

Retail and Centres Study

Volume 2: Centre Health Checks – Final

Prepared for:

DERBY CITY COUNCIL

July 2026

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Signed:

A handwritten signature in grey ink, appearing to read 'Steve Day', with a stylized flourish at the end.

For and on behalf of Lambert Smith Hampton

Issued: July 2026

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1. INTRODUCTION

1. This volume provides the findings of qualitative and quantitative assessments of the City Centre and 13 District Centres located within Derby.
2. The Health Check provides an overview of the relative health of the main centres by examining the centres' current vitality and viability based on key performance indicators (KPIs) set out in the Planning Practice Guidance (PPG). The KPIs include, and will be assessed within the health checks, as follows:
 - **Diversity of uses and proportion of vacant street level property** – Experian Goad data has been taken and updated based on LSH site visits for Derby City Centre to analyse the breakdown of retail and services uses as well as the vacancy rate. Derby City Council survey data from 2025 has been provided for all District Centres. LSH site visits have been conducted to bring this data up to date.
 - **Commercial property indicators** - informed using a variety of sources, including PROMIS, Co-Star and Valuation Office Agency
 - **Retailer representation** – informed by The Requirement List where commercial property requirements can be viewed.
 - **Pedestrian flows** – sourced from Visitor Insights' Terrain platform, which uses anonymised mobile GPS data to reveal real-world footfall insights.
 - **Accessibility** – across road networks, car parking availability, public transport connectivity, cycling infrastructure and pedestrian access. The Connectivity Tool, developed by the Department for Transport has been referred to, supporting our assessment of the accessibility for each centre. This tool indicates the extent to which locations across England and Wales are accessible by walking, driving, cycling and public transport via a scoring system of 0-100 (with 100 being excellent).
 - **State of town centre environmental quality** – informed by site visits to identify elements of the centre that enhance and detract from its environmental quality.
3. The KPIs help to identify the critical Strengths and Weaknesses of each centre; the Opportunities for future sustainable development and any current and potential Threats to their overall vitality and vitality.
4. Where centres are of smaller size and scale, there is less data and insight available, meaning that it may not be possible to cover all indicators.
5. The findings of the health check assessments are set out in the following proformas.

2. DERBY CITY CENTRE HEALTH CHECK

Overview

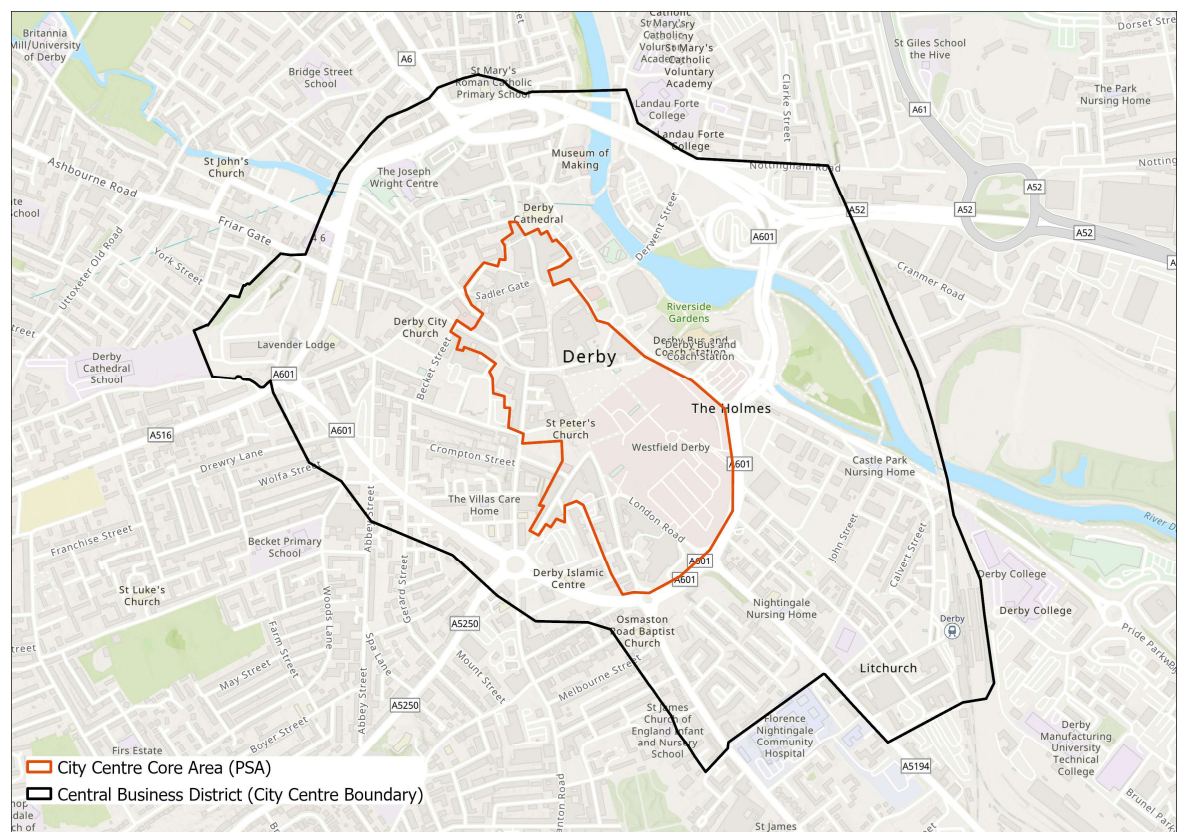
6. Derby is designated as a city centre within the Derby Local Plan Part 1 Core Strategy (2017). The centre is the focus for comparison retail for the city and is the sub-regional focus for commerce, culture, leisure and the visitor economy.
7. Derby City Centre is currently subject to a significant programme of regeneration and renewal, supported by a suite of strategic documents including the Public Realm Strategy (2025), Towards a New Vision for Derby City Centre / Ambition (2022), and the earlier Derby City Centre Masterplan 2030.
8. The Derby City Centre Masterplan 2030 sets out an overarching vision to 'create a vibrant city centre which is a leisure cultural and retail destination, a successful central business district, a lifestyle and housing choice and a connected smart city'. The Masterplan sets out a 5-year delivery plan with strategies including:
 - Creating a new performance venue in the city centre
 - Reinventing the Market Place
 - Deliver Becketwell regeneration
 - Derby Riverside Masterplan
 - Creating high quality public spaces
9. Key regeneration projects include:
 - **The Becketwell regeneration** area scheme is a £200 million project aimed at regenerating the Becketwell area of Derby into a diverse mixed-use project of homes, workspaces, retail and leisure uses. The first phase of the scheme was granted planning permission in 2021, consisting of the creation of an 11-storey, 259- unit residential scheme along with a café and a new public square. The Becketwell regeneration scheme also included the development of the Becketwell Performance Venue (Vaillant Live), a 3,500-capacity performance venue located within Derby City Centre. The venue opened in April 2025. Future plans include the development of 3 Springwell Square, on the former Duckworth Square site, which could deliver up to 13,000 sq.m of Grade A office space.
 - **The Eastern Gateway scheme** was approved in May 2024 and consists of major public realm improvement at the corner of East Street and Morledge from funding from the Future High Streets Fund. The scheme was completed in December 2025.
 - **The Market Hall transformation** represents a £35.1 million refurbishment of the Grade II listed Market Hall, of which £9.4m was supported by the Government's Future High Street Fund (FHSF), aimed at revitalising the area. The refurbishment consisted of the inclusion of a mix of traditional and themed stalls, make & trade stalls, creative spaces, cosmopolitan food

court & bars and events. The scheme was completed and reopened to the public on in May 2025.

- **The Eagle Quarter and Bradshaw Way** schemes are two key sites within the Derbion Masterplan that have both been granted planning permission. The Eagle Quarter development consists of the redevelopment of the Eagle Market building into 674 dwellings. The Bradshaw Way Retail Park development consists of the demolition of the existing retail park and the erection of a 14-storey, 478 dwelling residential building.

10. The map below outlines the extent of Derby City Centre, as well as its Primary Shopping Area.

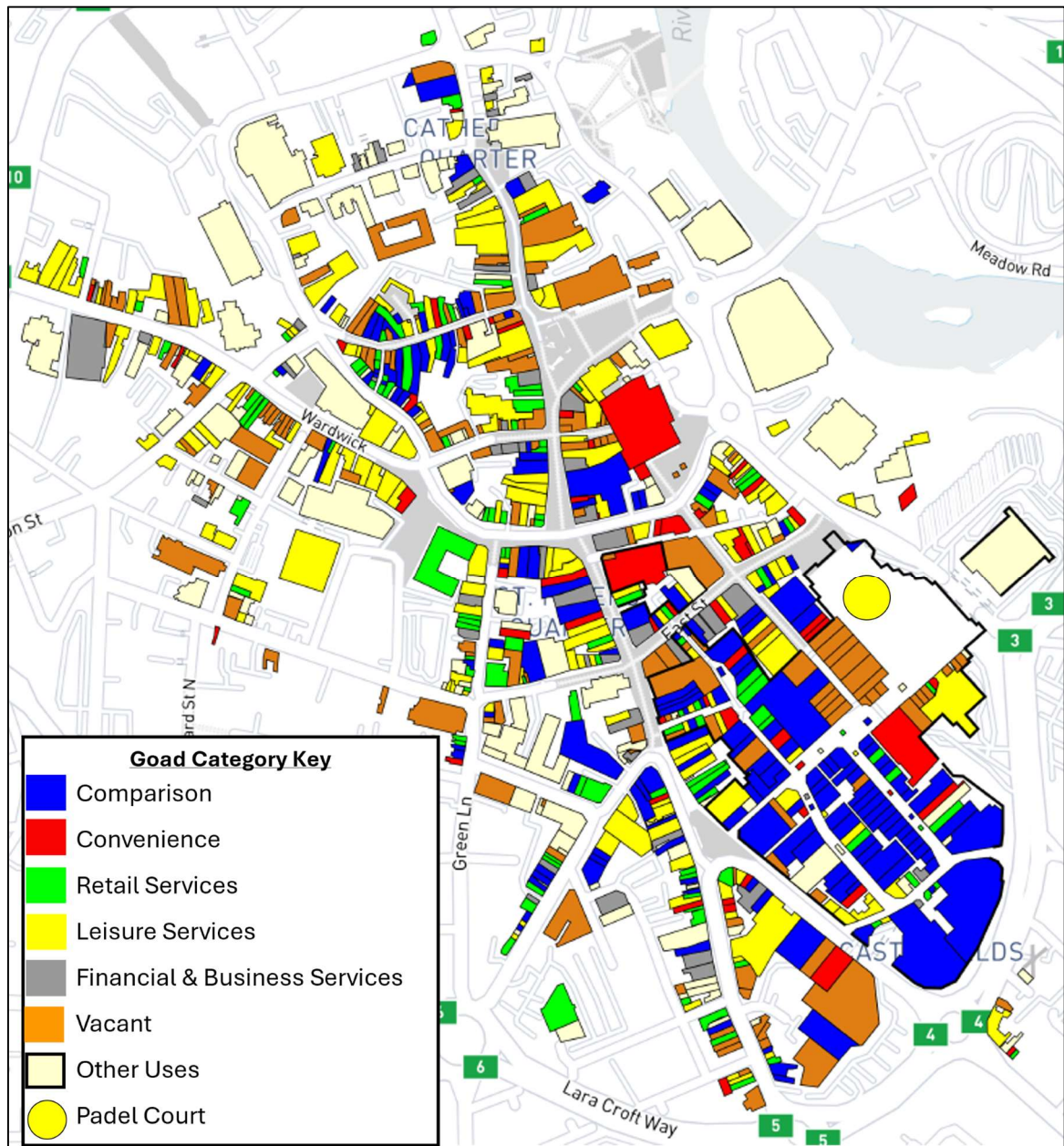
Figure 1: Central Business District (City Centre Boundary) and City Centre Core Area (PSA)



Diversity of Uses

11. Goad data from August 2025 has been used to assess Derby City Centre's mix of uses. The Goad data was updated following an LSH site visit in March 2026. The figure below shows the area covered by Goad along with the uses associated with each unit.
12. During the site visit, it was noted that the padel court (S3 Padel) within the Derbion is currently operational. Based on online sources, the court's footprint is approximately 5,110 sq.m, which has been accounted for within the below floorspace analysis. This area has been shown indicatively on the plan.

Figure 2: Diversity of Use, Derby City Centre



Source: Experian GOAD

13. The table below outlines Derby City Centre's diversity of uses based on outlets and provides a comparison to Goad's UK averages.

Figure 3: Diversity of uses, Outlets, Derby City Centre

	No. of Outlets	% of Total Outlets		
		Derby	UK Average	Difference
Comparison Retail	224	27.3%	26%	+1.3%
Convenience Retail	60	7.3%	9.4%	-2.1%
Retail Services	120	14.6%	15.8%	-1.2%
Leisure Services	214	26.0%	26.6%	-0.6%
Financial & Business Services	54	6.6%	7.9%	-1.3%
Vacant	150	18.2%	14.1%	+4.1%
Total	822	100.0%	100.0%	

Source: LSH Site Visit (March 2026) and Experian Goad

14. The table below outlines Derby City Centre's diversity of uses based on floorspace and provides a comparison to Goad's UK averages.

Figure 4: Diversity of Uses, Floorspace, Derby City Centre

	Gross Floorspace	% of Total Floorspace		
		Derby	UK Average	Difference
Comparison Retail	74,127	35.6%	28.7%	+6.9%
Convenience Retail	14,087	6.8%	15.3%	-8.6%
Retail Services	14,490	7.0%	7.2%	-0.3%
Leisure Services	58,501	28.1%	27.8%	+0.3%
Financial & Business Services	10,513	5.0%	6.0%	-1.0%
Vacant	36,763	17.6%	14.3%	+3.3%
Total	208,482	100.0%	100.0%	

Source: LSH Site Visit (March 2026) and Experian Goad

15. The provision of comparison retail in the centre is strong and above the UK average both in terms of proportion of units and floorspace. The comparison retail offer is led by operators including M&S, Frasers, Sports Direct, Next, Primark, H&M, Waterstones, Superdrug and Boots. Key comparison retail losses in recent years include Debenhams in 2021 and Wilko in 2023.
16. Convenience retail is underrepresented in the centre, falling below the UK average both in terms of proportion of units and floorspace. The convenience retail is largely formed by a large Sainsbury's supermarket, which is supported by the likes of the Tesco Express and Iceland.
17. The provision of retail services in the centre is below the UK average both in terms of the proportion of units and total floorspace. Retail services within the centre are largely made up of health and beauty outlets and contain key services such as opticians (e.g. Vision Express and Specsavers) and a post office.
18. Financial and business services are also underrepresented in the centre, with both the proportion of units and total floorspace falling below the UK averages. There is a strong presence of high street banks that still operate in the centre, which includes

Santander, HSBC, Barclays, Natwest and Lloyds. To note however that Halifax closed their branch in the city centre in October 2025.

19. The leisure offer in the centre includes Showcase Cinema de Lux (12 screens), Derby Theatre and Vaillant Live (live entertainment and events venue), hotels (Travelodge, Holiday Inn and Premier Inn) as well as a wide range of food and beverage establishments.
20. The table below outlines the mix of food and beverage operator types within Derby City Centre.

Figure 5: Number of food and beverage outlets and floorspace, Derby City Centre

	No. of Outlets	% of Total Outlets		Gross Floorspace (sqm)	% of Total Floorspace	
		Derby	UK Average		Derby	UK Average
Bars & Wine Bars	33	4.0%	2.4%	6,988	3.4%	2.5%
Cafes	36	4.4%	5.3%	5,796	2.8%	3.0%
Fast Food & Take-Away	44	5.4%	6.2%	4,487	2.2%	3.1%
Public Houses	21	2.6%	2.6%	7,654	3.7%	3.4%
Restaurants	44	5.4%	5.5%	9,653	4.6%	4.6%
Total	178	21.7%	21.9%	34,577	16.6%	16.6%

Source: LSH Site Visit (March 2026) and Experian Goad

21. As shown in the table above, the centre has a strong presence of 'bars & wine bars' which is serviced by key operators such as Bar One, The Distillery and O-Kra.
22. 'Cafes' and 'fast food & take-away' are slightly under-represented when comparing to the Goad's UK averages. The café (/ coffee shop) offer is serviced by operators including Café Nero, Costa and Café Central whilst the restaurant offer includes a range of well-known chains including Nando's, Pizza Express and Zizzi.

Vacancies

23. There is a total of 150 vacant outlets in Derby City Centre which represents 18.2% of the overall outlets (higher than the UK average of 14.1%). 17.6% of the floorspace in Derby City Centre is vacant (which also compares unfavourably to the UK average of 14.3%).
24. Recent closures which have led to vacancies include the former Halifax bank (which closed in October 2025) and the former HMV store in Derbion, following their relocation to a larger unit within the shopping centre in February 2026.

Multiple and Independent Representation

25. National multiples allow a centre to draw shoppers from beyond its immediate catchment as people search for their nearest store and are willing to travel further for brands such as John Lewis and M&S. Derby City Centre has a strong presence and range of national multiples, as is outlined in the figure below.

