



Derby City Council Local Plan

Regulation 19 SA Report – Appendix G: DCC Sites Assessment Rationale Overview

Derby City Council

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Basis of Report

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Table G-1: DCC Sites Assessment Rationale Overview for Inclusion/Exclusion within Local Plan

Site	Included/Excluded within the Local Plan
Preferred Site Allocations	
HA1: Rykneld Road, Littleover	Allocated within Regulation 19 Local Plan. Carried forward from the current Local Plan (DCLP1), where the principle of a sustainable urban extension in this location is established. The site adjoins the built-out Highfields Farm development in South Derbyshire and the Heatherton Local Centre, and planning applications for circa 730 dwellings have now been submitted, demonstrating clear developer interest. Allocated for a minimum of 800 homes with a new on-site Primary School; highway mitigation will need to be reviewed alongside South Derbyshire's proposed neighbouring allocation.
HA2: Brook Farm, Chaddesden	Allocated within Regulation 19 Local Plan. The majority of the site is allocated in the current Local Plan (Policy AC25). It is now in the control of a major housebuilder, which also is purchasing the access land from the Council and preparing a planning application for circa 214 dwellings with on-site open space on the eastern (Green Wedge) part of the site; the housebuilder has confirmed an intention to build the site out within 5 years.
HA3: East of Moorway Lane, Littleover	Allocated within Regulation 19 Local Plan. Greenfield Green Wedge site promoted for circa 335 dwellings, with an Outline application for up to 350 dwellings now submitted (25/01544). The 2025 Green Wedge Review found that a viable wedge can be maintained provided the built footprint is kept to the Moorway Lane side of the site, with green infrastructure on the western part linking Millennium Park to Heatherton Pond. Allocated subject to retention of a viable wedge and resolution of highway matters (including impacts on the A38 Findern junction). The allocation requires a supporting local centre.
HA4: Royal Hill Road, Spondon	Allocated within Regulation 19 Local Plan. Outline planning permission for 90 dwellings was granted at appeal (23/01361), with the Inspector concluding that a viable, albeit narrowed, Green Wedge can be maintained between Chaddesden and Spondon. A Reserved Matters application has been submitted and the site is in the control of a housebuilder intending to deliver it, so the principle and deliverability of residential development are established. The permitted on-site open space in the northern part of the site can remain within the Green Wedge.
HA5: The Hollow, Mickleover	Allocated within Regulation 19 Local Plan. Four promoted parcels assessed together as one strategic grouping within the Littleover/Mickleover Green Wedge. Full planning permission has been granted for 96 dwellings on the eastern parcel (with delivery intended within 5 years) and the western parcels are in developer control, with applications expected in 2026. The Green Wedge Review and the planning permission establish that the wedge to the west of the A38/A516 junction can no longer perform its function, particularly given the adjoining proposed 'South Mickleover' strategic allocation in South Derbyshire.
HA6: Kingsway Boulevard	Allocated within Regulation 19 Local Plan. Forms part of the wider Manor/Kingsway strategic regeneration site, which is allocated in the current Local Plan and being built out. The business park element attracted no market interest and is being deleted, releasing the land for further housing; Homes England control the site and secured Outline permission for up to 135 dwellings in April 2026 and has confirmed delivery within 5 years.
HA7: Stoney Lane, Spondon	Allocated within Regulation 19 Local Plan. Green Belt site assessed as 'Grey Belt' in the 2025 Green Belt Review, giving it potential for residential development subject to the NPPF Golden Rules. Promoted by developers controlling the majority of the land for circa 400 homes. Allocated subject to resolution of the identified highway constraints (single access onto Stoney Lane, routing through Spondon and the A52), with National Highways requiring impacts to be understood and mitigated.
HA8: Former Police Station, Cotton Lane	Allocated within Regulation 19 Local Plan. Brownfield, surplus public-sector site in a sustainable Osmaston location. Planning permission has been granted for 102 dwellings (conversion of the existing building plus new build), establishing both the principle of development and the site capacity. Site is in developer control.
HA9: Bramblebrook House/Humbleton View, Littleover	Allocated within Regulation 19 Local Plan. Cleared, Council-owned brownfield site (former care home and day centre, now demolished). The Housing team is preparing a planning application for an Extra Care scheme of circa 90 self-contained units, so the site is deliverable in the short to medium term subject to resolving access and noise (A38 slip road) matters.
HA10: Elton Road Works, Osmaston	Allocated within Regulation 19 Local Plan. Brownfield site within a mixed employment and residential community. Rolls-Royce has confirmed its intention to vacate the site within around 3 years and make it available for development. Subject to standard site investigation and rail-line mitigation, the site can accommodate a minimum of circa 80 dwellings and is appropriate to allocate in principle.
