

Derby City SHLAA Site Constraints Filter (RAG)

Note the SHLAA is not a decision making tool. It is an assessment of constraints and opportunities

SHLAA REF SITE

		Habitats/Wildlife	Green Belt	Green Wedge	Historic Environment	Flood Risk	Open Space/GI	Playing Field/Pitches	Trees/Hedgerows	High Voltage Lines	Highway/Access	Contamination	Viability/Delivery	Neighbouring Uses	Noise/Amenity	Site Assessment	
DER0001	Ryknekd Road															Y	Allocation (HA1)
DER0002	Friar Gate Goods Yard	Permissioned														Y	City Centre Allocation (CC4)
DER0003	Manor Kingsway (Residual) DE22 3YE															Y	Part Allocation (Kingsway Boulevard -HA6)
	Derby Riverside, Both sides of Derwent																
DER0004	Street															Y	City Centre Allocation (CC11)
DER0006	Goodsmoor Road	Permissioned															
DER0008	Nightingale Road Works	Permissioned															Related to DER0009 (linked permission)
DER0009	Nightingale Road Car Park	Permissioned															Related to DER0008 (linked permission)
DER0011	Elton Road Works, Osmaston															Y	Allocation (HA10)
DER0016	Brook Farm, Oregon Way, Chaddesden															Y	Allocation (HA2)
DER0027	Onslow Road, Mickleover	Permissioned															
DER0036	Tanglewood Mill, Coke Street																Unimplemented Permission, Not Promoted
	Bus Station/Riverlights, Adjacent Derby																
DER0047	Bus Station, Morledge															Y	City Centre Allocation (Part of CC11)
	Normanton Junior School Field, Adj																
DER0051	Blackmore St	Permissioned															
DER0054	Smiths Clockworks															Y	City Centre Allocation (Part of Northern Gateway CC4)
DER0073	Elmhurst, Lonsdale Place	Permissioned															
DER0082	Middleton House, St Marys Gate	Permissioned															City Centre Permission
DER0085	Becketwell, Victoria St/Colyear St															Y	City Centre. Part Permissioned Part CC4 allocation
DER0087	Cultural Heart Location, Around Full St															Y	City Centre (Part Non Residential allocation)
DER0089	Castleward															Y	City Centre Allocation (North Castleward CC14)
DER0099	North of Staker Lane															Y	Part of a broad SHLAA location (The Hollow - HA5 allocation)
DER0104	Wragley Way	Permissioned															
DER0105	Boulton Moor, Snelsmoor Lane	Permissioned															
DER0106	Bembridge Drive															Y	Omission
DER0118	Sinfin Lane Employment Location																Not promoted for housing. Application for Employment uses
	Former DRI/Nightingale Quarter, London																
DER0120	Rd/Osmaston Rd	Permissioned															City Centre
	Bramblebrook House/Humbleton View,																
DER0143	Rough Heanor Rd															Y	Allocation (HA9)
	North of St John Fisher School , Green																
DER0153	Lane, Alvaston																Not available for development. No highway access.
DRR0156	East of Moorway Lane															Y	Allocation (HA3)
DER0159	Foresters Leisure Park, Sinfin Lane															Y	Omission (promoted for mix of uses and now permissioned)
DER0169	The Knoll, Stenson Road	Permissioned															
DER0177	Rough Heanor Farm, A38 Slip Road															Y	Omission
DER0179	Adj Pump House, Sinfin Moor Lane	Permissioned															
DER0183	Britannia Court, Duke Street	Permissioned															
DER0193	Former Anochrome Jigs	Permissioned															
DER0205	Rear of Island Bar, Cathedral Road															Y	City Centre Allocation (Part of CC4)
DER0206	The Hollow															Y	Part of Allocation at The Hollow (HA5)
DER0207	North of Haven Baulk Lane															Y	Part of allocation at The Hollow (HA5)
DER0209	South of Lime Lane															Y	Omission
DER0213	Royal Hill Farm, Spondon															Y	Allocation (HA4) Also now has permission
DER0218	Babington Lane, Former Reliance Shop	Permissioned															City Centre with permission
DER0224	Orchard Street/Quaker Way	Permissioned															
DER0225	20-22 Ashbourne Road	Permissioned															
DER0229	Former Ivy House School															Y	Allocation ((HA15)
DER0244	Nightingale House	Permissioned															
DER0263	Brook Farm (East Field)															Y	Part of wider Allocation (HA2)
DER0285	Former Rowditch Barracks																Not available for development
DER0297	North of Sinfin Moor Lane/Lavinia Court															Y	Allocation (HA12)
DER0299	Boiler House, Leylands Estate	Permissioned															
DER0300	Corner of St Marys Gate and Bold Lane	Permissioned														Y	City Centre with permission
DER0307	Beaufort Business Centre															Y	Allocation ((HA13)
DER0313	Noel Baker School															Y	Omission
DER0315	Breadsall Hilltop (AKA Durose Phase 2)															Y	Omission
DER0316	Barlow Street	Permissioned															
	Land Adjacent Village Medical Centre																
	Corner of Browning Street and Kitchener																
DER0319	Avenue															Y	Allocation (HA14)
DER0322	Land at Brook Medical Centre	Permissioned															
DER0325	20 Lonsdale Place	Permissioned															
DER0330	Florence Nightingale Care Home	Permissioned															
DER0331	Phoenix Street Car Park	Permissioned															City Centre. Part of Derby Riverside Allocation (CC11)
DER0335	Eagle Market and Surroundings															Y	City Centre. Allocation (Part of CC4) has permission
DER0336	Bradshaw Way Retail Park															Y	City Centre Allocation (Part of CC4) has permission
DER0337	Anglers Lane, Spondon																Not Promoted and not deliverable
DER0338	Ascot Drive/Osmaston Road Corner																Not promoted for general housing. Suitable site but no delivery information
DER0339	Beechwood Convent															Y	Omission
DER0340	St Michaels Lane															Y	City Centre. Part of non residential allocation.
DER0344	Megaloughton Lane															Y	Omission
DER0345	Locko Road															Y	Omission
DER0347	West of Sinfin Avenue															Y	Omission
DER0348	Aston Lane, Chellaston															Y	Omission

Notes updated 2026

[illegible]