Figure 6: Derby City Centre, Key National Retailers

Dept/Var Stores	Key Fashion Multiples	Key Non Fashion Multiples	Food Stores	Key Cafe / Restaurant Stores
Fraser's	All Saints	3 Store	Iceland	Caffe Nero
Marks & Spencer	Boulevard Avenue	B&M Bargains	Sainsbury's	Costa
Primark	Clarks	Beaverbrooks	Tesco-Express	Five Guys
	Deichmann Shoes	Boots		Greggs
	Flannels	Card Factory		Kfc
	Foot Locker	EE		McDonald's
	Footasylum	Flying Tiger		Millies Cookies
	H&M	Goldsmiths		Nando's
	Hobbs	H&M Home		Pizza Express
	J D Sports	Kiko		Starbucks Coffee
	Mango	Lush		Wagamama
	Mountain Warehouse	O2 Phones		Zizzi
	New Look	Pandora		Turtle Bay
	Next	Poundland		
	Phase Eight	Poundstretcher		
	Schuh	Rituals		
	Seasalt	Smiggle		
	Shoe Zone	Superdrug		
	Sports Direct	Swarovski		
	TK Maxx	The Body Shop		
	Victoria's Secret	The Entertainer		
	White Stuff	The Perfume Shop		
	Yours	Vodafone		
	Zara	Warren James		
		Waterstones		

Source: PMA / GOAD 2025 Q4

26. Independent retailers are essential to create a unique and local feel to a centre. They help to curate a sense of place and pride within an area for those who live nearby. Derby City Centre has a range of independent outlets, including Mr Shaw's House (clothing), Canopy (houseplants, gifts and homeware), The Bookcafé and Milk and Honey (Deli) as well as operators within the Market Hall such as Olivia's Coffee & Bakery and Dawkins Pet Supplies.

Markets

27. As noted in the NPPF, markets play an important role in supporting the vitality and viability of centres and local communities and there is policy support for the retention and enhancement of existing markets and creation of new ones.
28. Derby Market Hall is a permanent market located on Tenant Street, featuring traditional market stalls. It is open throughout the week except Mondays, operating 8am–3pm on Tuesdays and Wednesdays, 8am–10pm from Thursdays to Saturdays, and 10am–6pm on Sundays. It offers a wide range of products, from fresh food to pet supplies and vintage clothing, with a focus on local suppliers. The market hosts both pop-up traders and permanent independent retailers, creating a hub for small businesses. Street-food is also available, along with a regular programme of events such as live music, community fairs, and open-mic sessions.

Within the Market Hall, the Derby Farmers' Market takes place on the last Sunday of each month, offering fresh, seasonal produce.

29. Allenton Market in Derby, located on Osmaston Road, operates every Friday and Saturday from 8am to 1pm. The market combines farmers' produce, crafts, second hand items, acting as a farmers' market, craft and artisan market, offering up to 90 stalls.
30. Derby Vegan Market located In Cathedral Green, near Museum of Making, operates on Saturdays approximately three times a year, from 10:30am to 4pm. It brings together vegan street vendors, artisan bakers, ethical jeweller's, local artists, and environmental charities.

Evening and Night Time Economy

31. A strong evening and night time economy can often be a good indicator of a strong, vital and viable centre. A vibrant evening and night time economy is largely underpinned by a quality leisure offer within a centre, and so a sample of predominantly leisure outlets within Derby City Centre have been selected to get a sense of the provision of the evening offer.
32. As outlined below, Deby City Centre has a strong and diverse evening and night time economy offer with a selection of pubs, bars, restaurants and night clubs.
33. Key entertainment venues include the Derby Theatre (which produces in house shows with a 535-seat capacity in the main auditorium), Vaillant Live (3,500-capacity entertainment and events venue), QUAD (a culture hub that hosts exhibitions and operates as a cinema showcasing a mixture of independent and international films) and Showcase Cinema de Lux (12-screen).

Table 1: Leisure Operator Sample

Operator / Venue	Type
Showcase Cinema de Lux	Cinema
QUAD	Gallery, Bar & Café and Cinema
Derby Theatre	Theatre
Vaillant Live	Live entertainment and events venue
The Old Silk Mill	Public house
Bishop Blaise	Public house
The White Horse	Public House
Popworld	Nightclub
Together	Nightclub
Fever	Nightclub
Vines Wine Bar	Wine bar

Operator / Venue	Type
Belong	Bar
Cosy Club	Bar
Turtle Bay	Restaurant
Lorentes	Restaurant
Nandos	Restaurant

Source: LSH Research

Retailer Requirements

34. Demand from retailers and leisure operators for representation in a centre is an important indicator of a centre's overall health and viability. The latest published market demand report is set out in the table below:

Figure 7: Retail Requirements

Recorded Date	Operator	Operator Type	Min Sqm	Max Sqm
Feb-26	We Do Play	Leisure Services	9,300	18,600
Feb-26	Angling Direct	Comparison Retail	230	460
Jan-26	British Red Cross	Comparison Retail	140	370
Jan-26	KFC	Fast Food Restaurant	170	260
Jan-26	Play Padel Group	Leisure Services	1,390	3,720
Jan-26	Merkur Slots	Leisure Services	90	280
Jan-26	Amber Taverns	Public House	190	190
Dec-25	Sense	Comparison Retail	110	560
Dec-25	The ExtraCare Charitable Trust	Comparison Retail	70	190
Dec-25	Doner Shack	Fast Food Restaurant	70	280
Nov-25	Flooring Superstore	Comparison Retail	280	510
Nov-25	Katie O'Brien's	Public House	190	740
Oct-25	Milano Couture Menswear	Comparison Retail	170	370
Oct-25	M&S Food	Convenience Retail	560	2,320
Oct-25	Burger King	Fast Food Restaurant	150	240
Oct-25	Taco Bell	Fast Food Restaurant	170	420
Oct-25	Social Sports Society	Leisure Services	1,860	1,860
Oct-25	Trident Gym	Leisure Services	745	1,860
Sep-25	House of Tweed	Comparison Retail	50	370
Sep-25	Metro Bank	Services	140	230
Jul-25	Insomnia Coffee	Café	140	230
Jul-25	Chaiwala	Comparison Retail	50	190
Jun-25	Luke 1977	Comparison Retail	70	170
May-25	Lidl	Convenience Retail	1,670	2,420
May-25	Holland & Barrett	Convenience Retail	140	280
May-25	Soho Taverns	Public House	330	330
Apr-25	Cook	Convenience Retail	80	130
Apr-25	Everyman Cinema	Leisure Services	740	1,390
Mar-25	Willow	Restaurant	280	420
Mar-25	Paragon Group	Restaurant	230	230
Feb-25	iCrack	Comparison Retail	20	100
Feb-25	Vanilla	Comparison Retail	370	740
Feb-25	Candy Galore	Convenience Retail	140	280
Jan-25	Mega Discount Store	Comparison Retail	280	650
Jan-25	Just for Pets	Comparison Retail	230	600
Jan-25	Slim Chickens	Fast Food Restaurant	190	330
Total			21,035	42,320

Source: The Requirement List

35. As of February 2026, a review of published operator requirements identified 36 recorded requirements from retail and leisure operators dating back to January 2025, seeking a combined maximum floorspace of up to 42,320 sq.m.
36. Almost half of the maximum floorspace requirement (18,600 sq.m) is attributed to 'We Do Play' (an immersive leisure operator). Other leisure-related interest has

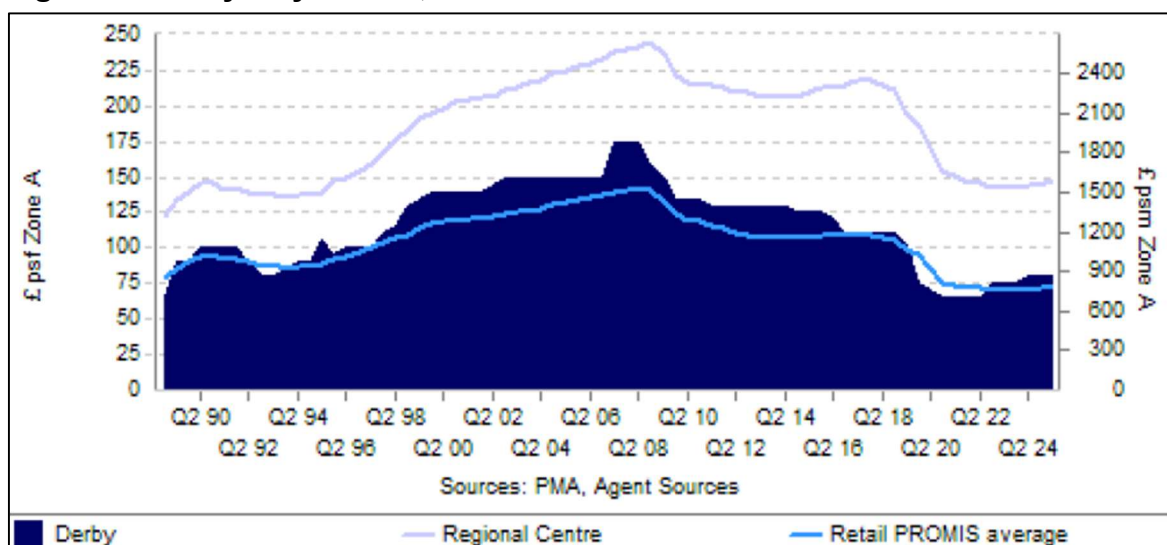
been registered across cinema (Everyman Cinema), gym (Trident Gym) and padel operator (Play Padel Group) uses. There is also strong food and beverage operator interest in Derby, including several national fast-food brands, public houses and cafes.

37. Convenience and comparison retail interest includes operators such as M&S Food, Lidl, and Holland & Barrett, alongside comparison goods retailers like British Red Cross, Mega Discount Store and House of Tweed. There is also interest from Metro Bank.
38. It should be noted that these are not necessarily operators seeking representation within the centre itself but potentially out-of-centre locations and retail parks.
39. It is also possible that these operators are not looking for opportunities in Derby specifically, rather they are looking for opportunities in areas similar to and including Derby.
40. Independent/ smaller operators do not tend to document their desire for retail space in the same way as the larger national multiples and fast-growing organisations, and so gauging the demand for retail space from these businesses is harder.

Commercial Property Indicators

41. Based on agent sources, Property Market Analysis estimate that top achievable prime rents in Derby were around £915 psqm (£80 psqf) Zone A as of 2025.
42. Having peaked in 2008, they went into consistent decline up until 2019-2022 when they stabilised at their lowest level. There has been a marginal increase in recent years.
43. Prime Zone A rents in Derby have been below the average for regional centres throughout the period reflected below.

Figure 8: Derby City Centre, Prime Retail Rents

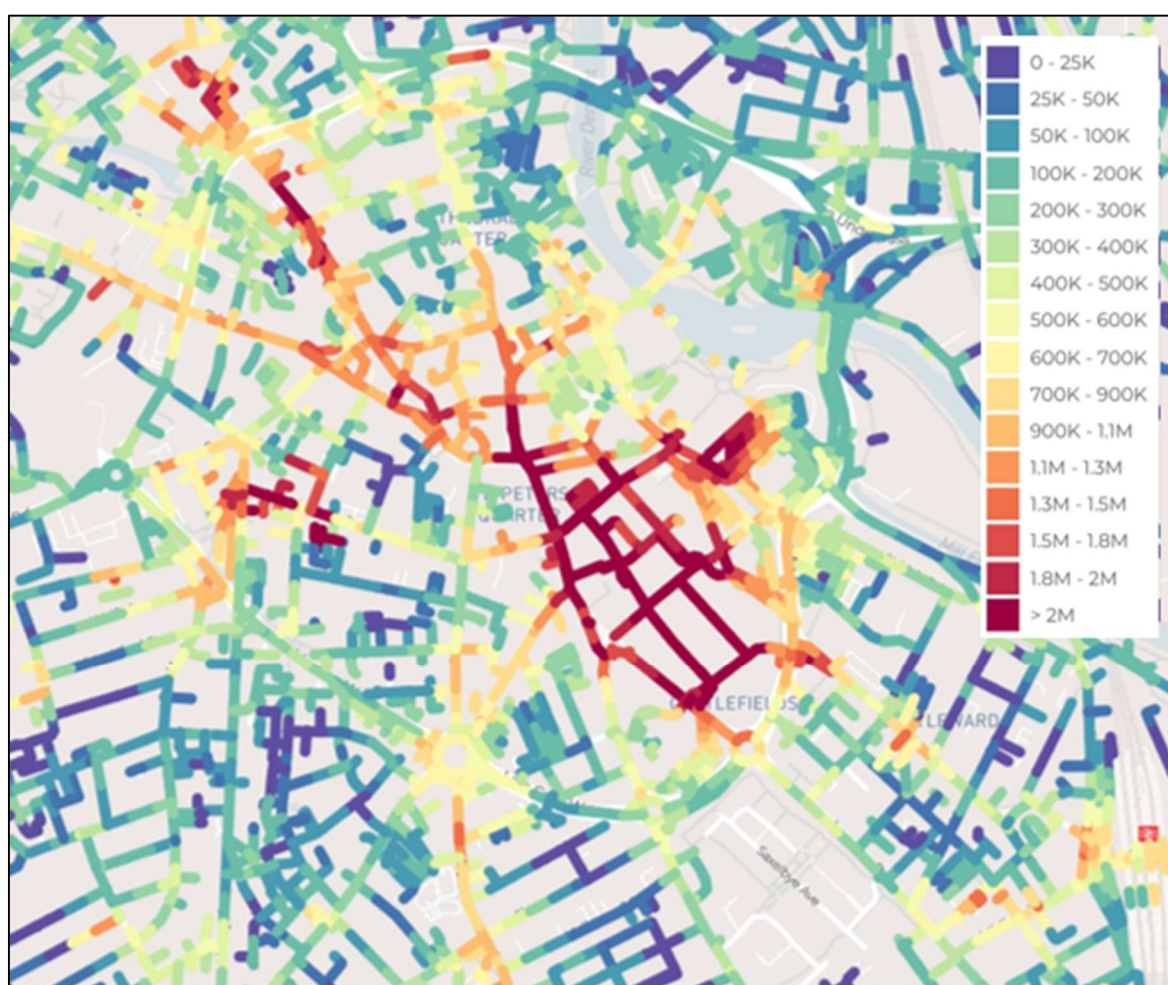


Sources: Property Market Analysis Retail Report

Pedestrian Flows

44. The figure below illustrates the pedestrian flows for Derby City Centre in the form of a heat map showing total pedestrian movements for January to December 2025.
45. Footfall is strongest at the Derbion Shopping Centre and along surrounding routes, including St Peters Street, London Road, Corn Market, East Street, Albion Street and Morledge (particularly nearby to the bus station).
46. Further spots of high pedestrian activity are recorded along the stretch of The Strand, Bold Lane, Jury Street and Willow Row as well as to the west of the centre, along and nearby to Macklin Street.

Figure 9: Derby City Centre Heat Map, January – December 2025

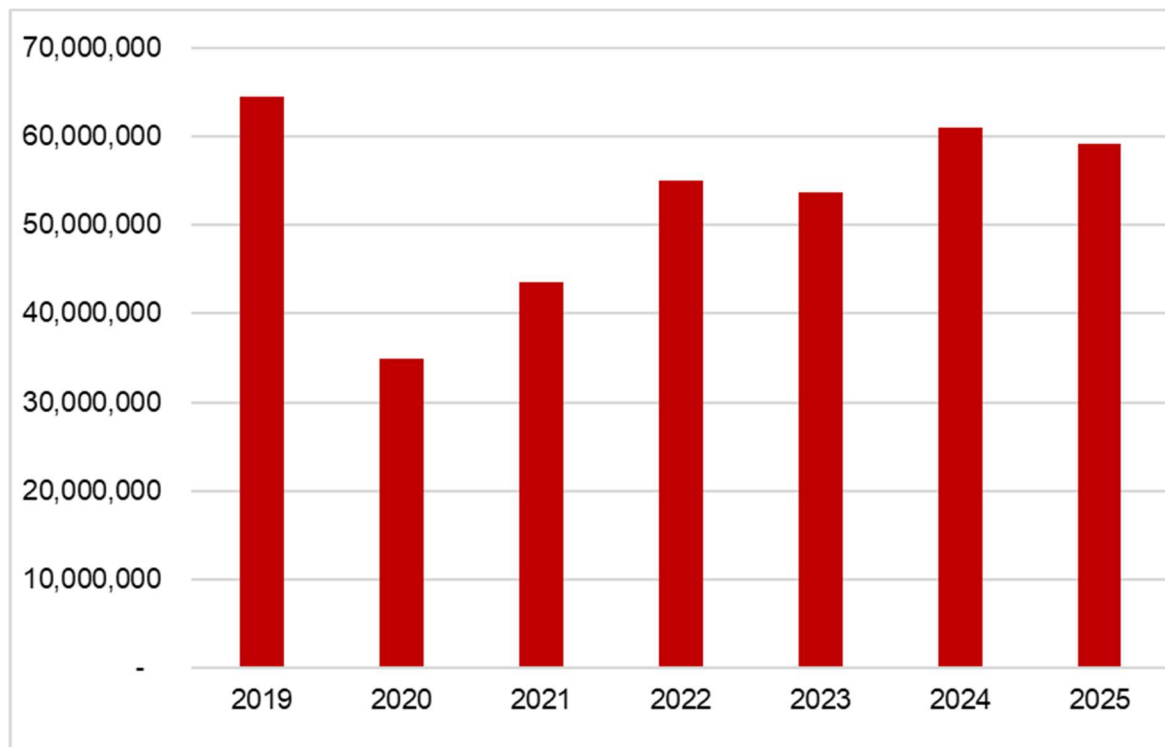


Source: Visitor Insights, Terain

47. The defined Derby City Centre area was used to obtain information on how footfall levels have changed between 2019 and 2025.
48. As can be seen in the figure below, yearly footfall has steadily recovered following a sharp decline in 2020 due to the COVID-19 Pandemic and is now close to pre-Pandemic levels.