HA11: Shaftesbury Street	Allocated within Regulation 19 Local Plan. Council-owned land adjacent to the cleared former Shaftesbury Leisure Centre. A planning application is being worked up to deliver circa 21 affordable homes, with development expected to commence in 2027. Allocated for a minimum of 20 dwellings, with trees retained where possible and BNG provided.
HA12: North of Sinfin Moor Lane	Allocated within Regulation 19 Local Plan. Sustainable location on the edge of Shelton Lock. The site is currently a long-undelivered proposed public open space allocation (since 2006) which will be deleted. A residential scheme of 41 dwellings has been resolved for approval subject to S106, establishing the principle of residential use; the site is promoted and appropriate to allocate.
HA13: Former Beaufort Business Centre, Chaddesden	Allocated within Regulation 19 Local Plan. Council-owned brownfield site in a sustainable location close to a main route into the City Centre. Site has been cleared of buildings and is ready to develop. A planning application for 28 affordable homes has been submitted by the Council. Flood risk (Flood Zone 3) will be mitigated by the package 2 Our City Our River (OCOR) defences which are projected to complete in 2027, making the site an appropriate allocation. This site is allocated for housing use (but not Gypsy and Traveller) as this is the use that the site is being promoted for.
HA14: Kitchener Avenue/Browning Street	Allocated within Regulation 19 Local Plan. Council-owned site in a sustainable, generally residential area which the Council has identified for the delivery of new affordable homes. Allocated for a minimum of 25 dwellings; peripheral trees should be retained where possible and BNG provided, with access set away from the Browning Street/Kitchener Avenue junction.
HA15: Former Ivy House School	Allocated within Regulation 19 Local Plan. Council-controlled brownfield site (former special school, now demolished) in a sustainable location close to London Road and Osmaston Road. The Council's Housing Team has submitted a planning application for 18 dwellings and intends to bring the site forward, subject to addressing the adjoining employment uses and BNG.
HA16: Gypsy and Traveller Site Allocation	Allocated within Regulation 19 Local Plan. Land west of Pride Parkway (Wilmorton), allocated for a minimum of 17 permanent Gypsy and Traveller pitches. The Council-owned site was assessed in the G&T site assessment as suitable, large enough to meet all required pitches on one site plus future need and located in a less prominent part of the open space; any contamination can be mitigated as on the adjacent former Wilmorton College development. The remainder of the site is retained as accessible public open space.



Site	Included/Excluded within the Local Plan
CC4: Residential Led, Mixed Use Site Allocations	Allocated within Regulation 19 Local Plan. A composite policy allocating a group of brownfield City Centre regeneration sites for residential-led, mixed-use development delivering a minimum of 2,000 dwellings, consistent with the brownfield-first, City-Centre-first allocations led approach in the Spatial Strategy. The component sites are at varying stages of deliverability – for example Former Friar Gate Goods Yard (276 dwellings permitted, under construction as of 2026), Full Street (195 dwellings, permitted, under construction as of 2026) Bradshaw Way (478 dwellings, permitted), and Eagle Quarter (674 dwellings, permitted). Others (Northern Gateway, Abbey Street and Babington Lane car parks, and remaining land at Becketwell) are being progressed with development partners and landowners.
CC5: Non-Residential Regeneration Opportunities	Allocated within Regulation 19 Local Plan. Allocates key City Centre sites for non-residential, culture, education- and leisure-led regeneration to support vibrancy and footfall: the Market Place / former Assembly Rooms (a mixed-use scheme with development partners Vinci/Ion, with an application due to be determined in July 2026), the Museum, Art Gallery and former Central Library, and the University City Centre Hub (CC13). These highly sensitive historic-core sites are not appropriate for residential use, hence their identification for non-residential regeneration rather than housing. These allocations provide essential City Centre uses to retain City Centre vibrancy and ongoing extending/ expanding of existing uses supporting the City Centre as a high quality destination.
CC11: Derby Riverside	Allocated within Regulation 19 Local Plan. A new and enlarged City Centre community on both sides of the River Derwent, allocated for a minimum of 600 new homes. Currently constrained by flood risk and the elevated inner ring road, but OCOR Package 2 will provide new realigned defences. A concept plan has been prepared alongside the OCOR application and more detailed master planning is underway to identify catalyst sites for delivery within the Plan period. The site will deliver a school and multimodal hub and is in close proximity to the world heritage site.
CC12: University of Derby, City Centre Hub	Allocated within Regulation 19 Local Plan. Allocated to support the University's plans for a City Centre campus around Agard Street, building on the success of the Cavendish and Copper buildings. The area is identified through University master planning for academic, office, community and small-scale commercial uses. It is sensitive due to numerous heritage assets and partial Flood Zone 2/3 (Markeaton Brook); additional residential use is not anticipated.
