Area - 3379 sqm
Ownership - Council
Planning status - Listed building, within City Centre conservation area.

Potential:
A rejuvenated, niche, quality market.
Managed work spaces on upper storey.
Extend out to Osnabruck square and Market Place.
Events/festival markets and food court.
Opportunity for bars/restaurants and evening uses.

Action Plan:
DCC to complete the Markets appraisal by June 2015.
Potential HLF/ERDF/ESIF bid.
Site C: Eagle Market
(including the Castle and Falcon pub)

Site description:
Area - 7371 sqm.
Ownership - Council.

Potential:
A rejuvenated, niche, quality market.
Best available new retail/leisure site.
Potential location for a new culture venue.

Action Plan:
DCC to complete the Markets appraisal by June 2015.

Existing

Potential

View of Eagle Market from East Street
Interior view of Eagle Market

Potential combination of retail and leisure uses
Potential indoor leisure use - bowling alley, climbing wall, soft play areas
Potential open air food court

DERBY CITY CENTRE MASTERPLAN 2030
Site D: Assembly Rooms Site
(including the car park)

Site description:
Area - 5059 sqm.
Ownership - Council.
Currently closed performing arts venue.
Within City Centre conservation area.

Potential:
Located in the Market Place, at the heart of the city, within the cultural core; good car park access.
Potential uses include retail, restaurants/bars/cafes, offices and residential including cultural offer.
Active frontage to market place.

Action Plan:
The Council to market site.

Existing

Potential

View of Assembly Rooms

Opportunity to extend out in Market Place

Potential indoor leisure use - bowling alley, climbing wall, soft play areas

Potential combination of retail and leisure uses

Potential open air food court
Site E: Becket Well area
(Duckworth Square, Debenhams, United Reforms Church, Becket Well and Green Lane Conservation Area)

Site description:
Area - 22,319 sqm.
Ownership - Council, Intu, Church and various.
Key priority site for redevelopment – major mix-use regeneration opportunity.

Potential:
Mixed use development opportunity for residential, commercial, health uses including potential retail on Victoria Street.
Potential location for the new cultural centre and/or fun pool.
Affordable housing scheme in partnership with Derby Homes.
Opportunity for Green Lane area to be ‘bohemian’ student quarter.

Action Plan:
DCC to explore opportunities with Intu for former Debenhams building.
Market the site.

Existing

- Green Lane area
- Former Debenhams building and church area
- Becket Well site
Site F: Sadler Square
(Middleton House, St Mary’s House, vacant site on Bold Lane, other properties on St Mary’s Gate)

Site description:
Area - 16,075 sqm.
Ownership - Council + Blueprint.
Planning Status - within conservation area.

Potential:
Mixed use development opportunity at the heart of Cathedral Quarter with access to car parks.
Potential for ‘city living’ ranging from young students to older people.
Potential site for Connect 2 and city centre business conference facility.
Good location for independent retails, cafes/bars/restaurant.

Action Plan:
Site assembly and market the site.
External funding bids for Connect Derby Phase 2.

Existing

Vacant site on Bold Lane and Middleton House
First phase - Sadler Bridge Studios

Potential

Mixed used proposal for the wider area
Site G: Queen Street Leisure Centre

Site description:
Area - 13,143 sqm.
Ownership - Council and multiple.
Close to a number of listed buildings and on the boundary of City Centre conservation area.

Potential:
Within the CQ's Central Business District
Opportunity for long term commercial/ mixed use development.
Potential location for performing arts venue.
Opportunity to include adjoining sites to create a larger development parcel (Chapel Street car park and garage).

Action Plan:
Currently reviewing long-term option for the site which will not be available for redevelopment in the short-term.
Site H: Nightingale Quarter
(former DRI site)

Site description:
Area - 81,298 sqm.
Ownership - DRI Hospital Trust.
Planning Status - Outline planning approval for mixed use scheme. including 400 homes, supermarket, extra care units and leisure facilities.

Potential:
Great sustainable location for residential development.
Proximity to city centre, public transport and Castleward.

Action Plan:
Site demolition taking place.
Inclusion in city centre Housing Zone.
Trust currently marketing the site.

Existing
Appendix 3b: Private Sector Mixed Ownership
Site 1: Full Street

Site description:
Area - 5160 sqm.
Ownership - Wilson Bowden.
Planning approval for 47 apartments and 195 bed hotel (under construction).

Potential for phase 2:
Central, riverside location next to Cathedral and Silk Mill.
Potential for mixed use development including residential and offices hotel.

Action Plan:
Proactive dialogue with owner.