49. A footfall count of 65.5 million was recorded in 2019, with the 2020 figure almost halving to 34.9 million. Since then, there has been a general trend of growth, with 2024 surpassing 60 million, followed by a marginal decline in 2025.

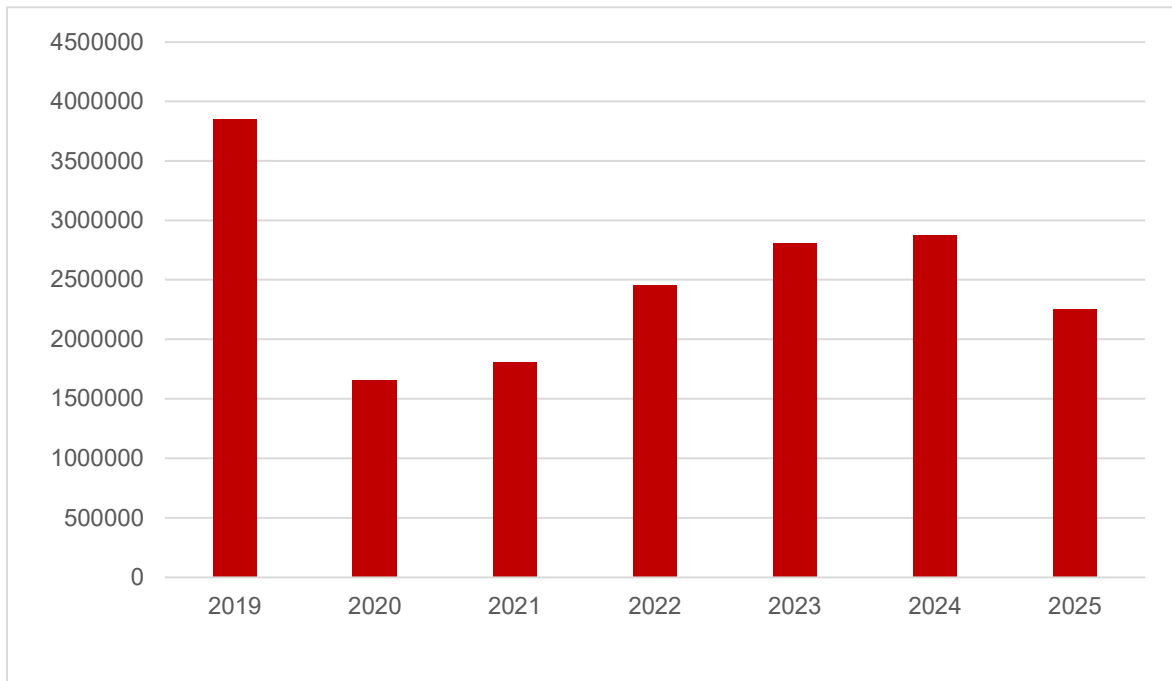
Figure 10: Yearly Footfall Graph, 2019 – 2025, Derby City Centre



Source: Visitor Insights, Terain

50. Whilst the overall footfall in Derby City Centre has recovered post covid, we have been advised that this is largely skewed by the Derbion and that footfall in areas outside Derbion has not fully recovered since the COVID-19 Pandemic.
51. To investigate this, we have looked at the annual footfall along a segment of Corn Market (opposite Subway). As seen below, there was a sharp drop in footfall from 2019 to 2020. Since then, there has been a general trend of growth, up until 2025, where a notable drop is seen. The data within the figure below supports the suggestion that whilst city centre footfall figures have recovered post-Pandemic, this recovery is driven by Derbion and not locations outside such as Corn Market.

Figure 11: Yearly Footfall Graph, 2019 – 2025, Corn Market, Derby City Centre



Source: Visitor Insights, Terain

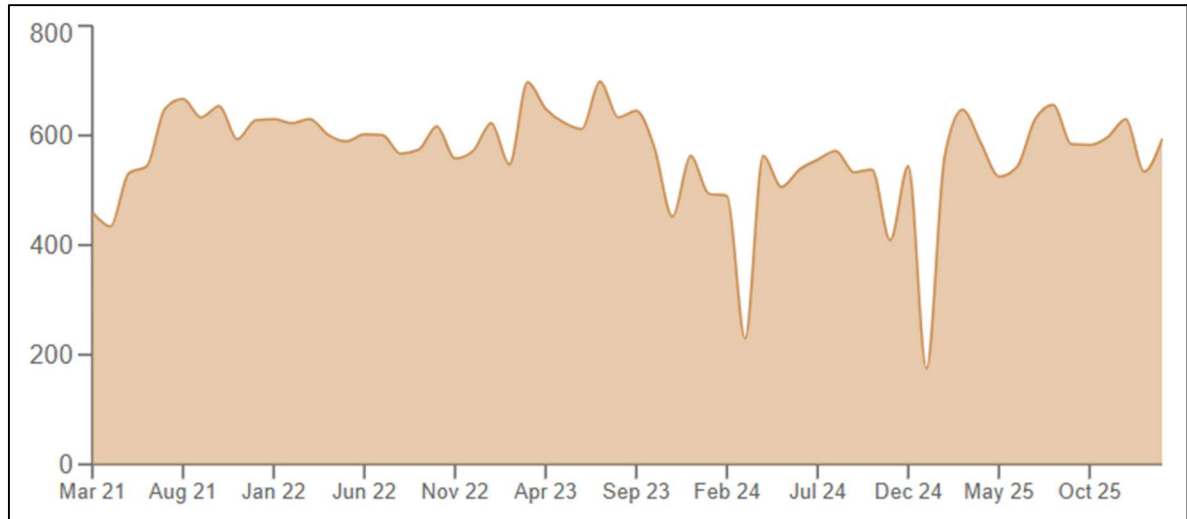
Accessibility

52. Derby train station is located at the south-eastern edge of the centre. There are frequent direct trains running to major stations such as London St Pancras, Nottingham, Cardiff Central, Glasgow and East Midlands Airport, as well as smaller cities and neighbouring centres.
53. Derby Bus Station is located centrally, just off of Morledge, providing a major hub for services to and from the centre. Several other bus stops can be found at key locations across the centre. Bus services available allow for connections to nearby centres, the university campuses, hospitals and to other city centres such as Nottingham and Leicester.
54. There are a number of car parks located around the city centre – those with the largest capacity including Derbion Centre (1,976 spaces), Derbion Centre Basement (647 spaces), Chapel Street (524 spaces), ParkSafe Cathedral Quarter (315 spaces) and Babington Lane (285 spaces).
55. Large parts of the city centre's core are fully pedestrianised, providing a safe and enjoyable environment for pedestrians when navigating the centre.
56. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 88 when assessing a central point within Derby City Centre, indicating that accessibility and connectivity is strong.

Crime and Safety

57. A central postcode within Derby City Centre was used to review total crime data within a ½ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

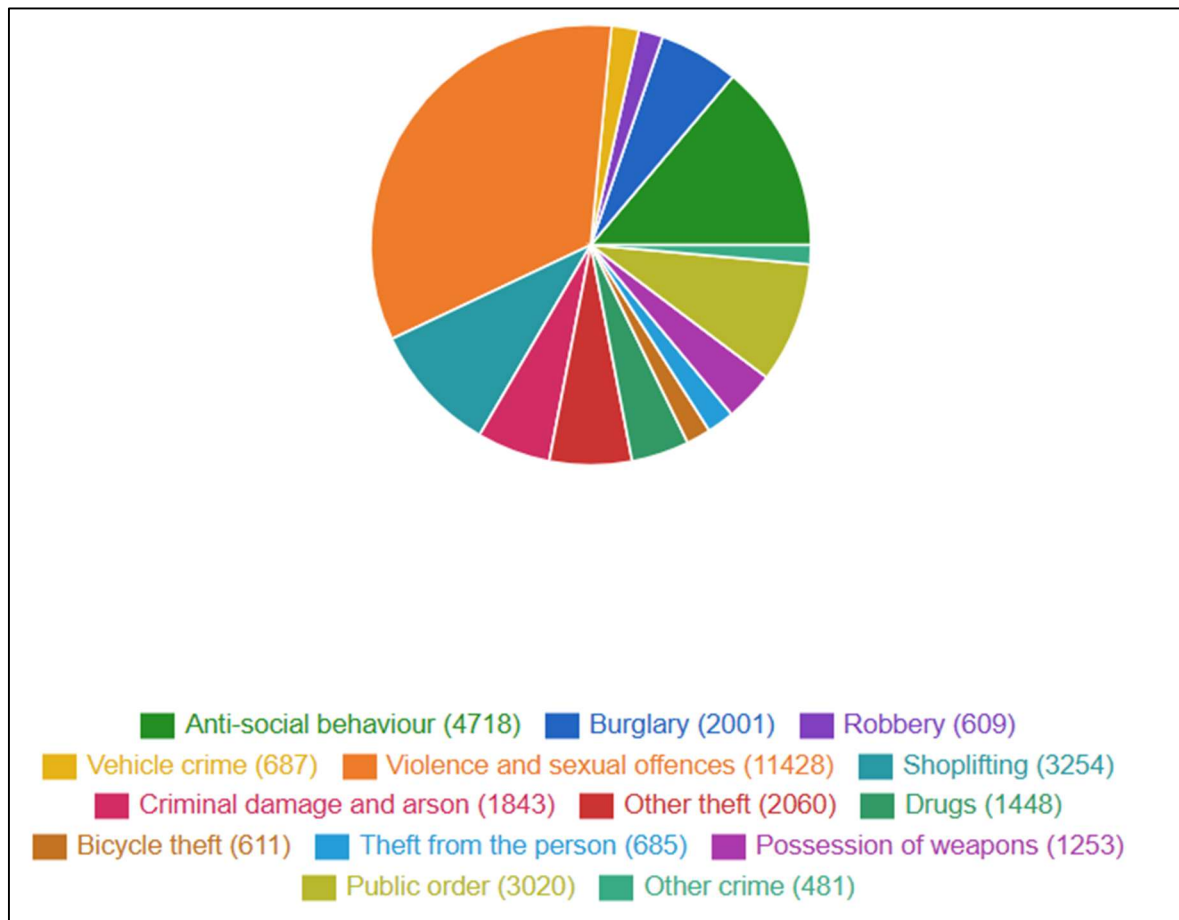
Figure 12: Recorded Crimes, Derby City Centre, March 2021 to February 2026



Source: UKCrimeStats

58. During this period, the breakdown of crime types can be seen represented within the below figure.
59. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (11,428 recorded incidences), Anti-Social Behaviour (4,718 recorded incidences) and Public Order Offences (3,020 recorded incidences).

Figure 13: Crime Type Breakdown, Derby City Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

60. Derby City Centre displays a largely welcoming environment with modern and historic elements contributing to its distinct city appeal. The historic nature is enhanced through the medieval, Georgian and Victorian architectural facades of the buildings present in the centre which are generally well kept and maintained. The heritage architecture is strongly prominent towards the northern part of the city centre which is allocated as a conservation area which includes areas such as Iron Gate, Sadler Gate and The Strand. Additionally, there are many Grade I and Grade II listed buildings located within the city centre boundary including the Grade I listed Derby Cathedral, the Grade II listed Derby Museum and Art Gallery and the Grade II listed Markt Hall.
61. The modern elements of the centre are characterised by Derbion Shopping Centre which contains approximately 200 units and offers a clean, bright and pleasant shopping environment.
62. Derby City Centre contains several vacant units, notably along St James Street and Friar Gate. These vacant buildings are generally less well maintained, which diminishes the overall environmental quality of the area. Towards the edges of the

city centre, the environment becomes increasingly car-dominated and the building facades are less distinctive and of a lower quality. This is notably prevalent towards the west of the centre boundary towards areas such as Curzon Street, Becket Street and Mackin Street.

63. The centre benefits from a strong presence of street furniture including benches, lamp posts, bins and cycle parking as well as enhanced planting and greenery which enhances the quality and feel of the place.
64. The centre provides a strong public realm consisting of well-maintained streets, wide and flat pavements made of natural stone. Street art can be seen on several building facades in the centre which enhances the vibrancy and distinctiveness of the place.
65. Clear demarcation between cycle, pedestrian and car users, particularly along Albert Street, creates an appealing pedestrian and cyclist experience. Pedestrian navigation and comfortability is further demonstrated by the pedestrianised streets of St Peter's Street, East Street, Albion Street, Market Place, Exchange Street and Cornmarket.
66. Overall, Derby City Centre balances heritage with contemporary features and provides a unique and comfortable environment. Its environmental quality is functional and attractive in large parts, making it a desirable space for residents, students and visitors alike. It is noted however that, particularly beyond the core, the environmental quality declines where clusters of vacancies are present, buildings are maintained to a lower standard and the prevalence of cars becomes more pronounced.

Stakeholder Engagement

67. Stakeholder engagement has been undertaken to provide feedback on the centres from those who have a strong connection to the area and a vested interest in it. Stakeholder feedback collected on Derby City Centre can be summarised as follows:

Key Strengths of Derby City Centre

- **Compact, Characterful City Centre**
 - Walkable, tight urban form makes it easy to navigate.
 - Mix of historic streets and architectural styles creates a distinctive sense of place.
 - Concentration of heritage and cultural assets provides a strong foundation for destination appeal.
- **Strong Economic and Catchment Context**
 - Presence of major employers supports Derby's reputation and identity.
 - Affluent catchment and strong regional spend potential.
 - General perception of a resilient local economy
- **Derbion as a Key Attractor**
 - Major regional attractor with a range of national brands
 - Significant employment hub and visitor driver

- Strong retail, leisure and F&B offer

Key Challenges and Issues for Derby City Centre

- **Lack of Critical Mass (People)**
 - Insufficient office workers and city centre employment
 - Low residential population in the core
 - Limited daytime footfall, often skewed toward older or non-working demographics.
 - This results in reduced spend and weaker business case for retailers, lower vibrancy and reduced natural surveillance and difficulty sustaining a diverse offer.
- **Retail and Vacancy Challenges**
 - Persistent vacant units and “dead” retail frontages
 - Oversupply of retail space relative to demand
 - Decline exacerbated by Derbion concentrating demand
 - Lower quality or undesirable uses deterring reinvestment.
- **Derbion vs. Rest of the City Centre**
 - While Derbion is a major strength for Derby, it also creates a challenge for the rest of the City Centre by attracting major brands into the shopping centre and subsequently footfall and spend is concentrated here.
- **Perception, Safety and Social Issues**
 - Concerns around anti-social behaviour, homelessness, and perceived safety which is amplified by low footfall and vacancies.
 - Negative perceptions impacting retailer confidence, appeal for student and visitor experience.
- **Public Realm and Environmental Quality**
 - Poor quality in parts and inconsistent public realm
 - Lack of green space, connection to key assets (e.g., river) and wayfinding / signage
 - Weak pedestrian experience in key routes
- **Structural and Strategic Issues**
 - Loss of office core to out-of-town locations like Pride Park
 - Poor quality hotel stock limiting business tourism and conferences.
- **Connectivity and Movement**
 - Ring road acting as a barrier.
 - Weak links between key destinations
 - Poor walking experience from car parks to attractions
- **Weakness in Offer and Animation**
 - Limited activities and reasons for repeat visits
 - Insufficient appeal to younger audiences and not keeping up with emerging trends (e.g. experiential leisure)
 - Underutilisation of heritage, culture and storytelling

Opportunities for and Future Potential of Derby City Centre

- **Growing City Centre Population** - Need to increase both residential and office worker numbers which will be the key to driving spend, vibrancy and changing perceptions.
- **Regeneration Pipeline** - Key schemes (e.g. Becketwell, Market Place) seen as important catalysts to support the City's necessary transition for the future.
- **Reimagining Retail Space** - Shift away from traditional retail toward mixed-use, leisure and independent-led districts
- **Improving Public Realm and Connectivity** - Scope to introduce more greenery, strengthen links to the river and cultural assets and improve walkability and wayfinding.
- **Better Use of Existing Assets** - Underleveraged strengths include heritage and culture, Museum of Making and the wider landscape setting.
- **Unlocking Local Spend** - Significant untapped spending power within the local catchment.

Derby City Centre's Key Competitors

68. Feedback on the key competition for Derby City Centre varied across the stakeholders due to their unique perspectives, but can be summarised as follows:
- Competition is increasingly local and behavioural, rather than purely city-vs-city. District centres and suburban hubs with strong hospitality offers (e.g., Allestree, Darley Abbey and Mickleover) are increasingly attracting visitors.
 - Traditional retail competition remains relevant, both for the City Centre and Derbion (e.g., Sheffield & Meadowhall, Birmingham & Bullring and Nottingham & Victoria Centre)
 - Retail parks and designer outlets – Fosse Park Leicester and East Midlands Designer Outlet mentioned.

