Derby Riverside

Phase 3 – Concept Brochure

AI generated image

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Derby Riverside Phase 3

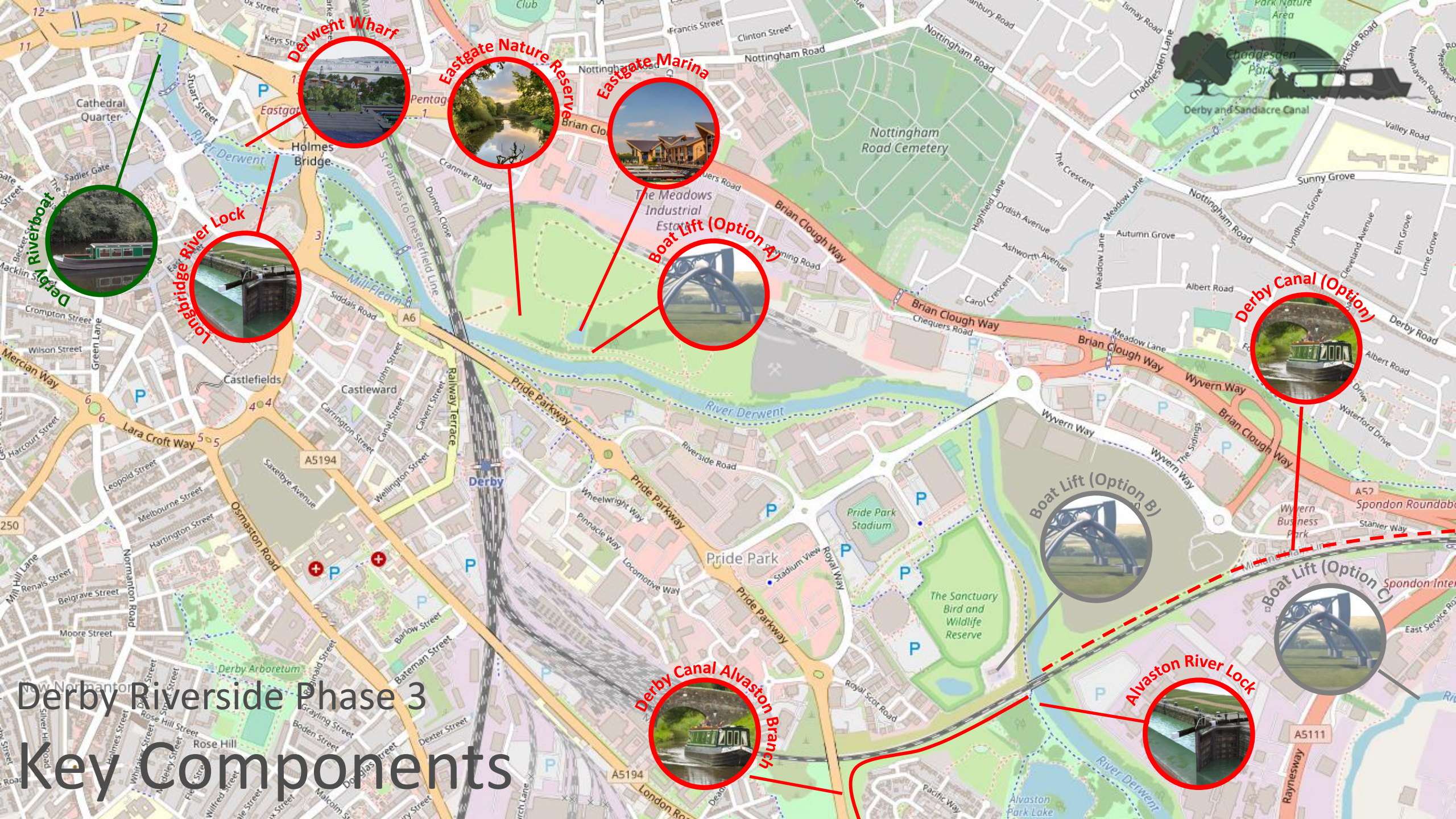
The Concept

Derby Riverside Phase 3 is a set of concepts designed to complement the OCOR Phase 3 flood defence scheme in Derby. As of 2026 OCOR Phase 3 itself is still in the concept phase.

The Derby Riverside Committee has brought together a number of different stakeholders from across the city. We have been working collaboratively to devise a concept which delivers full environmental and economic regeneration of the riverside in Derby in a way which benefits the whole community and delivers value for money.

Derby Riverside Phase 3 will focus on the River Derwent corridor downstream of Derby City Centre to the suburb of Spondon. The final design is a long way from being defined; but this brochure explores some of the potential features which could affectively blend nature-based regeneration with economic success, job creation and pride of place.