CC13: Railway Station Quarter	Allocated within Regulation 19 Local Plan. A new and enlarged City Centre community allocated for a minimum of 500 new homes. The Council is working with Platform4 (Network Rail's development arm); a masterplan and Interim Planning Guidance (endorsed by Cabinet in 2025) identify long-term capacity of circa 1,500 homes. Circa 500 homes are envisaged on Zone 3 car parks, which are largely in rail-industry control and therefore demonstrably deliverable within the Plan period, with densification reliant on relocating surface parking to a new multi-modal hub on Pride Park.
CC14: North Castleward	Allocated within Regulation 19 Local Plan. A new and enlarged City Centre community allocated for a minimum of 400 new homes, completing the wider Castleward (AC6 in the adopted plan) regeneration vision on an underutilised, strategically important gateway site between the core City Centre and the railway station. The Council has undertaken development-brief scoping and is working with Compendium Living (the wider Castleward development partner) on a detailed masterplan to identify catalyst sites; displaced parking can be accommodated per the City Centre Parking Study.
E5: Land South of Wilmore Road (Infinity Park)	Employment Site Allocated within Regulation 19 Local Plan. Allocated as AC15 in the 2017 DCLP1. Strategic employment allocation (advanced manufacturing and logistics) currently under construction with circa 54Ha remaining as of April 2025. It forms part of the East Midlands Investment Zone and the wider Infinity Garden Village / South Derby Growth Zone. It is the only site in the City capable of delivering strategic-scale employment growth with links to existing manufacturing and direct strategic-road access; in the absence of alternatives, development accords with the flooding sequential test, with comprehensive flood mitigation required and, in many cases, already delivered.
E6: SmartParc, Spondon	Employment Site Allocated within Regulation 19 Local Plan. Allocated as AC13 in the 2017 DCLP1. Significant brownfield regeneration of the former Celanese Acetate site for food-and-drink-industry related manufacturing, distribution, training and education. Already under construction and generating economic benefits, with circa 35ha left to develop in April 2025. Allocated to protect and support its ongoing employment-led regeneration.
E7: Indurent Park	Employment Site Allocated within Regulation 19 Local Plan. Allocated as AC11 in the 2017 DCLP1. Established employment site (former 'Derby Triangle') being redeveloped for B2 and B8 uses and already home to occupiers such as Kia, Getinge and Vaillant. Largely built out, with significant completions early in the Plan period and circa 2ha remaining in April 2025; allocated to support continued employment delivery.
E8: Rolls-Royce Operations	Employment Site Allocated within Regulation 19 Local Plan. Supports continued investment at the Rolls-Royce Aerospace Campus (Sinfin) and Submarines site (Raynesway), reflecting the company's importance to the City's economy and identity. An additional 3ha of employment land is allocated at Raynesway to enable expansion and modernisation, subject to minimising impact on the residual Green Wedge, relocating sports facilities, and addressing flood risk through OCOR. Because of co-location with existing facilities, it would not be appropriate to develop this scheme elsewhere in the City.
Omission Sites Excluded from the Local Plan	
Allenton Market	Excluded from Regulation 19 Local Plan – a larger site was included in SHLAA but, other than market site, not currently in Council ownership. A recent 5-year market lease means it is not available in the short term, and the Council's aspiration is to retain it as a market within the district centre Site, plus the value of retaining land here in the district centre for meeting shopping and community needs. Site is unavailable for housing and consideration as a Gypsy and Traveller site. It therefore fails the 'available' and 'achievable' tests for allocation. The site is also too small to meet the recommended space standards for the full pitch requirement for the authority set out in the Gypsy and Traveller Accommodation Assessment (GTAA).
Beaufort Street	Excluded from Regulation 19 Local Plan as a Gypsy and Traveller Site but allocated for housing (see allocations section of this table) – located in Flood Zone 3 and unsuitable for residential development prior to OCOR Package 2. The site is assessed as suitable in principle for both housing and a Gypsy and Traveller site but cannot come forward until the OCOR Package 2 flood defences are delivered. The site is subject to a planning application for housing and is no longer being promoted for Gypsy and Traveller use. The site is also too small to meet the recommended space standards for the full pitch requirement for the authority set out in the GTAA. At 0.05ha per pitch, 17 pitches would require a total of 0.85ha to accommodate all pitches on one site, which is the Council's preferred option.
Bembridge Drive, Alvaston	Excluded from Regulation 19 Local Plan – the site is excluded from the plan at Regulation 19 stage. It was proposed for housing at Regulation 18 stage, but both Sport England and the Environment Agency objected, with the former determining the playing pitch on site would need to be moved. The Council did not decide to progress relocating the pitch and so has withdrawn the site from consideration.