Conclusion

69. Overall, the Strengths, Weaknesses, Opportunities and Threats (SWOTs) can be summarised as follows:

Strengths

- Recent and ongoing investment into redevelopment and regeneration across the centre
- Strong comparison retail offer, occupying over a third of retail and leisure floorspace.
- Derbion Shopping Centre is a key draw into the centre, housing a number of national brands.
- Good representation of independent retailers which helps create a distinct sense of place.
- Good presence of high street banks
- Good overall mix and offer of food & beverage operators.

- Presence of Derby Market Hall and other seasonal markets within the centre enhances the vitality of the centre.
- Cinema, Derby Theatre and Vaillant Live acting as key entertainment anchors for the centre
- Notable retailer demand for representation within the centre
- Strong history, character and charm with the presence of listed buildings.
- Good pedestrian accessibility in the core areas, with strong public transport connections to and from the city centre

Weaknesses

- Vacancy rates (outlets and floorspace) above the UK average
- Areas of lower environmental quality that detract from the visitor experience.
- Insufficient office worker and residential population within the centre
- Connectivity challenges including the ring road acting as a barrier and poor walking experience between some car parks and main centre locations
- Imbalance between Derbion and the wider city centre when it comes to footfall performance and environmental quality

Opportunities

- Future regeneration, redevelopment and investment (e.g., 3 Springwell Square, The Eagle Quarter and Bradshaw Way)
- Future public realm improvements to capitalise on the potential of the centre and create a more enjoyable place to spend time.
- Future growth in residential and worker population to boost activity and spend within the centre.
- Further creative use of vacant units through pop-ups, community hubs, co-working spaces etc. (already demonstrated with opening of S3 Padel)
- Capitalise on interest for representation from retailers.
- Reduce the imbalance between the Derbion and the wider city centre by strengthening the footfall, reducing the vacancy rate and enhancing the environmental quality in the wider city centre.

Threats

- High vacancy rates weaken the draw of the centre, which has the potential to create a spiralling effect.
- Further loss of key retail anchors (following Debenhams and to a lesser extent, Wilko)
- Online spend (particularly on comparison retail goods) and competing centres (whether that be out of centre retail parks and shopping centres, smaller scale nearby locations (such as Allestree and Darley Abbey) or the nearest major centres such as Nottingham and Birmingham) pose a challenge for Derby City Centre to adapt and diversify in an ever-changing landscape.

70. We therefore conclude that Derby continues to be a vital and viable centre which acts as a key retail and leisure hub for the region. The centre has a strong presence of national multiples in which the Derbion Shopping Centre hosts a large number

and plays a key role in drawing visitors into the centre. The centre benefits from a healthy mix of food and beverage operators, and key cultural and leisure anchors such as the cinema, Derby Theatre and Vaillant Live, all of which help sustain activity throughout the day and into the evening. The presence of Derby Market Hall, seasonal markets, and the city's rich history and character further enhance its sense of place, while strong pedestrian accessibility and public transport connections support visitors.

71. The centre faces challenges such as high vacancy rates that are above the UK average, connectivity challenges and areas of low environmental quality. This can weaken the draw and detract the overall experience of the centre if not addressed. Additionally, there is an imbalance between Derbion and the wider city centre with regards to environmental quality, footfall performance and their abilities to attract major brands.
72. However, opportunities for the necessary evolution of Derby City Centre are ongoing, with a range of regeneration, redevelopment and investment plans across the centre hoped to bring people back into the centre, with a particular focus on boosting the resident and worker population.

Boundary Recommendations

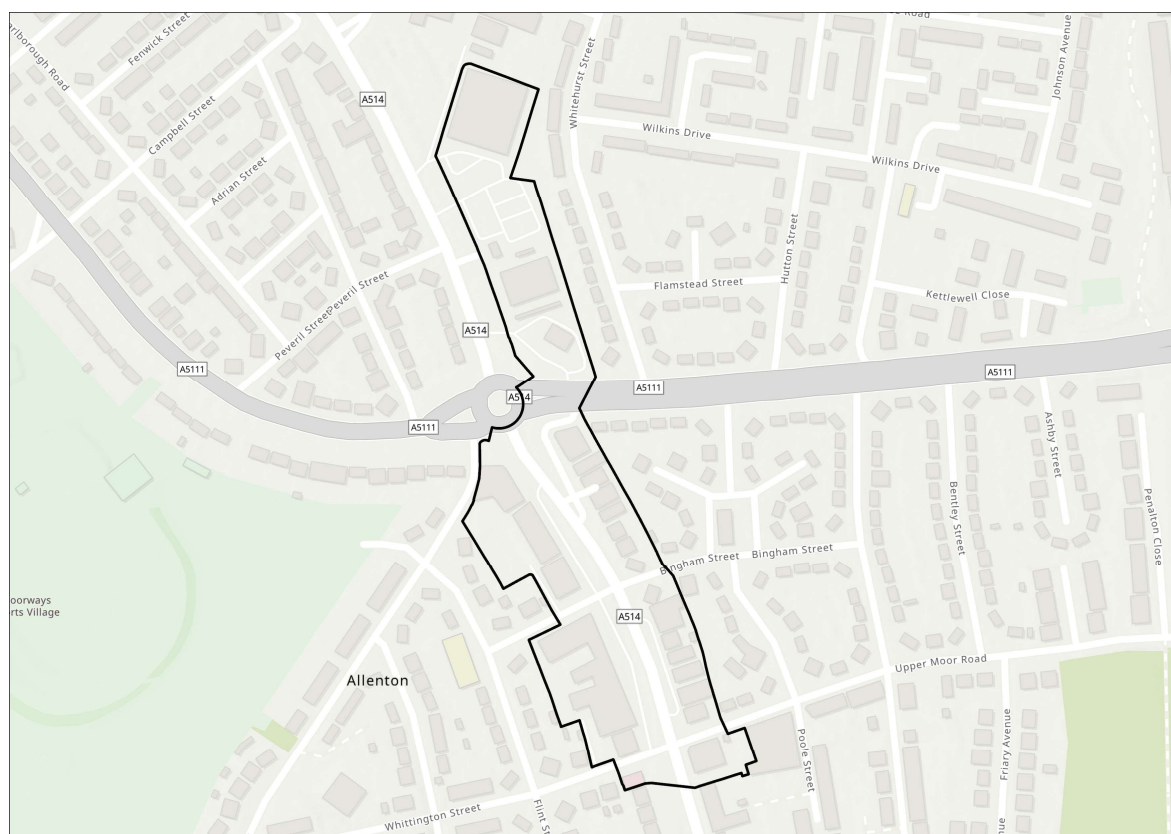
73. Having reviewed both the extant and emerging City Centre boundaries, we consider the latter to provide a more appropriate and up-to-date definition of the City Centre. It better reflects Derby City Centre's current role, function and spatial extent, including areas that now form part of its wider commercial, cultural, transport and regeneration offer.
74. In relation to the City Centre Primary Shopping Area, we support the boundary proposed in the emerging plan. The more consolidated boundary appropriately focuses on the core retail area of the centre, reflecting recent regeneration initiatives and the associated changes in land use.
75. For more detail, please refer to **Volume 1, Section 8**.

3. ALLENTON DISTRICT CENTRE HEALTH CHECK

Overview

76. Allenton is allocated as a District Centre within the Derby Local Plan Part 1 Core Strategy (2017). The district centre is the focus for providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions.
77. Allenton is located circa 3km south of Derby City Centre. The centre takes a linear form and is intersected by the A5111.
78. The Allenton mobility hub is a notable redevelopment project which seeks to develop a mobility hub on Osmaston road. The mobility hub would include electric vehicle charging and dedicated parking, an Enterprise Car Club Location, an accessible seating area with bike storage and an interactive information totem with live travel updates.
79. The centre is also adjacent to the Osmaston regeneration area to the north west which aims to redevelop several key brownfield sites into residential neighbourhoods. The regeneration of the area will deliver a total of 600 new homes, including the Marble square development which involves the re-development of the former Rolls Royce Main Works Factory to create 370 new dwellings by 2030.
80. The map below outlines the extent of Allenton District Centre.

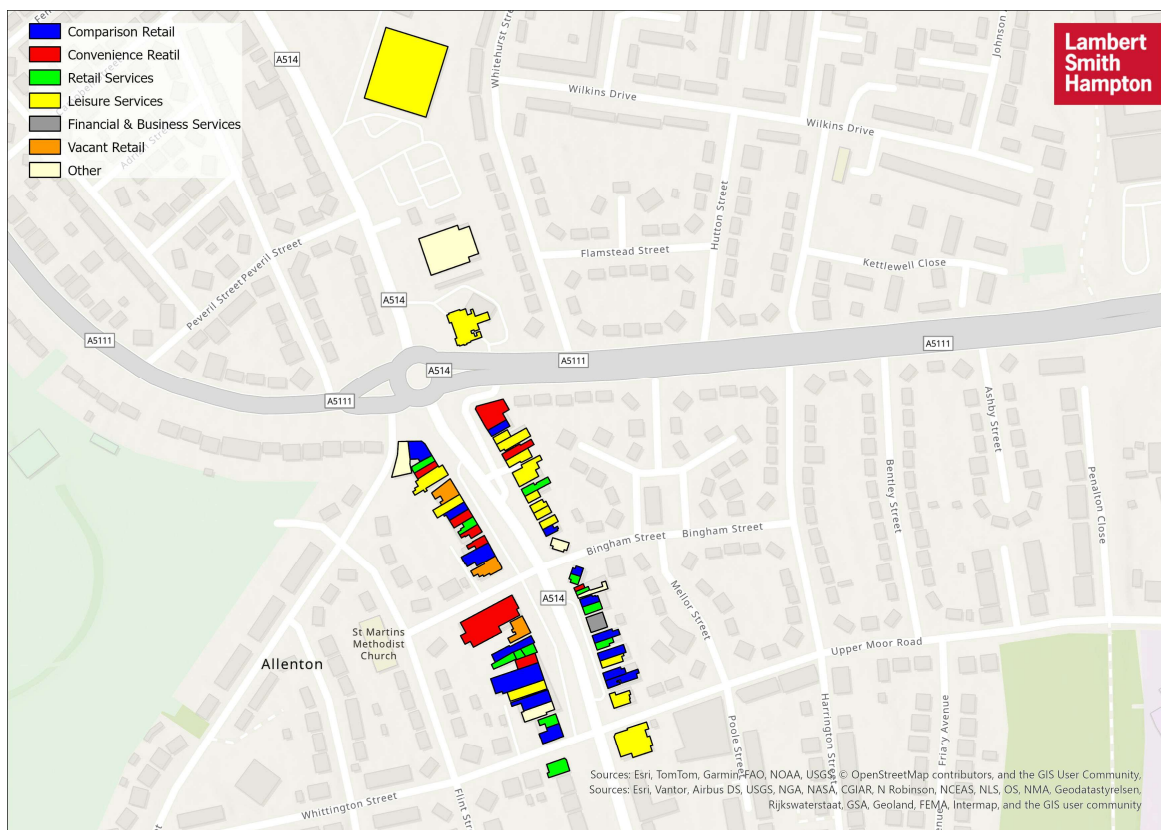
Figure 14: District Centre Boundary



Diversity of Uses

81. LSH site visit data from March 2026 has been used to assess Allenton's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 15: Diversity of Uses, Allenton



Source: LSH Site Visit, March 2026

82. The table below outlines Allenton's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages. There is a total of 59 outlets in Allenton District Centre.

Figure 16: Number of Outlets, Allenton

	No. of Outlets	% of Total Outlets		
		Allenton	UK Average	Difference
Comparison Retail	16	27.1%	26.0%	+1.1%
Convenience Retail	9	15.3%	9.4%	+5.9%
Retail Services	14	23.7%	15.8%	+7.9%
Leisure Services	16	27.1%	26.6%	+0.5%
Financial & Business Services	1	1.7%	7.9%	-6.2%
Vacant	3	5.1%	14.1%	-9.0%
Total	59	100.0%	100.0%	

Source: LSH Site Visit, March 2026

83. The comparison retail offer comprises a small number of national multiple operators, including Boots, Poundstretcher and Card Factory, alongside several charity shops. Other comparison retail uses include a florist, home interiors retailer and mobile phone accessories stores.
84. The convenience offer is characterised by a range of small to medium sized grocery operators such as Heron Foods, AQSA Supermarket and Gerald Langley (greengrocer). A Greggs is also located within the centre, just south of the central roundabout junction.
85. Retail services within the centre are predominantly made up by barbers and hairdressers, accounting for seven units in total. Additional provision includes a Post Office, travel agent and a tattoo & piercing studio.
86. Financial & business services are notably underserved within the centre, with the provision limited to a single high-street bank (Nationwide).
87. Leisure services (excluding food and beverage outlets) comprise a large gym (JD Gyms) at the northern edge of the centre, an amusement operator and two bookmakers.
88. The table below outlines the mix of food and beverage operator types within Allenton.

Figure 17: Number of Food & Beverage Outlets, Allenton

	No. of Outlets	% of Total Outlets		
		Allenton	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	1	1.7%	3.0%	-1.3%
Fast Food & Take-Away	9	15.3%	3.1%	+12.1%
Public Houses	1	1.7%	3.4%	-1.7%
Restaurants	0	0.0%	4.6%	-4.6%
Total	11	18.6%	16.6%	

Source: LSH Site Visit, March 2026

89. The centre has a notable concentration of fast food and take-away outlets, exceeding the UK average by 12.1 percentage points. The majority of these operators are independent, complemented by two national multiples; Subway and Pape Johns.
90. There is one public house and a single cafe operator (Starbucks) currently trading in the centre.

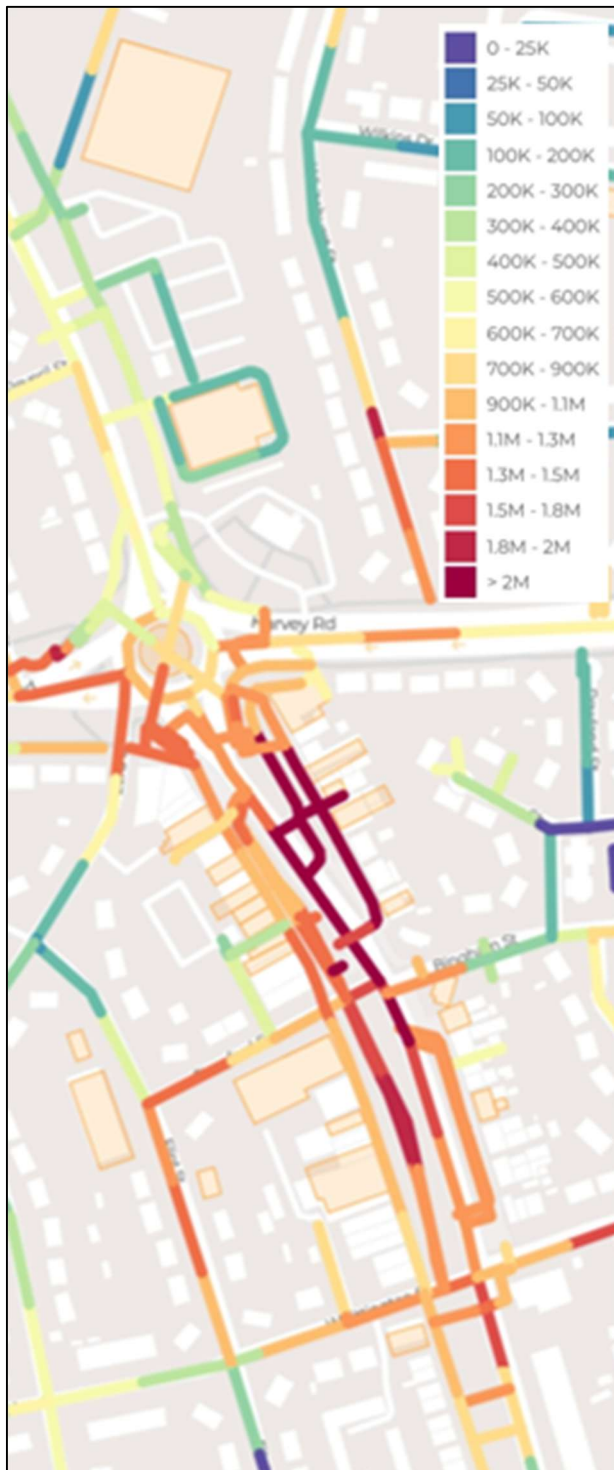
Vacancies

91. There are currently three vacant outlets within the centre, two of which were formerly occupied by high-street banks. Vacant outlets represent 5.1% of total outlets (significantly below the UK average of 14.1%).

Pedestrian Flows

92. The figure below illustrates the pedestrian flows for Allenton in the form of a heat map showing total pedestrian movements for 2025. Footfall is highest along Osmaston Road, south of Mitre Island roundabout. The northern end of Osmaston Road experiences less footfall.

