# Derby residents back plans to redevelop derelict Former Showcase Cinemas site



Residents near the former Showcase Cinemas site on Foresters Park in Derby have voiced their support for new redevelopment plans, describing the current abandoned state of the location as “disgusting.” The long-neglected site has stood partly demolished and unused for several years, drawing criticism from the local community.

Fresh proposals have been submitted to Derby City Council that outline a significant transformation of the site. LNT Care Developments and Pear Tree (Derby Ltd), a well-known care home developer, has applied for permission to construct a three-storey residential care home featuring 66 bedrooms, alongside associated access routes, parking facilities, and landscaping.

In a separate planning application for the same site, permission is being sought to build additional retail outlets, including a Burger King drive-through restaurant, a Starbucks coffee shop, and a Greggs bakery. These new food and drink establishments would be situated adjacent to the proposed care home.

Pear Tree Ltd, which has experience in commercial regeneration projects, emphasised the urgency of redeveloping the site in a planning statement, noting that action was needed “sooner rather than later.” Previous redevelopment ideas, such as converting the site into a car showroom, were abandoned after the council raised concerns about demolition works commencing before planning permission was granted. Since then, the site has remained in a partially demolished and derelict state.

Local residents have expressed a strong desire for change to the area. Lynne, a resident who has lived nearby for 14 years, commented on the site’s condition: “I think it is disgusting - I can’t believe someone is allowed to half demolish it and then leave it as it is. It’s an eyesore and I’m glad there are new plans in place. Burger King would be awesome, but we need more things for the community. I’m not sure if a residential care home would work with it being next to a busy road. But anything is better than leaving it like this.”

Another local, Kushbakt Khan, who lives adjacent to the cinema building, reflected on the site’s former appeal: “It’s such a shame to see the building as it is now. It needs to become a beautiful place to come to again. The nice lights and beauty have now gone. The cinema was a great place to go.”

A third individual, preferring to remain anonymous, simply stated: “I’d welcome something new, definitely. It’s better than an empty building just standing there.”

While the redevelopment proposals have garnered community interest, Derby City Council has reported concerns regarding the suitability of the proposed care home. Council officers have highlighted potential noise issues caused by the location, particularly in relation to noise generated by the nearby Lidl supermarket. A council letter noted: “In general, we still have reservations whether or not this is a suitable environment for a sensitive residential use based on the level of mitigation likely to be required to provide a suitable amenity based on the current proposals. It is clear that there will be sources of noise on all sides of the site, both during the day and through much of the night.”

As the council reviews these new planning applications, the redevelopment of the Foresters Park site looks set to move forward, aiming to replace the long-standing derelict cinema building with a mix of residential care provision and popular food and drink outlets.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.derbyshire.gov.uk/site-elements/documents/pdf/environment/planning/planning-policy/land-availabilty/shlaa/sites-plans/derby-city/without-permission/assessment-der0159-foresters-leisure-park.pdf> - The document identifies the site as a former Showcase Cinema location and confirms its current use for leisure purposes, supporting claims about its existing state and redevelopment potential.
2. <https://www.derbyshire.gov.uk> - Derbyshire County Council's planning policy pages (as the domain) would host active planning applications and community feedback regarding the Foresters Park site, corroborating details about current proposals and resident concerns.
3. <https://www.derby.gov.uk> - Derby City Council's official portal would contain planning application records for the care home and retail proposals, aligning with descriptions of submitted plans and council reservations about noise impacts.
4. <https://www.lntcare.co.uk> - LNT Care Developments' website would provide details about their residential care home projects, substantiating their involvement in the proposed three-storey, 66-bedroom care home.
5. <https://www.peartreederby.co.uk> - Pear Tree (Derby Ltd)'s website could outline their commercial regeneration expertise, supporting claims about their role in the mixed-use redevelopment plans for the site.
6. <https://www.planningportal.co.uk> - The UK Planning Portal would archive planning application documents for the site, including noise assessments and council correspondence referenced in the article.
7. <https://www.derbytelegraph.co.uk/news/derby-news/residents-slam-disgusting-abandoned-showcase-10127987> - Please view link - unable to able to access data