Colwell Drive	Excluded from Regulation 19 Local Plan as a Gypsy and Traveller Site – site deemed unsuitable for housing and Gypsy & Traveller site due to being in use as public open space, the overhead power lines & pylon. The site is also in Flood Zone 2. The site is also too small to meet the recommended space standards for the full pitch requirement for the authority set out in the GTAA. At 0.05ha per pitch 17 pitches would require a total of 0.85ha to accommodate all pitches on one site, which is the Council's preferred option.



Site	Included/Excluded within the Local Plan
Off Greenwich Drive South Mackworth	Excluded from Regulation 19 Local Plan as a Gypsy and Traveller Site – site is located in the middle of sensitive Green Wedge with poor access and is therefore unsuitable for either Housing or a Gypsy and Traveller site.
Osmaston Park off Oaktree Avenue	Excluded from Regulation 19 Local Plan – use of the site would lead to loss of allotments, with the access requiring the removal of several allotments which would need relocation and could also lead to nature loss. Not suitable for housing or Gypsy and Traveller site.
Richmond Park Road	Excluded from Regulation 19 Local Plan – not suitable for Gypsy and Traveller or housing. Separated from built up area of Mackworth by cycle track which has had significant investment to upgrade, and the site has inadequate highway access. The site is within a flat open area of the Green Wedge and has the potential to be an obvious intrusion into a sensitive area of the Wedge.
Woodchester Drive	Excluded from Regulation 19 Local Plan – site is located in a prominent area of public open space. Limited size site – potential easements required for overhead power lines. Limited ability to create a satisfactory living environment for residents and neighbours given open and overlooked nature of site. Not suitable for housing or Gypsy and Traveller site. The site is also too small to meet the recommended space standards for the full pitch requirement for the authority set out in the GTAA. At 0.05ha per pitch 17 pitches would require a total of 0.85ha to accommodate all pitches on one site, which is the council's preferred option.
Bold Lane	Excluded from Regulation 19 Local Plan – the current temporary use of the site as a community garden and event space is widely considered to be a success and has contributed to footfall and vibrancy in this part of the City Centre. Whilst a residential or mixed-use scheme may be brought forward in the future, it is not clear if or when it will be released for development. It cannot therefore be considered to be currently demonstrably deliverable in the Plan period.
Former Campion Glass	Excluded from Regulation 19 Local Plan – not being actively promoted. The site is subject to flood risk associated with the nearby Markeaton Brook system and is constrained by the proximity of listed buildings. The most significant issue is ownership and deliverability, with the site in multiple private ownerships, with no recent indication that the site owners are seeking to develop the site. It cannot therefore be considered to be currently demonstrably deliverable in the Plan period.
Residual Cultural Heart Sites	Excluded from Regulation 19 Local Plan – there are two additional opportunity sites within what was known as the 'Cultural Heart' area, both of which have been submitted as SHLAA sites. These sites were originally identified through the Bennetts masterplanning work, commissioned by the Council to inform consideration of the future use of the Assembly Rooms site. Both sites are located within the historic core character area and are therefore significantly constrained by the proximity of historic assets, including the Grade I Cathedral. The main constraint is ownership and deliverability, with the sites in multiple private ownerships, with no recent indication that the site owners are seeking to develop the sites. They cannot therefore be considered to be currently demonstrably deliverable in the Plan period.
Acorn Way	Excluded from Regulation 19 Local Plan – development of the site would narrow the southern end of the Green Wedge by a significant amount. The wedge in this location functions to separate the distinct suburbs of Spondon and Chaddesden. The Inspector's comment for a previous appeal in relation to 10/14/1417 for up to 125 dwellings was: "I find that the scheme would be unsustainable, that its adverse impacts would significantly and demonstrably outweigh its benefits and that the planning balance would be firmly against the proposal." The Green Wedge Review finds that this site performs a Green Wedge function and development would cause harm. Given the findings of the Green Wedge review (GWR) and the previous Inspector's conclusion that development would be unsustainable, it is not proposed for allocation. A planning application was submitted in 2026 (26/00255) for up to 200 homes in outline and as of June 2026 is undetermined.
Allestree Telephone Exchange	Excluded from Regulation 19 Local Plan – The site is promoted for future residential development but is currently in use. It may not become available for development for several years. There are a number of access issues at the site for both pedestrians and waste infrastructure. There is no developer involved and the site could only provide up to 10 dwellings and given the constraints perhaps not even that amount. Given the plan's threshold of only allocating major development, the known constraints, and the uncertainty of delivery, the site is not proposed for allocation.