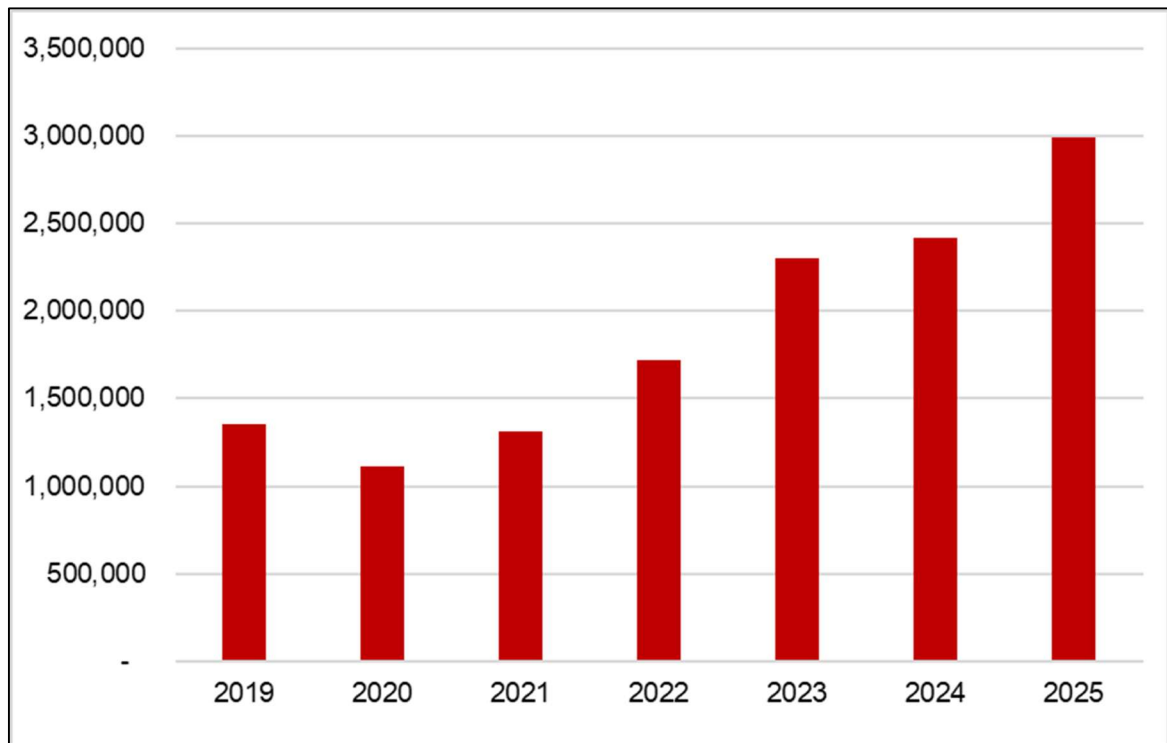
Figure 18: Allenton District Centre Heat Map, January – December 2025



Source: Visitor Insights, Terain

93. A busy section of Allenton, located along Osmaston Road (near Papa Johns), was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
94. As can be seen in the figure below, yearly footfall levels have increased since 2019. Footfall in 2019 was at 1,356,000 which dipped during COVID-19 in 2020 to 1,117,000. Since then, figures have grown year on year, reaching a total count of 2,988,000 in 2025.

Figure 19: Yearly Footfall Graph, 2019 – 2025, Osmaston Road



Source: Visitor Insights, Terrain

Accessibility

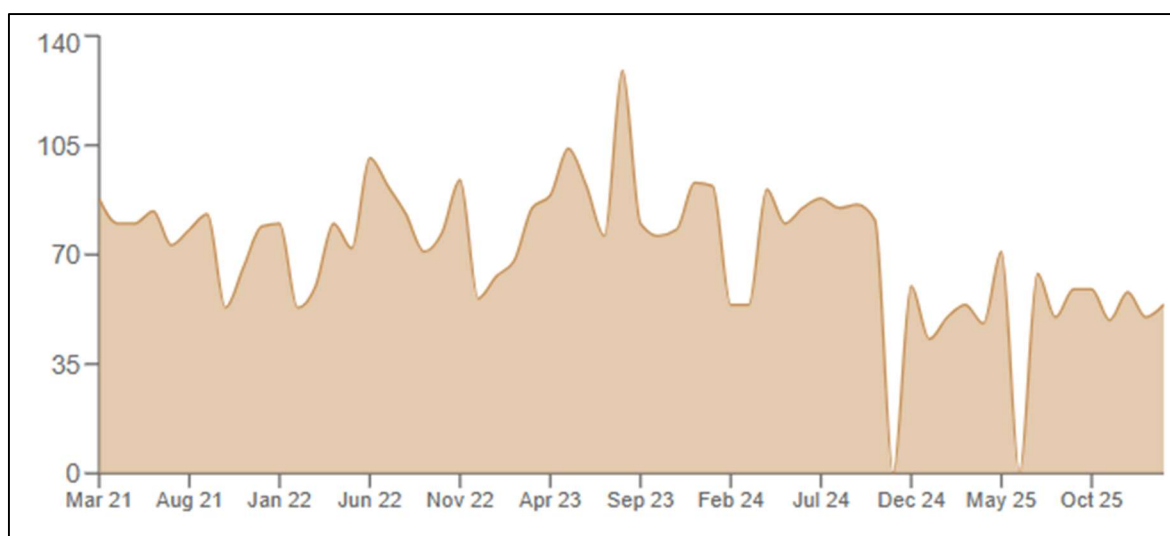
95. Bus services can be picked up at multiple points within the centre along Osmaston Road, with regular bus services available providing connections to Derby City Centre, Chellaston, Melbourne and Swadlincote.
96. Free and convenient parking is available throughout most of the district centre on Osmaston Road. A parallel road runs alongside the main carriageway, providing access to the shops and allowing parking on both sides.
97. Osmaston Road is a major road with substantial traffic flow. Whilst Mitre Island presents a significant barrier to pedestrian and cyclist accessibility when navigating the centre, footbridges are present at the junction to support. Pedestrian traffic light crossings are also prevalent across the centre. Pedestrian pathways are wide and safe on each side.

98. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 79 when assessing a central point within Allenton District Centre, indicating that accessibility and connectivity is good.

Crime and Safety

99. A central postcode within Allenton District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

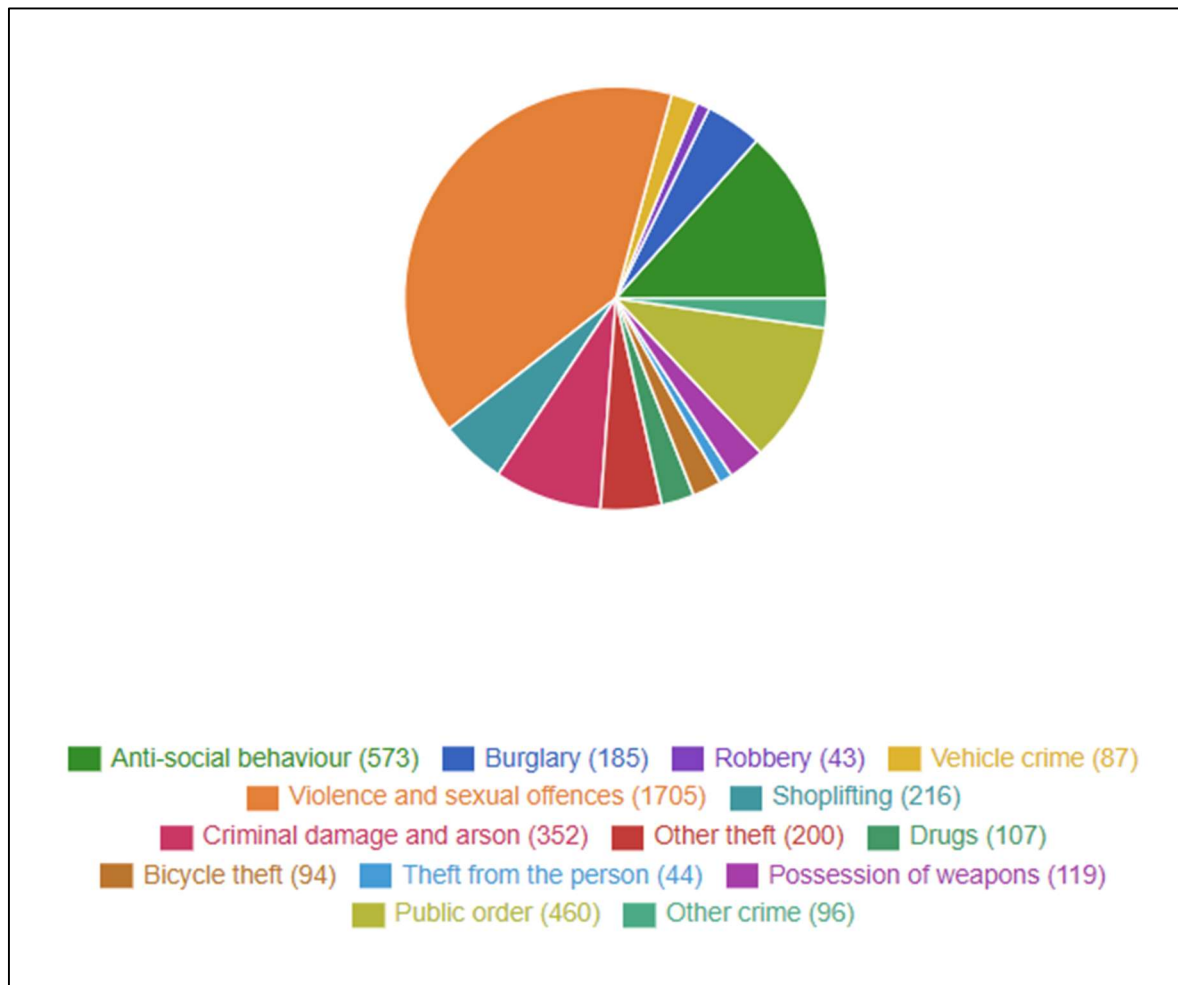
Figure 20: Recorded Crimes, Allenton District Centre, March 2021 to February 2026



Source: UKCrimeStats

100. During this period, the breakdown of crime types can be seen represented within the below figure.
101. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (1,705 recorded incidences), Anti-Social Behaviour (573 recorded incidences) and Public Order Offences (460 recorded incidences).

Figure 21: Crime Type Breakdown, Allenton District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

102. Allenton's environmental quality is significantly impacted by its location on Osmaston Road, which is a main arterial route running north to south in the southern part of the City. Furthermore, Allenton District Centre also runs across the heavily trafficked Mitre Island roundabout which connects Osmaston Road, Osmaston Park Road, and Harvey Road.
103. Due to its location, the amenity offered by the centre is affected by the volume of traffic and the disconnection between the northern part of the centre (which accommodates JD Gyms, Allenton market and a Starbucks drive thru) and the southern part (which accommodates smaller scale retailers and service providers).
104. In terms of the public realm, the southern part of the centre provides a number of parking bays adjacent to the highway and the northern part provides dedicated car parks to serve the large format uses. In both instances, the extensive car parking provision impacts on the potential of the public realm and the ability to encourage visitors to linger.

105. Notwithstanding these limitations, Allenton is considered to have sufficient provision of bins and does provide some seating and planters. Paved areas, whilst functional, are reasonably well maintained.
106. Most properties are in generally good repair, albeit there is some variation in respect of the quality of shopfronts. Furthermore, on a number of units, signage appears to be oversized and designed principally to attract visitors' attention rather than to complement buildings and enhance the sense of place.
107. Overall, Allenton's environment quality is moderate, largely functional, and impacted by its location and the volume of traffic.

Conclusion

108. We therefore conclude that Allenton is a vital and viable district centre, performing an important role in providing a broad range of day-to-day retail and service functions to its surrounding residential catchment. The centre benefits from strong convenience provision, a healthy representation of retail service uses, low vacancy levels and a sustained increase in footfall, indicating a resilient and well-utilised local destination. Its accessibility is supported by good transport connections and on street parking provision.
109. However, the centre faces challenges that may limit its long-term attractiveness and ability to diversify. These include an environment that is heavily influenced by traffic and a fragmented layout across a major arterial route which reduces cohesion and lowers the environmental quality of the centre. Furthermore, the food and beverage offer of the centre is dominated by fast food and takeaways, which risks creating inactive frontages during daytime hours, which in turn diminishes the overall vibrancy and street level activity of the area.
110. The centre presents opportunities to enhance the quality of the public realm, improve connectivity between different parts of the centre and broaden the mix of uses, particularly by encouraging a more balanced food and beverage offer, which would strengthen its vibrancy and overall appeal.

Boundary Recommendations

111. No changes to the district centre boundary are proposed.

4. ALLESTREE DISTRICT CENTRE HEALTH CHECK

Overview

- 112. Allestree is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 113. Allestree is located circa 2.8km to the south-west of Derby City Centre and circa 2.3 km north east of Mackworth District Centre.
- 114. Park Farm Shopping Centre is located within the district centre on Birchover Way, containing a diverse mix of retail units such as charity shops and national retailers. Key anchors in the district centre include B&M, Co-op and Farmfoods.
- 115. The map below outlines the extent of Allestree District Centre.

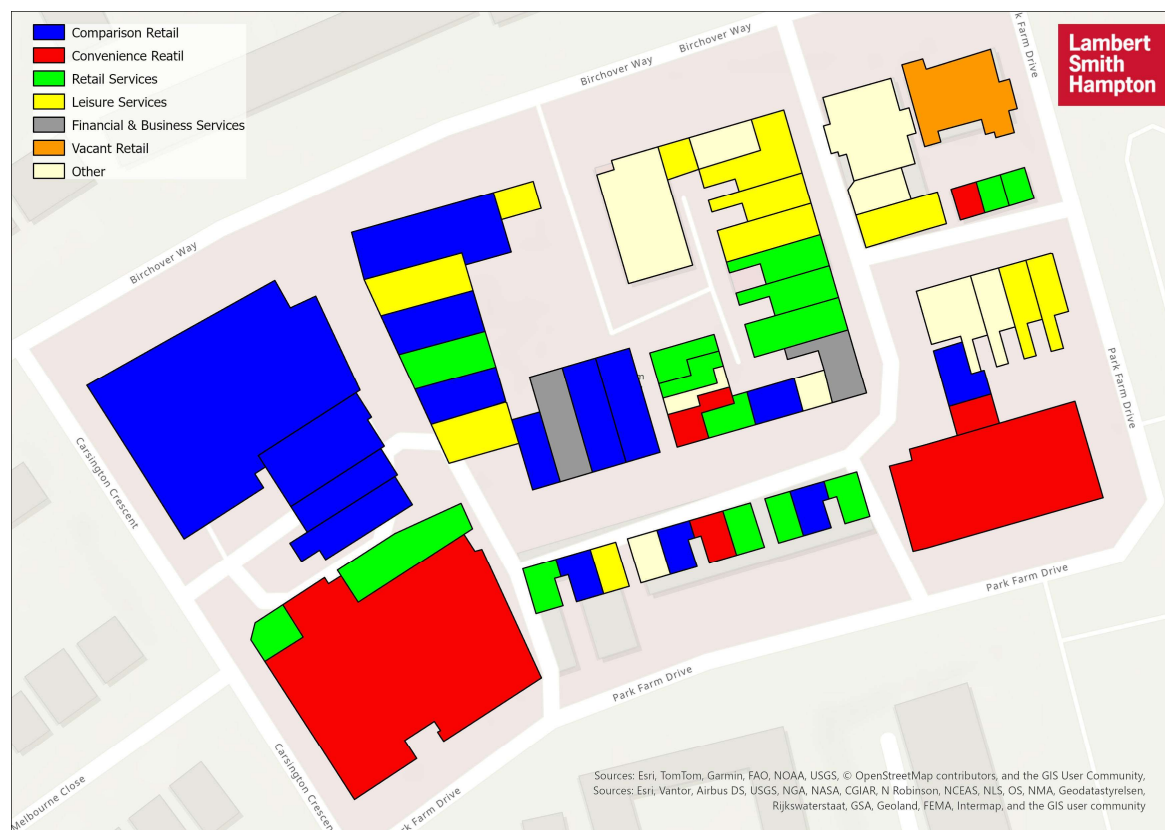
Figure 22: District Centre Boundary



Diversity of Uses

- 116. LSH site visit data from March 2026 has been used to assess Allestree's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 23: Diversity of Uses, Allestree



Source: LSH Site Visits, March 2026

117. The table below outlines Allestree's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages. There is a total of 50 outlets in Allestree District Centre.

Figure 24: Number of Outlets, Allestree

	No. of Outlets	% of Total Outlets		
		Allestree	UK Average	Difference
Comparison Retail	14	28.0%	26.0%	+2.0%
Convenience Retail	6	12.0%	9.4%	+2.6%
Retail Services	14	28.0%	15.8%	+12.2%
Leisure Services	11	22.0%	26.6%	-4.6%
Financial & Business Services	4	8.0%	7.9%	+0.1%
Vacant	1	2.0%	14.1%	-12.1%
Total	50	100.0%	100%	

Source: LSH Site Visits, March 2026

118. The comparison retail offer is characterised by a mix of both independent and national operators but is led by well-known brands such as B&M, Savers, Card Factory and Boots. A small number of charity shops are also present.
119. The convenience retail offer is led by Co-op and Farmfoods who are supported by a selection of smaller scale operators such as a butchers and a greengrocer.

120. The retail service offer is dominated by health & beauty operators (hairdressers, barbers, beauty salons etc.). There are also two opticians, a launderette, a dog groomer, a travel agent and a Post Office.
121. The leisure service provision within the centre is entirely made up by food and beverage outlets, which are covered in more detail below.
122. Financial & business services available are Hall & Benson (estate agents), Hannells (estate agents), AMG Wealth (financial services) and Shacklock's Solicitors.
123. The table below outlines the mix of food and beverage operator types within Allestree.