Existing

Potential

View of the site from across the river

View of the site from Full Street

Proposal for a mixed use scheme
Site 2: One Derby

Site description:
Area - 7355 sqm.
Ownership - Norseman.
Planning approval for 50,000 sqm offices + 600 sqm retail + 104 bed hotel.

Potential:
Central location next to Castleward, bus station and railway station, good car park access.
Potential for mixed use development including residential + offices + hotel.

Action Plan:
Proactive dialogue with owner.

Existing site/car park

Potential
Proposed scheme
Site 2: Castleward

Site description:
Area - 153,097 sqm.
Ownership - Compendium Living + Council + various.
Outline planning approval for 800 homes; first phase of 160 homes on site – identified in emerging core strategy – Strategic resi allocation.

Potential:
Delivery of further 650 homes within the next 10 years.
 Provision of a primary school, open spaces, improved access to Bass’ Rec.

Action Plan:
Housing zone funding bid.
Support Compendium re 2nd phase site assembly and planning consent.

---

Existing

Potential
Site 4: North Riverside (Our City Our River (OCOR) masterplan)
(Stuart St, Phoenix St, Exeter St, Former Derby Evening Telegraph Site + Trent Barton Depot)

Site description:
Area - 111,491 sqm.
Ownership - Multiple.
Within flood defence zone.

Potential:
Central, riverside location.
Catalyst for opening up the riverside
Potential for mixed use development including residential + offices + multi storey car park + coach parking facility.
Potential location for performing arts venue?
Potential for creating a pedestrian link across the river.
Potential location for iconic buildings.

Action Plan:
Prepare a detailed masterplan.
Site assembly.
Flood defence infrastructure through OCOR funding.
Car parking needs assessment.

Existing

Potential

[Images of existing site and proposed masterplan]
Site 5: Friar Gate Goods Yard

Site description:
Area - 58,446 sqm
Ownership - Clowes Developments Ltd
Includes Listed buildings; planning permission for mixed use development including a supermarket and 150 homes. Allows up to 500 dwellings in current local plan. Listed buildings.

Potential:
Great opportunity for conversion of the Listed building
Potential HLF bid for enhancing the Listed bridge and linking across to Friar Gate Square site
Proximity to city centre and University

Action Plan:
Support the development through inclusion in the Derby City Centre Housing Zone
Proactive dialogue with owner

Existing

Potential

DERBY CITY CENTRE MASTERPLAN 2030
Site 6: Friar Gate Square (Phase 2)

Site description:
Area - 3356 sqm.
Ownership - Lowbridge.
On the edge of conservation area, planning approval for 9500 sqm of offices + 500 sqm of retail.

Potential:
First phase complete.
Proximity to city centre and University.
Good location for commercial or residential development.

Action Plan:
Proactive dialogue with owner re both phase 1 and phase 2.
Site 7: Central Square

Site description:
Area - 2500 sqm.
Ownership - Bolsterstone.
Planning application submitted for 350 bed students accommodation; previous approval for 407 sqm of offices.

Potential:
Good central location within the CQ business district.
Proximity to city centre and University.
Potential for commercial or residential development.

Action Plan:
Planning application for student housing.

Existing
![Vacant site currently being used as a temporary car park.](image1)

Potential
![Proposed scheme for student accommodation.](image2)
Site 8: City Gate House

Site description:
Area - 2922 sqm.
Developer - Cedar House.
Planning approval for 7700 sqm offices + 350 sqm retail.

Potential:
Good central location within the CQ business district.
Proximity to city centre and University.
Potential for commercial or residential development.

Action Plan:
Proactive dialogue with owner.

Existing

Potential

View of the site

Proposed scheme
Site 9: East Street - Albion Street Area

Site description:
Area - 21,735 sqm
Ownership - Multiple (including Co-op, Threadneedle, Kames Capital, PWC).
Part of core shopping area + primary retail frontage.

Potential:
Potential to support diverse retail offer, complementing the strength of CQ and Intu.
Key pedestrian link between Cathedral Quarter and Intu.
Key pedestrian link between Market Hall, Eagle Market and Intu.
Active support of St Peters Quarter BID.

Action Plan:
Support key property owners to prepare proposals for enhancement of the area.
Enhance the East Street bridge.
Encourage the use of upper storeys.