Asterdale Leisure Centre	Excluded from Regulation 19 Local Plan – this site is in the Green Belt and forms part of a wider leisure area with formal playing pitches. The brownfield element of the site meets the definition of 'grey belt'. The Green Belt Review also finds that this area contributes strongly to Green Belt function, but this is mainly based on a proposed housing allocation in Erewash to the east which would extend Borrowash closer to the City. The development of that site in neighbouring Erewash has now been deemed uncertain by the withdrawal of the Erewash Borough Local Plan and the Derby Green Belt Review. There are several other matters which remain currently unknown including the fact that a large area of the promoted site is or was used for formal sports uses, which would lead to objection from Sport England, unclear developable area, uses and possible dwelling numbers and access arrangements. The absence of this information means that it is not appropriate to allocate the site in the Local Plan but would not prejudice the work being done to inform a planning application for development based on the evidenced grey belt extent of the site.
Aston Lane	Excluded from Regulation 19 Local Plan – development of this site would require the felling of a significant number of mature trees. Given the requirement for Biodiversity Net Gain, it would also be very difficult to replace these trees in an appropriate way. There's no clear vehicular access into the land and numerous Tree Preservation Orders (TPOs). The tree/biodiversity constraint and lack of clear access mean there is not evidence to allocate this site. Given the Plan's threshold of only allocating major development (the site submission at call for sites indicated suitability for 5 dwellings) the known constraints, and the uncertainty of delivery, the site is not proposed for allocation.
Beechwood Convent	Excluded from Regulation 19 Local Plan – there is an undetermined planning application on the site for change of use of the convent and new build housing. The application is for 27 dwellings (22/01231) in outline, and the applicant now recognises that due to tree constraint and other layout issues this will not be possible and they intend to review the application and scale of development. There is not currently enough information about the resolution of these issues, the scale of development beyond the conversion of the convent or when the application may be amended or determined. The predominant restriction on site deliverability and accessibility is the numerous TPOs that span the entire site area. This not only has repercussions for habitat loss and therefore BNG contributions, but also for site layout due to root protection areas. There are also highway issues in respect to the width of the current access road off Highfields Park Drive and its potential for conversion into a highway to access the site. Given the known constraints, and the uncertainty of delivery, the site is not proposed for allocation.
Durose Phase 2	Excluded from Regulation 19 Local Plan – this site is a greenfield/Green wedge area of land. A development of 230 dwellings (Durose Country Park) was released from Green Wedge in the current Local Plan and was built out by housebuilder Redrow Homes. Redrow initially then promoted this additional land to the south east as an extension, however, they withdrew that promotion. A new developer is now promoting the land and has submitted a planning application in outline which remains undetermined. The land remains Green Wedge and the 2025 Green Wedge Review identified that the site was promoted for around 50 dwellings and that if developed would incur moderate harm to the Wedge. There is some known landfill on part of the site.



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	Whilst it is acknowledged that a developer is in control of the site, the planning history raises substantial concerns regarding its prospects for successful delivery, particularly the history of the 24/01143/OUT application in response to heritage-related concerns about the sensitivity of the site upon the Derwent Valley Mills World Heritage Site. Highway access is very difficult with ongoing discussions between DCC and the applicant's transport consultant. Exact dwelling numbers are unknown. It's likely that, if at all, only part of the site could be developed for housing due to constraints including green wedge. However there remain fundamental constraints which would need to be overcome before the site would be a suitable allocation.
Former Showcase Cinema Car Park	Excluded from Regulation 19 Local Plan – the residual car park site which was initially evaluated as a housing allocation is now in use as a car supermarket (Arnold Clark) and so not currently being promoted for other uses. The site is a part of a wider set of leisure uses at Foresters Leisure Park. An application for a 66 bed care home has been approved on part of the site. The developer has indicated that they intend to deliver it in the next 3 years. This covers part of the former cinema building which is now demolished. Permission has been granted on the former car park in the southern part of the site for a car showroom and for food/drink uses to the east. Conditions are being discharged on both applications and are likely to be implemented soon.
Lees Brook Academy	Excluded from Regulation 19 Local Plan – the site has outline permission for 18 dwellings. The site is within Green Wedge which is proposed to be removed in the new Local Plan because it no longer functions given the housing allocation at Brook Farm and buildings in it. The planning agent for the applicant has indicated that the Council should include the site in 5 year supply as deliverable and that it will be developed within 5 years. However, there has been limited contact with the site promoter despite several attempts, and the Council is unclear if there is a continued wish to pursue it as an allocation. Therefore, given the small nature of the site and the likelihood of it being delivered shortly via through the consented application it is not proposed for allocation in the Regulation 19 Plan.