Figure 25: Number of Food & Beverage Outlets, Allestree

	No. of Outlets	% of Total Outlets		
		Allestree	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	3	6.0%	3.0%	+3.0%
Fast Food & Take-Away	6	12.0%	3.1%	+8.9%
Public Houses	1	2.0%	3.4%	-1.4%
Restaurants	1	2.0%	4.6%	-2.6%
Total	11	22.0%	16.6%	

Source: LSH Site Visits, March 2026

124. Cafes are well represented in the centre. Outlets consist of Lemon tree, Costa and The Peacock.
125. The centre has a high concentration of fast food and take-away outlets which exceeds the UK average by 8.9 percentage points. There is a split of both national and independent operators which includes operators such as Dominos, Wingers and Papa Johns.

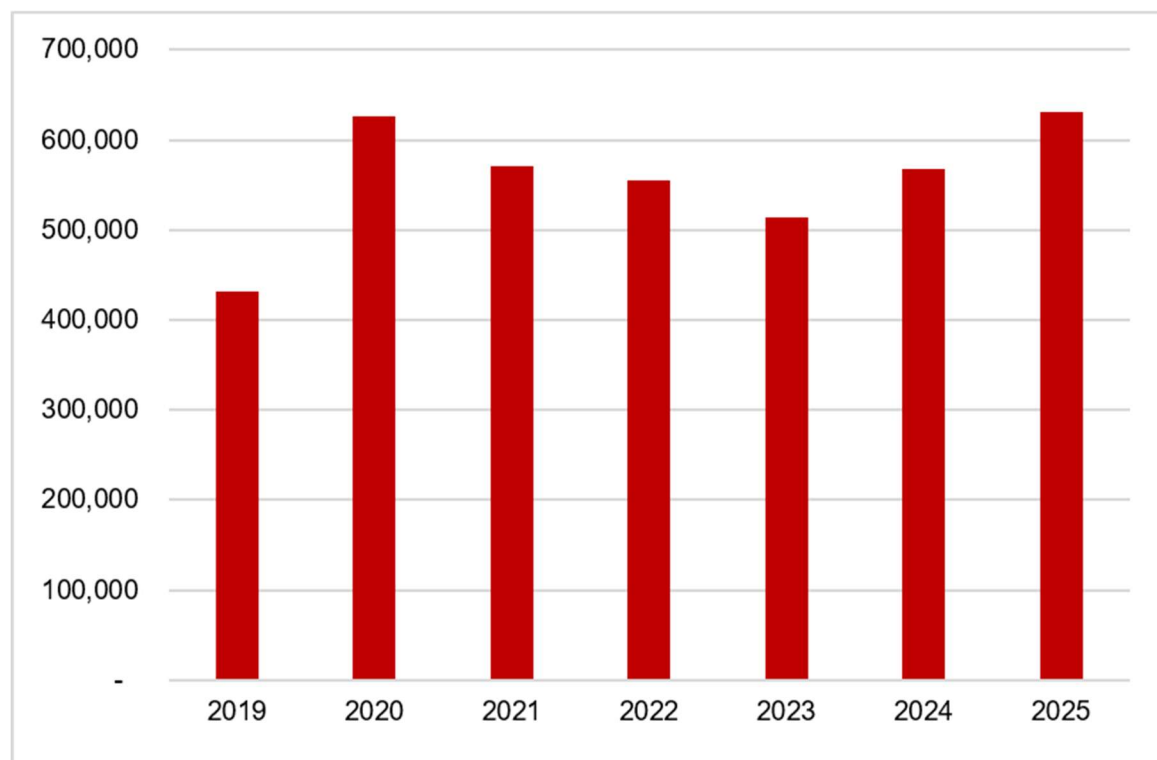
Vacancies

126. There is currently one vacant outlet - the former Choices Health Clubs centre, which closed in September 2024. This represents a vacancy rate of 2% for the centre, which is significantly lower than the UK average of 14.1%.

Pedestrian Flows

127. A section of Allestree District Centre, located within Allestree Park Farm Centre (near B&M), was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
128. As can be seen in the figure below, footfall levels have increased since 2019, but with fluctuations in between. Yearly footfall rose from 431,000 in 2019 to 626,000 in 2020, followed by a slight decline through to 2023 before increasing again to reach a peak of 632,000 in 2025.

Figure 26: Yearly Footfall Graph, 2019 – 2025, Allestree Park Farm



Source: Visitor Insights, Terrain

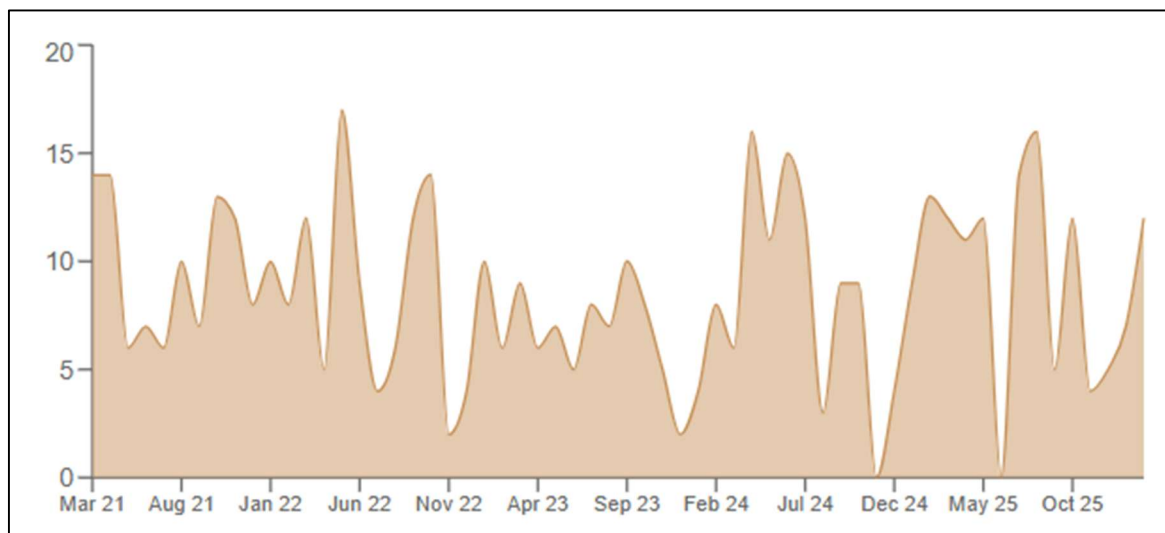
Accessibility

129. Bus stops are located on Birchover Way, near to Boots and B&M. Services are frequent (generally every 10 to 15 minutes) and provide connections to the University of Derby and Derby City Centre.
130. The shopping centre has an associated internal car park, which has a capacity of 415 spaces.
131. The district centre is largely pedestrianised, providing a safe and enjoyable experience for shoppers navigating the centre by foot.
132. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 74 when assessing a central point within Allestree District Centre, indicating that accessibility and connectivity is good.

Crime and Safety

133. A central postcode within Allestree District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

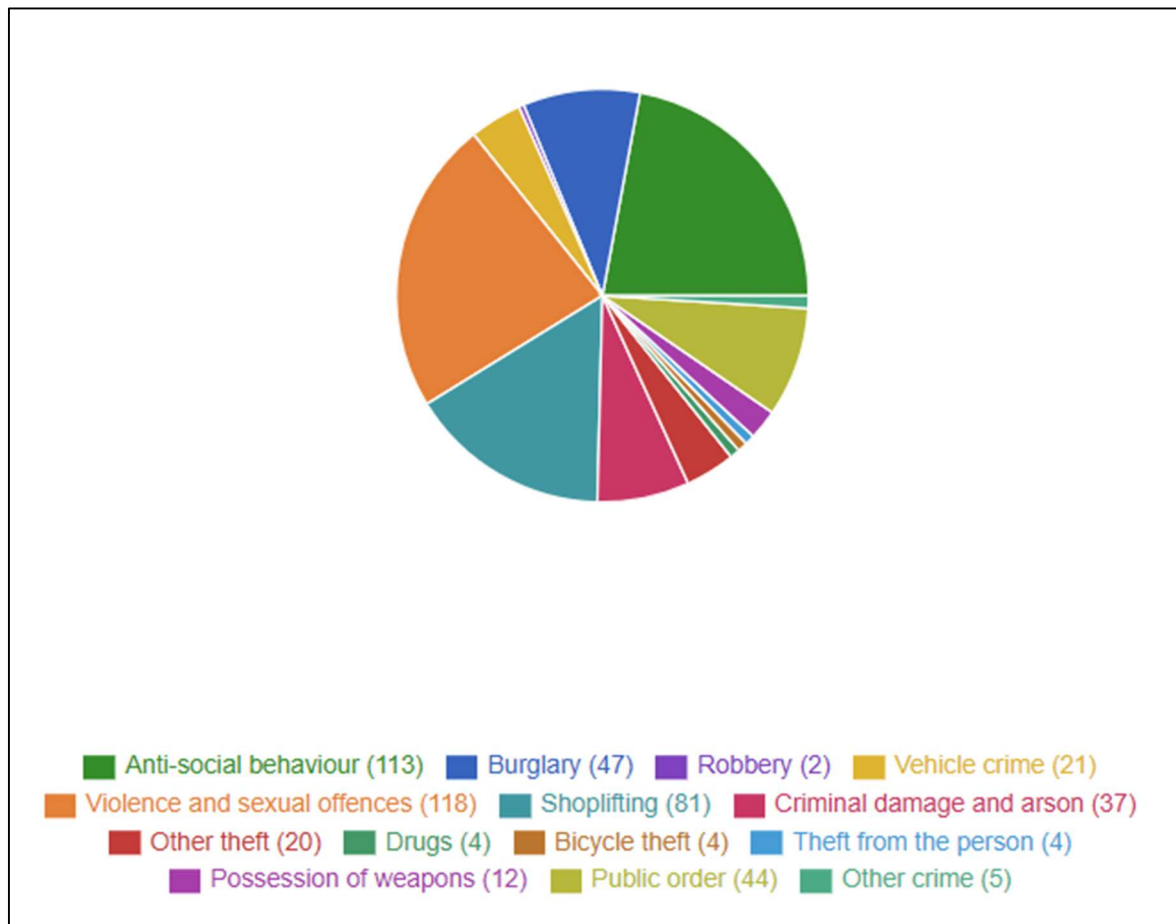
Figure 27: Recorded Crimes, Allestree District Centre, March 2021 to February 2026



Source: UKCrimeStats

134. During this period, the breakdown of crime types can be seen represented within the below figure.
135. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (118 recorded incidences), Anti-Social Behaviour (113 recorded incidences) and Shoplifting Offences (81 recorded incidences).

Figure 28: Crime Type Breakdown, Allestree District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

136. Allestree is a purpose-built centre with commercial units at ground floor and multiple storeys of residential development above. The centre dates from the 1960s and is privately maintained and managed.
137. The centre benefits from a good level of activity and has very few vacant units. Whilst the design of the centre is 'of its time', it provides a pleasant, pedestrianised environment for visitors to enjoy.
138. The centre is well maintained and clean. Planters, benches and bins are provided throughout the centre, and paving is flat and consistent in terms of design and material. Allestree District Centre is served by nearby surface car parking, which provides convenient access and incorporates some semi-mature and mature trees. Whilst the centre 'turns its back' on the surrounding area to some degree, there are a number of access points and Allestree is straightforward to navigate.
139. Individual shopfronts are well maintained and generally consistent in appearance.
140. Overall, the environmental quality of Allestree is considered to be strong, which helps to support a general sense of vibrancy across the centre.

Conclusion

141. We therefore conclude that Allestree is a strong and viable district centre, which performs a key role within its catchment supported by very low vacancy levels, a balanced mix of uses and consistent footfall activity. The centre benefits from a combination of independent and national operators as well as a good provision and mix of retail and service uses. Its pedestrianised layout and high-quality environmental conditions, including well-maintained public realm, contribute to a pleasant and accessible shopping environment. These factors combine to create a centre that is both functional and attractive, supporting repeat visits and sustained activity.
142. Notwithstanding its strong performance, the centre's food and beverage offer is skewed towards fast food and takeaway uses, which presents a limitation in terms of diversity. While this does not currently undermine its overall vitality, there is scope for a wider range of dining and leisure uses.

Boundary Recommendations

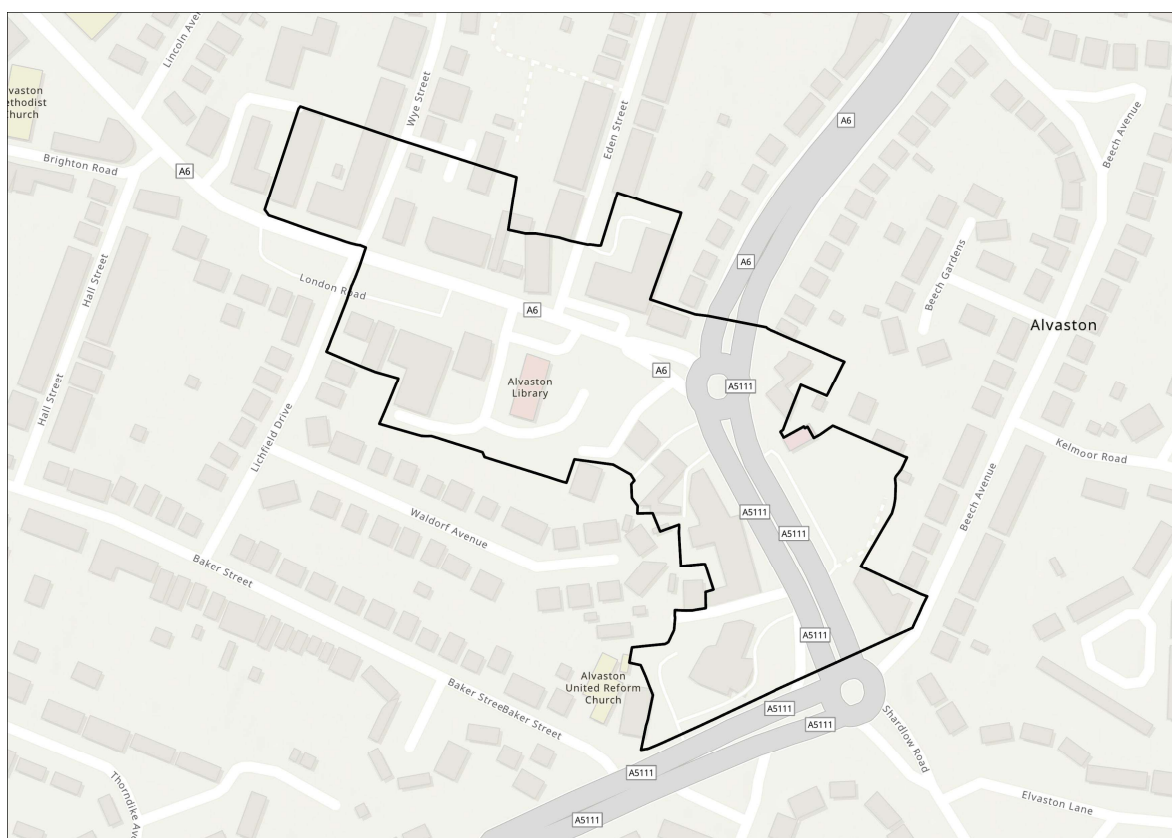
143. No changes to the district centre boundary are proposed.

5. ALVASTON DISTRICT CENTRE HEALTH CHECK

Overview

- 144. Alvaston is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017). The centre is positioned along the frontages of Shardlow and London Roads, containing key shops such as supermarket, post office and a chemist.
- 145. Alvaston District Centre is located approximately 5km south-east of Derby City Centre and circa 2km northeast of Allenton District centre.
- 146. The centre is located in proximity to the proposed development at Nightingale Road car park (located 2.5km away from the district centre).
- 147. The map below outlines the extent of Alvaston District Centre.