Derby & Sandiacre Canal Trust © 2026


Derwent Wharf
Eastgate Nature Reserve
Eastgate Marina
Derby Riverboat
Longbridge River Lock
Boat Lift (Option A)
Derby Canal (Option)
Boat Lift (Option B)
Boat Lift (Option C)
Derby Canal Alvaston Branch
Alvaston River Lock
Derby Riverside Phase 3
Key Components

Chaddesden Sidings

Transforming Post-Industrial Sites into a 21st Century Destination

An early concept image of how Chaddesden Sidings, the A52 corridor and the West Meadows Industrial Estate could be transformed into a unique urban nature reserve and national visitor attraction. In this image the River Derwent itself connects Derby City Centre with the Derby Canal and then the UK inland waterways network. Alternate, partitioned, large lagoons function as wildlife reserves or marinas. Cycleways and footpaths create sustainable, active travel options between the railway station, Pride Park, City Centre and Derby suburbs.

Nature Reserve

The UK's leading Inner City Nature Reserve

London Wetlands Centre

Although many of the original natural habitats in this part of Derby have been lost to industrial development in the past, the site's proximity to the river and the local terrain presents an unmissable opportunity to restore the environment to a much earlier point in history. The creation of flood lagoons would be a good strategic fit with the OCOR 3 flood defence system as well as creating a beautiful natural environment for migrating birds, aquatic life and as a place for the general public to relax. This area would be visible from the national mainline and the A52; and as such would be an inspiring and welcoming "shop window for the city"

Lakeside Holiday Cottages

A tranquil retreat in the heart of the city

Center Parcs De Kempervennen, Netherlands

The creation of lagoons within a forested setting would allow the Chaddesden Sidings area to re-invent itself as a tranquil retreat. The area is large enough (over 30 Hectares) to achieve the illusion of being in a remote location whilst still being very close to Derby City Centre and transport hubs. In a similar way to the Cotswold Water park, the lakes could be surrounded by holiday cottages which can be booked out by families and large groups. Additionally, house boats could be floated on some of the lakes, copying the tried and tested methods seen at Center Parcs in Europe.

Orien Holidays, Cotswolds

Derwent Wharf & Lock

This feature would see further investment in Derby City Centre itself. In conjunction with the boat lift and the canal this lock would connect Derby City Centre with the inland waterways network. It would be integrated with “Derwent Wharf” to create a combined visitor attraction and demonstrate the natural power of water. This type of feature has proven to be very popular on the Inland Waterways network, 250,000 gongoozlers a year visit Foxton Locks. In Derby this lock would enable the introduction of a zero-emission river ferry which would take commuters, tourists and football fans from Pride Park to the city centre and back.

Derby Arm Boat Lift

& Visitor's Centre

Option A

Chaddesden Sidings land adjacent to river, near to Pride Park in Central Derby. Potentially expanding into a redeveloped West Meadows Industrial Estate.

Option B

Adjacent to Wildlife Sanctuary near to Derby Velodrome and Derby County station. Potential to share car park with Arena. Close to Canal line, and original proposed site of boat lift.

Option C

On Severn Trent land (in partnership with Severn Trent). Canal crosses railway line and then boat lift lowers boats down into meander of river for river Navigation into city centre.

The Derby Arm boat lift complex is a proposal from the Derby & Sandiacre Canal Trust. It is a mechanism for lifting boats from the restored Derby Canal into the River Derwent. The motivation for this idea would be to create a unique international tourist destination. The complex would include a visitor's centre with STEM play areas and water-based family activities. In 2022, Atkins Plc conducted an economic feasibility review of the scheme and concluded that, when installed into a central location in Derby the site would attract 300,000 visitors a year (a conservative estimate). It was also estimated that the site would generate £5.1m a year in revenue, have overheads of around £4m and therefore produce an annual profit of around £1m a year. The boat lift and visitor centre would cost around £18m to build. As part of Derby Riverside Phase 3, there are 3 potential sites where the boat lift could be built and add value to the city.

Derby Riverside Committee © 2025

Derby Canal Restoration

Alvaston

Find out how Water Adds Value - Scan or Click

"Property prices increase by approximately **20%** when a local canal is restored"

"For every **£1** spent the local community see a **£7** return on investment"

Canal restoration has a powerful urban regeneration effect which has been proven in multiple UK cities. Derby Riverside phase 3 presents the opportunity to accelerate the restoration of the Derby Canal in Alvaston which would bring multi-sector economic uplift to an area with a higher number of lower income households.

Lost Castle Style Adventure Playground

Alvaston

Alvaston Waterside could also include a “Lost Castle” style adventure playground like the one at Lowther Castle in Penrith

Derby Canal Restoration

Spondon

Find out how Water Adds Value - Scan or Click

"Property prices increase by approximately **20%** when a local canal is restored"

"For every **£1** spent the local community see a **£7** return on investment"

Derby Riverside phase 3 presents the opportunity to accelerate the restoration of the Derby Canal in Spondon. This is an area where the Trust has been very active in recent years and has prepared some sections of canal with the help of local housing developers. Connectivity with Derby Riverside would which would deliver the final piece of the jigsaw and bring about a lasting positive impact on Spondon.

DERBY

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