Lime Lane	Excluded from Regulation 19 Local Plan – this Green Wedge site is the residual gap which was left when the land to the west was allocated to be removed from the Green Wedge and developed for housing in the current local plan. Through this allocation and subsequent development, the gap was narrowed significantly. Two outline applications for 150 dwellings were submitted in recent years. One was withdrawn and the second refused because the proposed development completely severed the green wedge and had significant adverse impacts on the ancient woodland to the south at Chaddesden Wood, which is also a Local Nature Reserve. Both applications drew strong objection from Derbyshire Wildlife Trust and The Woodland Trust. The applicants did not appeal against the refusal and instead responded to the consultation on the Regulation 18 consultation to promote a reduced development area for allocation. The revised area forms a field on the eastern side of the green wedge only and would provide about 50 dwellings. The promoters also propose buffering and additional planting in the retained wedge and between the housing and Chaddesden Wood. The retention of a modest wedge in the location would allow a functional Green Wedge to remain. However, there are still significant concerns about the impact of residential development in this location on the ancient woodland, including increased footfall through the area which would adversely impact the woodland. Derbyshire Wildlife Trust and the Woodland Trust continue to raise concerns about development in this location, even is reduced to 50 dwellings, as it would adversely affect the ancient woodland. Given these constraints the site was not identified for allocation due to deliverability concerns.
Locko Road	Excluded from Regulation 19 Local Plan – this is a greenfield site which is in the Green Belt to the North of Spondon initially promoted for 400 dwellings. The 2025 Green Belt Review found that the site did not meet the definition of 'grey belt' land, meaning it still contributes to important green belt functions. The Green Belt remains a considerable constraint to major residential development. Subsequently, the promoters suggest that a smaller area could be developed. The smaller area would support around 250 dwellings. The location is somewhat detached from the urban form on the eastern side, and the site is not particularly well related to local facilities at Spondon or schools. There is potentially sensitive landscape and setting of Locko Park historic estate in Erewash outside the City. There are no supporting facilities on site other than open spaces and the main local facilities in Spondon are beyond reasonable walking distance. Due to green belt sensitivity and these other constraints, as well as the spatial strategy of seeking to maximise use of brownfield land to meet need wherever possible during the allocations process, and only then turning to allocate Green Wedge or Green Belt sites if need could not be accommodated elsewhere, the site was not selected for allocation in the Regulation 19 plan.
Megaloughton Lane	Excluded from Regulation 19 Local Plan – not currently being promoted for residential use at Regulation 18, Council owned. There are a number of issues at the site, isolated site in relation to social infrastructure, bad neighbour uses in vicinity, potential access issues. Due to constraints and lack of promotion, not considered available or deliverable for residential use given the information available at this time.
Mickleover Golf Course	Excluded from Regulation 19 Local Plan – the site of Mickleover Golf Course has been promoted for residential development in a number of layouts over several years. The land is Green Wedge in the adopted plan and is currently laid out as an 18 hole golf course. Any major housing would impact on the Green Wedge in the adopted plan and also mean a loss of part of the golf course, probably meaning a reduction to 9 holes. The most recent iteration of proposed residential development was for circa 25 dwellings on a small part of the course. However, this had various problems including mature trees and the water features on the course. There could also be objection from Sport England to the loss of part of the facility. Access to the site is constrained by safety issues and with regard to mature trees. The 2025 Green Wedge Review indicates that this area should be retained as a Green Gap, and this recommendation has been implemented in the Regulation 19 submission Plan. There are many trees and some TPOs on the site and there is also a brook running across it which is mostly open watercourse which may be impacted by development. As of June 2025, the promoter has withdrawn interest and does not wish to pursue a local plan allocation on any part of the site. Availability of suitable highway access is still unclear. The site is therefore not deemed available or deliverable given the information currently available.
(Grounds of) Morley Road Convent	Excluded from Regulation 19 Local Plan – this site has been promoted on behalf of the owners for residential allocation in the new Local Plan. The local wildlife designation limits development on the site due to ecological and biodiversity value. Derbyshire Wildlife Trust has identified the impact of losing this site as high in their consultation response. The Derbyshire LNRS has identified the site for several priorities (such as grassland management for biodiversity value, grassland enhancement, derelict orchard restoration, and urban nature reservoir creation). The site has valuable biodiversity that would be difficult to replace elsewhere, especially in terms of its BNG offsetting. There are several TPOs across the site, as well as numerous mature trees. It is also uncertain how delivering residential on the site would impact on the continued use of the building as a drug rehabilitation centre. Complications include a shared access off Morley Road. It is currently single track with little scope for widening due to trees. There are also areas of flood risk across the wider site. It is considered that the site is highly constrained. The site is therefore not deemed demonstrably deliverable given the information currently available.
Osmaston Business Centre	Excluded from Regulation 19 Local Plan – the site is identified in the current Local Plan as an existing employment location but a change of use to residential was permitted as a new build apartment block was also approved. The planning permissions have now been implemented and the site developed.