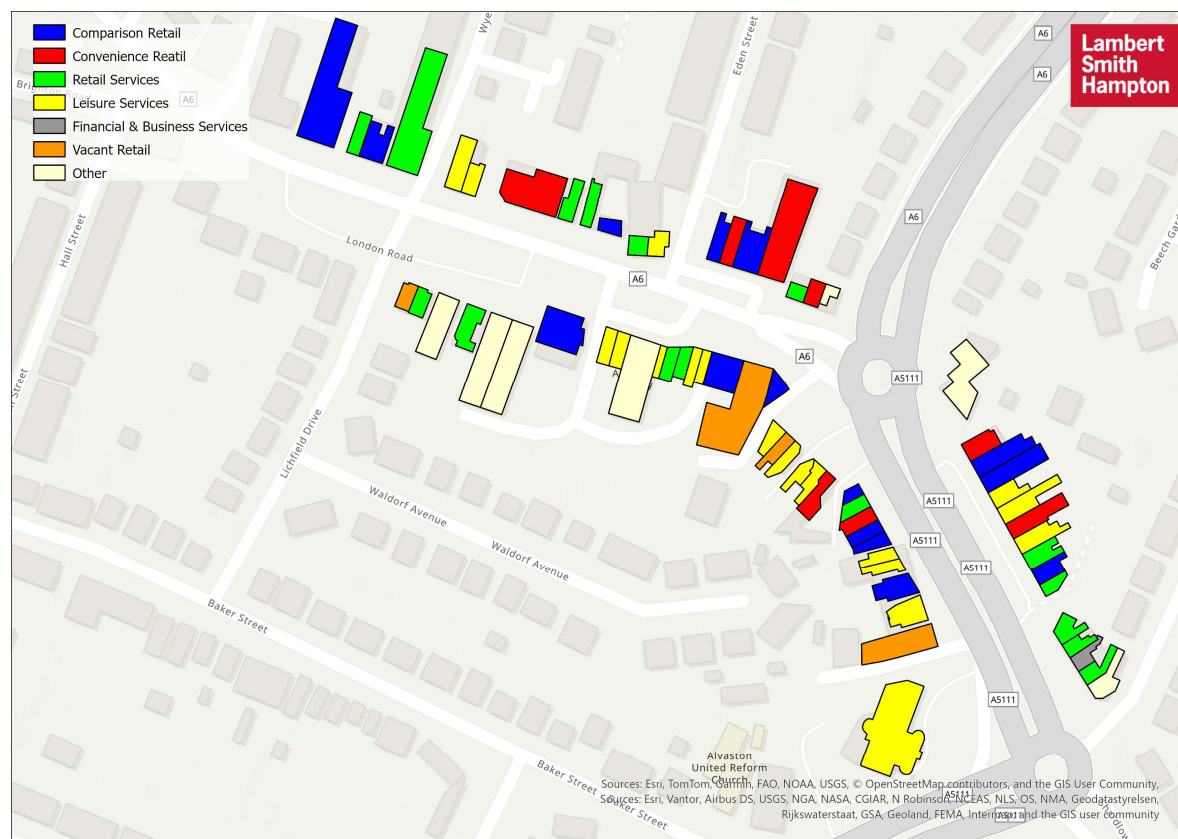
Figure 29: District Centre Boundary



Diversity of Uses

- 148. LSH site visit data from March 2026 has been used to assess Alvaston's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 30: Diversity of Uses, Alvaston



Source: LSH Site Visit, March 2026

149. The table below outlines Alvaston's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 31: Number of Outlets, Alvaston

	No. of Outlets	% of Total Outlets		
		Alvaston	UK Average	Difference
Comparison Retail	16	25.4%	26.0%	-0.6%
Convenience Retail	8	12.7%	9.4%	+3.3%
Retail Services	15	23.8%	15.8%	+8.0%
Leisure Services	20	31.7%	26.6%	+5.1%
Financial & Business Services	1	1.6%	7.9%	-6.3%
Vacant	3	4.8%	14.1%	-9.3%
Total	63	100.0%	100.0%	

Source: LSH Site Visits, March 2026

150. The comparison retail offer is largely made up by charity shops and second-hand goods shops. Elsewhere, there is a Card Factory, a Boots Chemist and a discount store (Alvaston Pound Plus).
151. Convenience retail within the centre is primarily served by Tesco Express and Iceland. Additionally, there are three off-license stores / corner shops, two e-cig stores and a bakery (Birds Bakery).

152. The retail services offer is dominated by health & beauty operators (hairdressers, barbers, beauty salons etc.). There are also an opticians, a launderette, a dry cleaners and a Post Office.
153. Leisure services (excluding food and beverage outlets, which are covered in detail below) comprise of four bookmakers.
154. Financial and business services provision is very limited within the centre, comprising a single operator of an estate agent.
155. The table below outlines the mix of food and beverage operator types within Alvaston.

Figure 32: Number of Food & Beverage Outlets, Alvaston

	No. of Outlets	% of Total Outlets		
		Alvaston	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	2	3.2%	3.0%	+0.2%
Fast Food & Take-Away	13	20.6%	3.1%	+17.5%
Public Houses	1	1.6%	3.4%	-1.8%
Restaurants	0	0.0%	4.6%	-4.6%
Total	16	25.4%	16.6%	

Source: LSH Site Visits, March 2026

156. The centre has a very high proportion of fast food and take-away outlets, as they make up one in five outlets at Alvaston. The majority of operators are independent operators. The national multiples present are of Dixy Chicken, Subway and Domino's.

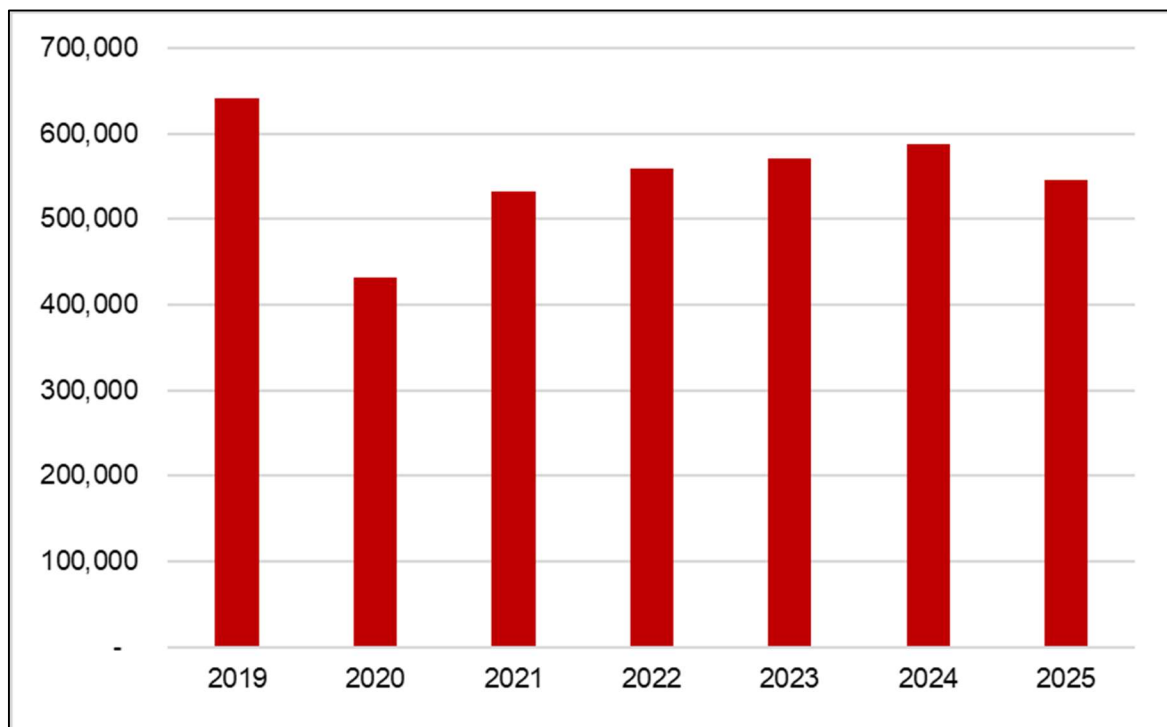
Vacancies

157. Three vacant outlets were recorded, representing 4.8% of total outlets. This is significantly below the UK average of 14.1%. There has been a marginal increase of one vacant outlet since Derby City Council's 2025 survey.

Pedestrian Flows

158. A busy section of Alvaston, located along Shardlow Road (near Dixy's Chicken), was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
159. Footfall dropped significantly in 2020, likely related to the pandemic. Figures then grew year on year from 2021 to 2024, where the annual count reached almost 600,000. 2025 has seen a drop-off however, which a recorded figure of 546,000.

Figure 33: Yearly Footfall Graph, 2019 – 2025, Shardlow Road



Source: Visitor Insights, Terain

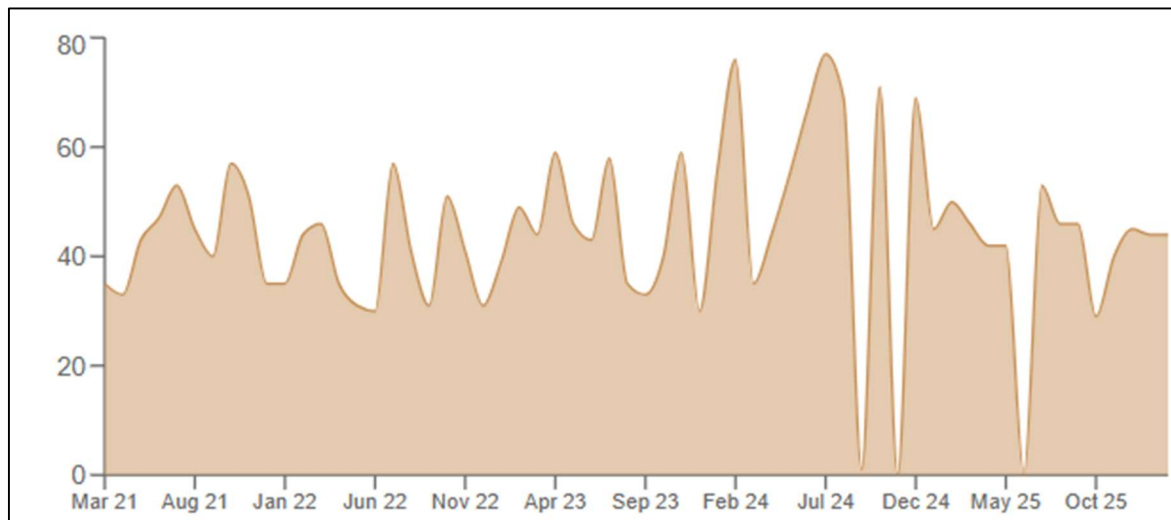
Accessibility

- 160. There are bus stops located at each end of the centre, with multiple bus routes available, providing connections to Derby City Centre, East Midlands Airport, Loughborough and Leicester.
- 161. Whilst a significant volume of traffic moves comes through the centre across multiple lanes, there are traffic light crossings distributed, providing safe crossing for pedestrians.
- 162. Car parking is available along the shop frontages, on the parallel roads, and at the Tesco Express.
- 163. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 79 when assessing a central point within Alvaston District Centre, indicating that accessibility and connectivity is good.

Crime and Safety

- 164. A central postcode within Alvaston District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

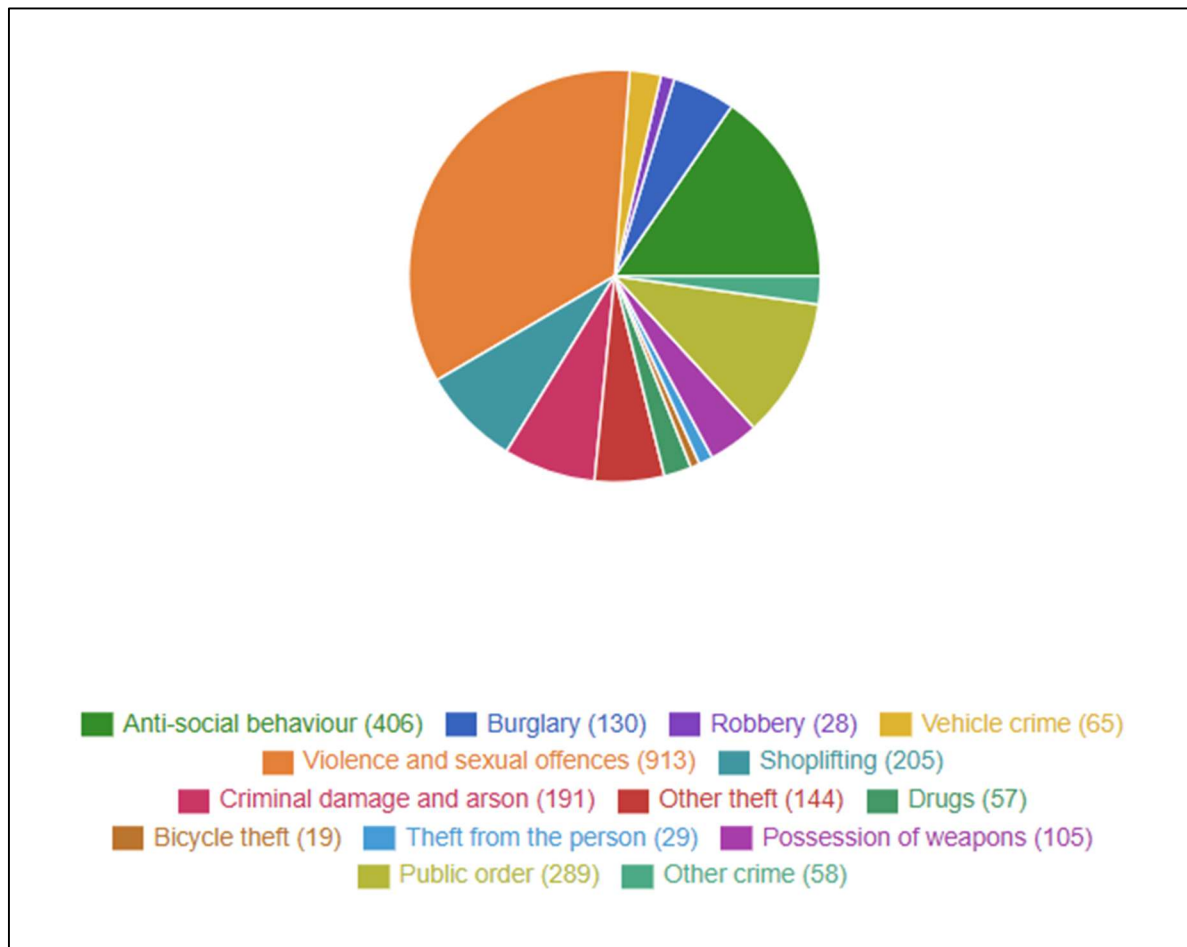
Figure 34: Recorded Crimes, Alvaston District Centre, March 2021 to February 2026



Source: UKCrimeStats

165. During this period, the breakdown of crime types can be seen represented within the below figure.
166. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (913 recorded incidences), Anti-Social Behaviour (406 recorded incidences) and Public Order Offences (289 recorded incidences).

Figure 35: Crime Type Breakdown, Alvaston District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

167. Alvaston District Centre is focused around the roundabout at the junction of London Road, Shardlow Road, and Raynesway. The location of the centre adjacent to these highways has some impact on the local environment and the quality of Alvaston is considered to be moderate.
168. Properties on Shardlow Road are generally well maintained and the public realm in this part of the centre was renewed around a decade ago. Shardlow Road also accommodates a number of mature trees, which soften the presence of the highway. However, the road is a dual carriageway in this location and both sides of the highway also accommodate parking bays.
169. On London Road, the quality of individual properties is mixed. Whilst this part of the centre contains two purpose-built retail terraces, there are also a number of converted properties with paved areas to the front used for car parking. London Road is less coherent in respect of the streetscape.

170. There is limited street furniture throughout the centre and limited opportunities to sit and linger. However, the location of the centre adjacent to busy roads characterises its functional appearance. A high level of traffic was recorded at the time of our visit.

Conclusion

171. Alvaston is a vital and functional district centre, which continues to meet the daily needs of its surrounding population through a good range of retail and service uses, coupled with a low vacancy rate. The centre has relatively stable footfall levels and demonstrates good accessibility with good public transport links.
172. However, the centre's offer lacks diversity in its food and beverage operators, with a significant dominance in fast food and take-away operators. The environmental quality is moderate, reflecting the influence of major roads, traffic volumes and inconsistent building quality across different frontages. These factors contribute to a more functional than attractive environment.
173. There is therefore an opportunity to improve the public realm, diversify the food and beverage offer and enhance the visual quality of the centre, which would strengthen its long-term vitality and user experience.

Boundary Recommendations

174. No changes to the district centre boundary are proposed.

6. CAVENDISH DISTRICT CENTRE HEALTH CHECK

Overview

175. Cavendish is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017). The centre is located around a central roundabout and branches out in four directions along Stenson Road, Walbrook Road, Upper Dale Road and Derby Lane.
176. Cavendish District Centre is located circa 2.3km to the south-west of Derby City Centre and 1.4km south-east of the Littleover District Centre.
177. The district centre is located within close proximity to several housing allocations from the emerging Local Plan, making the centre crucial in supporting retail and service provision for the surrounding proposed housing allocations. The centre is located circa 740m from the Kitchener Avenue allocation, 1.1km from the Elton Road allocation and 1.4km from the Cotton Lane allocation.
178. The map below outlines the extent of Cavendish District Centre.