Existing

Potential

Derby City Centre Masterplan 2030
Opportunity Sites

City Centre Living

- Proposed large scale new build residential development
- Vacant site with potential for new build residential
- Potential conversion opportunities (under 35 units)
- Potential conversion opportunities (large scale)
- Residential opportunities along the river (part of flood defence works)
City Centre Living

Site description:
Area - Derby City Centre
Ownership - Multiple
Emerging Core Strategy supports residential uses in city centre

Potential:
DCC funding in place for conversion of vacant sites and disused commercial buildings into residential uses
Potential to increase City Centre vibrancy and Meeting Housing needs.

Action Plan:
Achieve Derby City Centre Housing Zone status
Bring housing forward by converting vacant properties in the city centre
Encourage residential development on in-fill sites

Conversion of vacant spaces
Small scale infill sites - new build
Opportunities for students and extra care accommodation
Large scale new build - Castleward and D.R.I.
Appendix 3d:
Key sites - Key Connections Projects
Key connections

- Gateways
- Connecting Riverside
- Connecting Retail Centres
- Connecting Communities
- Connecting Businesses
Key connections

- Heart of the city/cultural core
- Key gateways
- Meeting places/nodes/public open spaces
- Key linkages, street enhancement opportunities
Key connections projects

1. Connecting Retail Centres 1 (St Peters Street)
   - Cathedral Quarter - Intu
   - The Spot + St Peters Cross
   - Corn Market
   - Market Place
   - Cathedral Square

2. Connecting Retail Centres 2 (Albion Street)
   - Market Hall - Intu (Albion Street)
   - Osnabruck Square
   - East Street junction
   - Exchange Street junction
   - Intu entrance

3. Connecting Businesses 3 (Full Street)
   - University - City Centre
   - Riverlights/ Bus Station
   - Sunken Gardens
   - Full Street (Bike Park Works)
   - Queen Street

4. Connecting Riverside 4 (Riverside Path)
   - WHS - City Centre - Pride Park
   - Silk Mill
   - Riverside Gardens
   - Bass’ Rec
   - Railway Bridge

5. Connecting Businesses 5 (Friar Gate)
   - University - Vernon Gate - City Centre
   - Friar Gate Bridge
   - Museum Square
   - Victoria Street
   - Corn Market

6. Connecting Businesses 6 (Castleward Boulevard)
   - City Centre - Railway Station
   - Intu entrance
   - Castleward Square
   - Midland Place
   - Station forecourt

7. Connecting Communities 7 (Normanton Link)
   - City Centre - Neighbourhoods
   - Green Lane
   - St Peters Churchyard
   - Normanton Gateway
   - Normanton DC

8. Connecting Communities 8 (Green connection)
   - Arboetum - DRI - Castleward
   - Bass’ Rec (Castleward crossing)
   - Castleward Square (Liversage Street)
   - Nightingale Square
   - Arboretum
Appendix 4:
Supplementary plans
Lighting strategy plans

Strategy

Paths
A series of primary evening and night-time paths have been identified in collaboration with DCC and LSE Cities’ research group ‘Configuring Light’. These paths respond to a variety of user types and take in Derby’s key architectural and natural assets and important evening and night-time economic activity areas. The strategy proposes that:
• a consistently high quality of light is applied along each path.
• heritage assets, active retail frontages and nodes along the paths are enhanced with light.
• vistas to illuminated nodes are created to encourage movement towards them.

Architectural Heritage
A series of key heritage landmarks will be illuminated to:
• reveal the heritage of the city.
• create an attractively lit skyline.
• help draw people through to key evening destinations.

Active Frontages
Guidelines will be prepared for the illumination of retail frontages to:
• create a more vibrant experience at street level.
• promote movement towards key nodes.
• help improve perceptions of brightness.
• help improve perceptions of natural surveillance.

Meeting Places
A series of evening and night-time nodes should be created, with distinctive lighting for each:
• The Spot
• The Quad
• Museum Square
• River Gardens
• St. Peter’s Cross

Connectivity
Light can be used to help connect the city centre with outer city areas. The strategy proposes this through:
• highlighting selected landmarks and lines of trees to aid orientation and reinforce a sense of place just outside the inner ring road.
• extending a consistently high quality of streetlight - warm white with good colour rendering - along primary routes out of the city to soften perceived edges between the city centre and outer city areas.
City wide plans

Key developments in pipeline:

Manor Kingsway - 800 homes
(Phase 1 on site)

Osmaston - 400 homes + school + wider connectivity + refurbishment of the historic Marble Hall
(Phase 1 on site)

Rolls-Royce Aerospace Campus
(planning application awaited)

Infinity Park Derby
(100 acre, prime commercial and technology park - open November 2015)
In partnership with Derby Renaissance Board and Vibrant City Partnership