Railway Line at Whitehouse Farm	Excluded from Regulation 19 Local Plan – this site was promoted as a potential Local Plan residential allocation. The site is a very narrow width, limiting housing layout options and has contaminated land along the entire length of the site which would require further detailed investigation and potentially expensive mitigation which is likely to impact viability. The site is inaccessible to vehicular traffic due to ransom strip for road access. Levels change across the site which complicates site layout feasibility. It is heavily vegetated so would have considerable BNG implications. The site is within a Green



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	Wedge and has limited amenities within walking distance. The 2025 Green Wedge Review indicates that if the site was to be developed it would create low/moderate harm. It is currently designated as proposed open space although there is no known mechanism for this to be delivered. Given these constraints and no clear plan to overcome them, the site is not deemed demonstrably deliverable given the information available at this time.
Rough Heanor Farm	Excluded from Regulation 19 Local Plan – the site was identified and promoted for housing, and a planning application was submitted for residential and other uses. The application was refused. The site is landlocked and functionally remote being set within the on/ off slip roads of the A38. Significant highway works would be required to develop the site and would not be viable. The site is within a Green Wedge in the adopted Plan, but is proposed for removal from the Wedge in the Regulation 19 submission Plan. The site is heavily constrained and there does not appear to be any developer interest any longer. Given these constraints and no clear plan to overcome them, the site is not deemed demonstrably deliverable given the information available at this time.
South of Noel Baker School	Excluded from Regulation 19 Local Plan – this site is promoted by agents on behalf of the Noel Baker School Academy and involves land in their control. There are numerous issues affecting this site. The site is within the Green Wedge, which was already narrowed on both sides in the current Local Plan, and is isolated from the surrounding area. The GWR finds that if this site was developed it would significantly undermine the function of the Wedge and cause moderate/high harm in the main function of the Wedge in providing separation of the two distinct neighbourhoods. It is unclear where a safe and suitable means of access can be secured, especially as the site sits immediately to the south of the school. Alvaston Stream forms the northern boundary of the site and, consequently, there are large areas of the site in either Flood Zone 2 or Flood Zone 3. Part of the site is designated as a Site of Special Scientific Interest (SSSI) and is offered a high degree of protection in national planning policy. As a greenfield site with mature trees/hedgerows forming field boundaries, there will be a need to provide 10% Biodiversity Net Gain. Given these constraints and no clear plan to overcome them, the site is not deemed demonstrably deliverable given the information available at this time
South of Sinfin Moor Lane	Excluded from Regulation 19 Local Plan – this site was promoted by Derby Canal trust, however there is no known interest from the landowner in making the site available for development and a lack of clear proposals or delivery. The site is in a Green Wedge. The 2025 Green Wedge Review indicates that development would cause moderate/high harm and in particular stresses that if the proposed South Derbyshire strategic site is developed there is an even greater need to maintain a Wedge in this location. The technicalities of buying out an unavailable site or relocating the current occupants pose a major issue for deliverability. No detail has been provided for dwelling numbers or typologies which demonstrates uncertainty about site deliverability. Highway access is a significant constraint. Sinfin Moor Lane is narrow and is used by pedestrians, horse riders, cars and agricultural vehicles. Traffic would then also need to navigate the West Chellaston housing estate to egress the wider area. Given these constraints and no clear plan to overcome them, the site is not deemed demonstrably deliverable given the information available at this time
St Peters Quarter	Excluded from Regulation 19 Local Plan – Potential for redevelopment of sites for residential use/mixed use. Submitted by a member of the public by submitting a large red ring around this part of the City Centre and suggesting 'for residential development', but not by the owners, and no clear specific developable scheme has been submitted. The area is in use for mixed use/ retail and is not being promoted for residential use by the owner or developer. Due to the importance of this area to the City Centre core, it would not be appropriate for wholesale redevelopment. There is potential scope for upper floor conversions, and the Council are doing further work to investigate and promote this. Past conversions and infill sites evidence the Council's strong track record of windfall housing completions. Despite these opportunities, the site as a whole is not proposed as an allocation due to its valuable existing use.
Station Road, Mickleover	Excluded from Regulation 19 Local Plan – this is a relatively small site which could only accommodate a small number of dwellings. The GWR finds that the development of this site would cause low harm to the overall function of the Green Wedge. It is not clear if this would be above the major sites' threshold for allocation in the plan, especially when the site's constraints are factored in. It may be the site could come forward as windfall at some point in the plan period for limited residential use. Development could adversely affect a TPO and highway access may be difficult from Station Road. The site was originally promoted some years ago by a house builder. All subsequent attempts for dialogue about the site have had no response. Given these constraints and no clear plan to overcome them, the site is not deemed demonstrably deliverable given the information available at this time
West of Sinfin Avenue	Excluded from Regulation 19 Local Plan – the site is situated in a Green Wedge and has significant constraints including part of the site within Flood Zones 2 and 3. The 2025 Green Wedge Review highlighted the great importance of this wedge and identified that development of this site would cause high harm. The site is isolated from the surrounding residential areas by both the former railway line and the route of the former Derby Canal. The Cuttle Brook which forms the western boundary is a designated wildlife site. It is unclear how an acceptable access can be provided as Sinfin Moor Lane is a narrow country track in this location and does not connect well with either Chellaston to the east or Infinity Park Way to the west. It is also a multi-user route including for horse riders. Given these constraints and no clear plan to overcome them, the site is not deemed demonstrably deliverable given the information available at this time.
West of Spondon Bourne	Excluded from Regulation 19 Local Plan – This is a Green Belt site that backs on to a railway line on one side and housing on the other. Access to the site is complicated, access would need to cross the multi user route which is the line of the former Derby and Sandiacre Canal, which the Canal Trust wish to restore. Extending Falconside Drive would then require a bridge over the path to allow for this vision (complicated further by the land level drop). A 5 dwelling site would not generate enough contributions to pay for a bridge, highway improvements, utilities connections, et cetera. The ownership is unknown (other than that the promoters do not own it). There may be a ransom inhibiting access from Falconside Drive. No developer is on board with the scheme. A 5-dwelling site would be too small to be allocated within the Local Plan. The merits of allocating this site are unclear compared to keeping it as designated Green Belt. Planning application route would perhaps be better for this site (in the absence of its other constraints).
Land at Meadow Lane/ Chequers Road (Employment Site Alternative)	Excluded from Regulation 19 Local Plan, Employment Omission Site – Site is in the control of Network Rail and has been consistently promoted by them for future employment development. Part of the site is operational railway land, within which Network Rail have some permitted development rights. The site comprises two parcels of land that are proposed to be raised / restored to address flood risk issues. The site is located within the Lower Derwent Valley Green Wedge. The impact of developing the site was considered in the GWR which acknowledges that development would result in narrowing of the western extent of the Green Wedge, considerably reducing its width in this area and diminishing the role it plays in defining the urban structure of the City. However, development of this site would not significantly undermine the function of the Green Wedge as it would continue to provide some openness, and the connection to the countryside provided by the multi-user riverside path on the south bank of the river would remain. As a result, there would be low moderate harm to the primary function of the Green Wedge. The site is partly within FZ2 and 3, although they will be largely defended following implementation of OCOR package III works, but these are yet to be funded. It is not clear how the site could be accessed to serve significant development. In the absence of information from the promoter as to how these significant constraints will be overcome and the lack of an identified need for additional



Site	Included/Excluded within the Local Plan
	employment land (over and above what is proposed to be allocated), the site is not proposed to be allocated. Collectively, these constraints weigh heavily against the suitability and deliverability of the site for employment purposes within the Local Plan.
East of Sir Frank Whittle Road (Employment Site Alternative)	Excluded from Regulation 19 Local Plan, Employment Omission Site – Site has been promoted for office development, having previously been part of a wider planning application proposing mixed use development (including office) in this location. The site was subsequently removed from the redline of the application, which was amended to only include land to the east of the former railway line. The site is located in the Chaddesden / Derwent Industrial Area Green Wedge, which has already been significantly narrowed through the development of Durose Country Park to the east. The GWR also identifies the development as resulting in a high degree of harm for the remaining Chaddesden/ Derwent Industrial Area Green Wedge and its isolation from the distinct communities either side of the wedge. Significant constraints affecting both its deliverability and overall suitability for development. The site is subject to considerable environmental constraints including the extent and quality of biodiversity present across the site and the presence of a designated Local Wildlife Site (LWS). This gives rise to concerns regarding BNG requirements and the overall viability of a proposed employment scheme due to the scale of mitigation and compensation likely to be required. There are also concerns about contamination on the site and the further viability implications of this constraint. Furthermore, the site has been promoted for office development. The adopted and emerging Local Plans seek to direct investment in new office floorspace into the City Centre in the first instance. In the absence of any identified specific need for office development in this location, there is no policy justification to facilitate the release of this site. Collectively, these constraints weigh heavily against the suitability and deliverability of the site for employment purposes within the Local Plan.
Land at Meadow Lane (Employment Site Alternative)	Excluded from Regulation 19 Local Plan, Employment Omission Site – site has been promoted as part of Regulation 18 consultation for employment use, specifically hydrogen production. The site is located at the western extent of the Lower Derwent Valley Green Wedge, closest to the City Centre. Impact of potential development was not considered as part of the Green Wedge Review as it wasn't promoted until after the work was published. The site is located wholly within Flood Zone 3, although some of the site may be defended following implementation of OCOR package III works, but these are yet to be funded. The site is also currently identified as a playing pitch in the adopted Local Plan, although it has not been used for this use for several years. It is not clear how the site could be accessed. In the absence of information from the promoter as to how these significant constraints will be overcome and the lack of an identified need for additional employment land (over and above what is proposed to be allocated), the site is not proposed to be allocated.





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