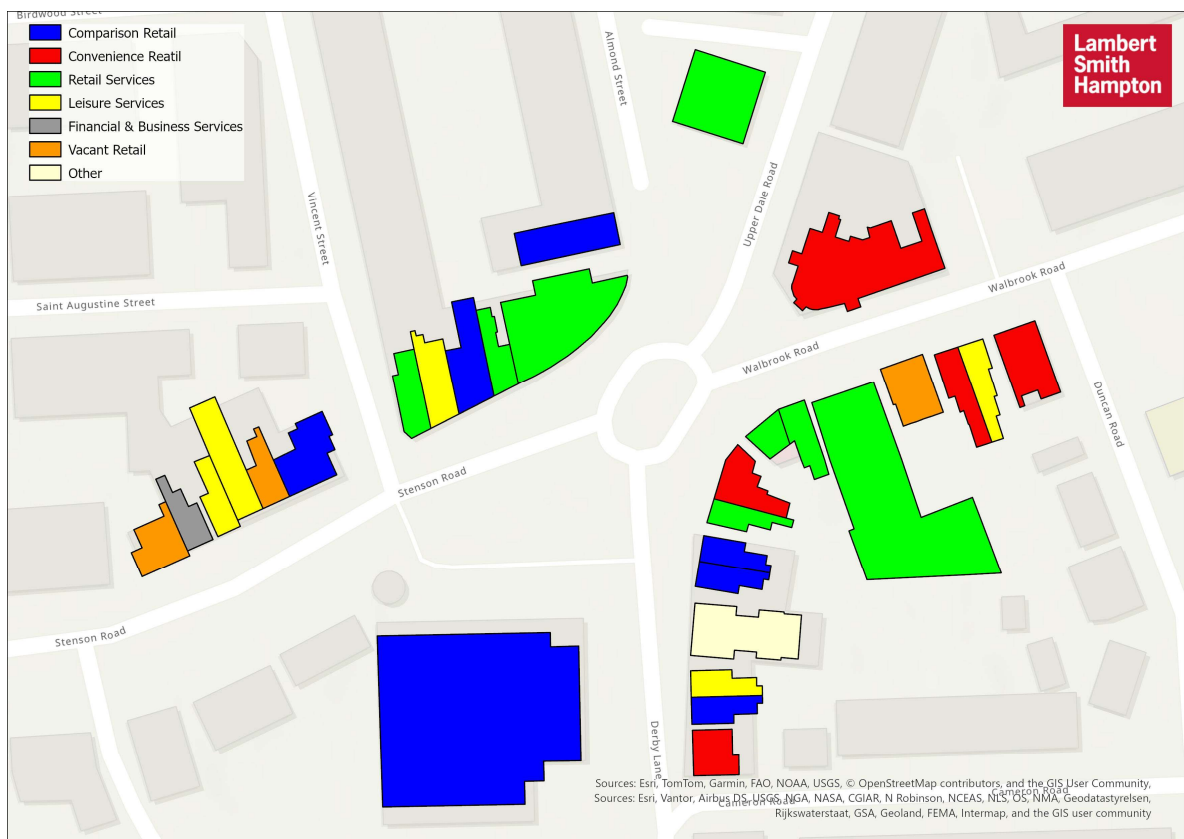
Figure 36: District Centre Boundary



Diversity of Uses

179. LSH site visit data from March 2026 has been used to assess Cavendish's mix of uses.

Figure 37: Diversity of Uses, Cavendish



Source: LSH Site Visit, March 2026

180. The table below outlines Cavendish's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 38: Number of Outlets, Cavendish

	No. of Outlets	% of Total Outlets		
		Cavendish	UK Average	Difference
Comparison Retail	6	20.0%	26.0%	-6.0%
Convenience Retail	6	20.0%	9.4%	+10.6%
Retail Services	9	30.0%	15.8%	+14.2%
Leisure Services	5	16.7%	26.6%	-9.9%
Financial & Business Services	1	3.3%	7.9%	-4.6%
Vacant	3	10.0%	14.1%	-4.1%
Total	30	100.0%	100.0%	

Source: LSH Site Visit, March 2026

181. The comparison retail offer is primarily focused on non-clothing goods, anchored by B&M, along with two discount stores, two electrical stores and a chemist.
182. The convenience retail offer consists of a range of small-scale, independent operators including Delton Foods and a butchers (Kashmiri).

183. Retail service is the dominant use within the centre. Operates include opticians (Specsavers), a beauty salon, a barber, dry cleaners & launderette, a Post Office, a car wash and an MOT centre / car garage.
184. Leisure services (excluding food and beverage outlets, which are assessed below) comprise of a William Hill betting shop.
185. Financial and business services provisions is extremely limited, consisting of a single operator (a solicitors).
186. The table below outlines the mix of food and beverage operator types within Allenton.

Figure 39: Number of Food & Beverage Outlets, Cavendish

	No. of Outlets	% of Total Outlets		
		Cavendish	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	0	0.0%	3.0%	-3.0%
Fast Food & Take-Away	4	13.3%	3.1%	+10.2%
Public Houses	0	0.0%	3.4%	-3.4%
Restaurants	0	0.0%	4.6%	-4.6%
Total	4	13.3%	16.6%	

Source: LSH Site Visit, March 2026

187. All food & beverage operators recorded in Cavendish District Centre are fast food & take-away establishments. They represent 13.3% of all outlets in the centre, which is significantly higher than the Goad UK average of 3.1%.

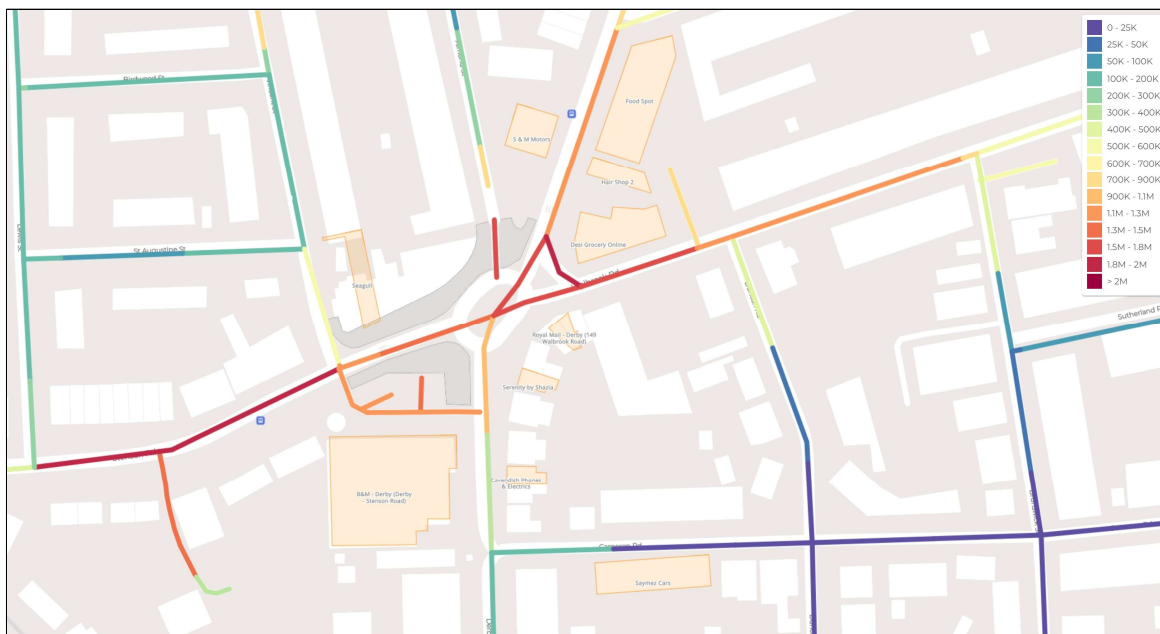
Vacancies

188. There is a total of three vacant outlets within the centre. Vacant outlets represent 10% of total outlets (below the UK average of 14.1%). No vacant outlets were recorded in 2025.

Pedestrian Flows

189. The figure below illustrates the pedestrian flows for Cavendish in the form of a heat map showing total pedestrian movements for 2025. Footfall is highest centrally and to the west of the centre (along Stenson Road).

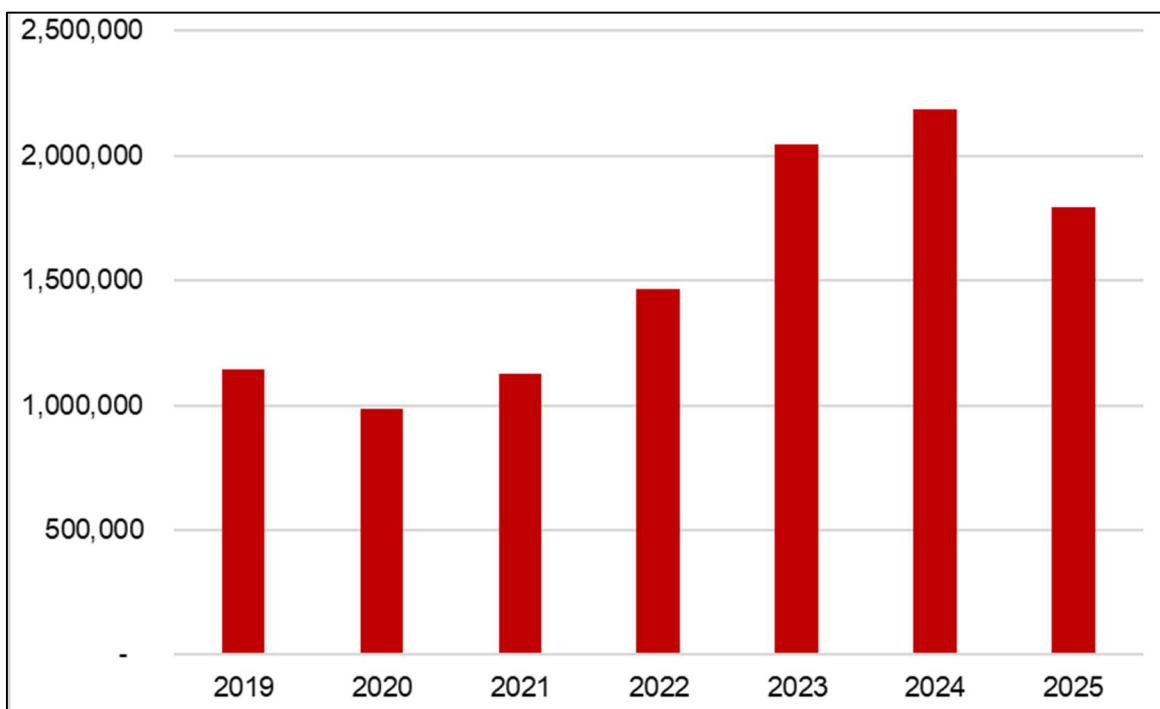
Figure 40: Cavendish District Centre Heat Map, January – December 2025



Source: Visitor Insights, Terain

190. A busy section of Cavendish District Centre, located along Walbrook Road (near the Post Office), was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
191. As can be seen in the figure below, footfall levels have increased year on year between 2021 and 2024, reaching a peak of almost 2.2 million in 2024. The 2025 figure represents a drop-off from this peak - down at around 1.8 million.

Figure 41: Yearly Footfall Graph, 2019 – 2025, Walbrook Road



Source: Visitor Insights, Terain

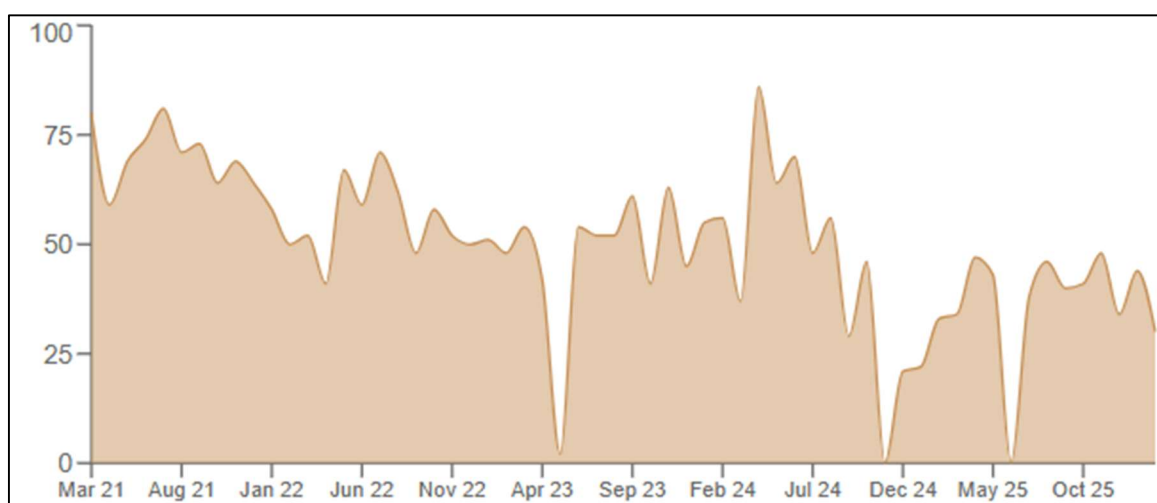
Accessibility

192. Cavendish District Centre is served by several bus routes that allow for connections to Derby City Centre, Allenton, Alvaston and Sinfin.
193. There is parking available across the centre, with designated on-street parking along Derby Lane and Stenson Road. The B&M store has a dedicated car park.
194. A mix of a traffic light pedestrian crossing (Stenson Road), a zebra crossing (Upper Dale Road) and a speed bump / raised pedestrian crossing (Derby Lane) are in place to support pedestrians navigating the centre.
195. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 78 when assessing a central point within Cavendish District Centre, indicating that accessibility and connectivity is good.

Crime and Safety

196. A central postcode within Cavendish District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

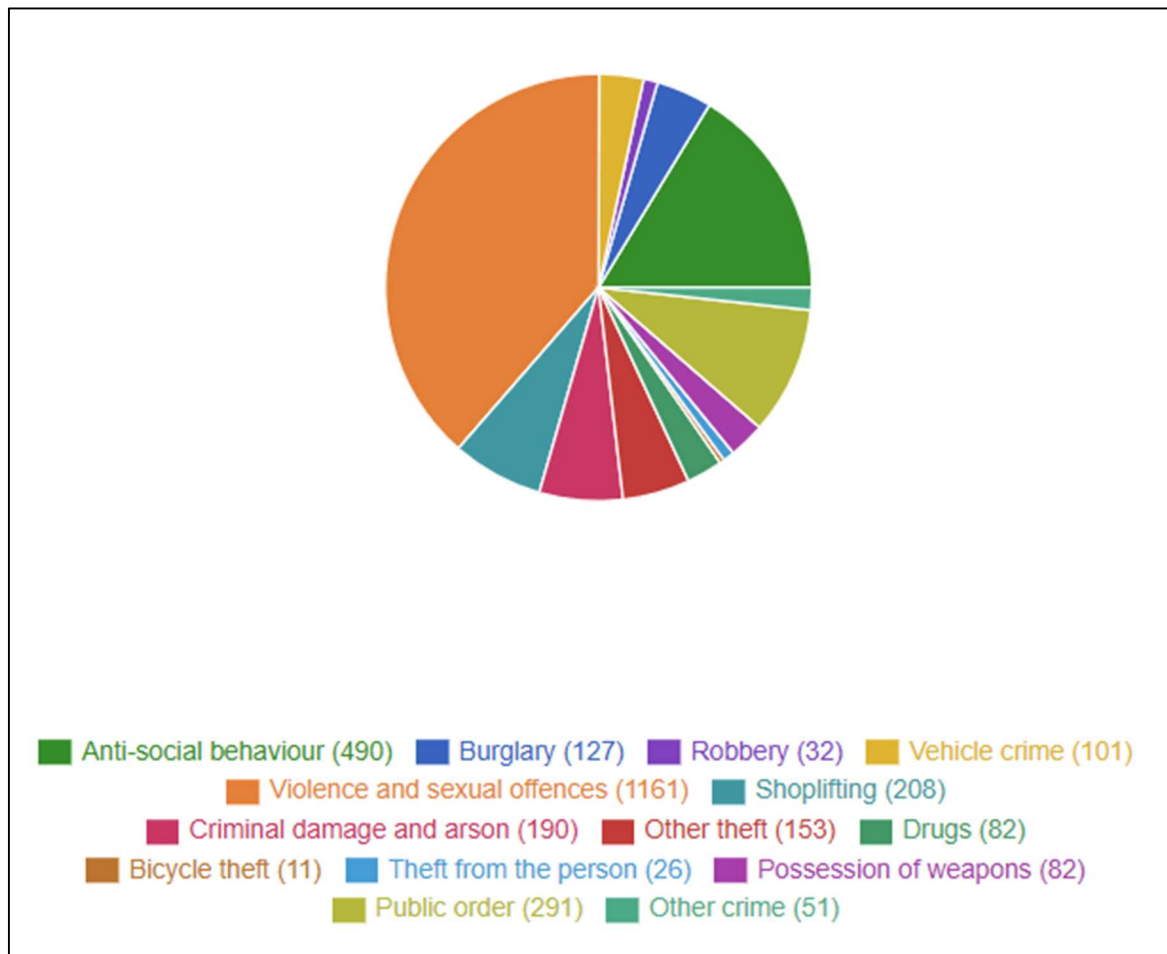
Figure 42: Recorded Crimes, Cavendish District Centre, March 2021 to February 2026



Source: UKCrimeStats

197. During this period, the breakdown of crime types can be seen represented within the below figure.
198. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (1,161 recorded incidences), Anti-Social Behaviour (490 recorded incidences) and Public Order Offences (291 recorded incidences).

Figure 43: Crime Type Breakdown, Cavendish District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

199. Cavendish is a relatively compact centre, with limited environmental quality. The centre is focused on the roundabout at the junction of Stenson Road, Upper Dale Road, Walbrook Road, and Derby Lane.
200. Cavendish District Centre is somewhat dominated by the B&M store which is located adjacent to the roundabout. At the time of our site visit, deliveries were being made to the B&M from an HGV, with the delivery vehicle protruding beyond onto Derby Lane over the course of the visit. The B&M unit is a flat-roofed mid-century property which has almost every part of its frontage covered in signage or advertising. The B&M forecourt provides car parking for around 20 cars.
201. Elsewhere, the centre is characterised by smaller-scale period properties with commercial uses at ground floor level and scope for residential or possibly office uses above. Whilst the properties are generally in a reasonable state of repair, many of these units also have signage or window decals which do not necessarily complement the architecture. The reintroduction of more historical shopfronts could improve the visual appeal of the centre.

202. Similarly, it is considered that there are opportunities to improve the streetscape throughout Cavendish District Centre. Paved areas are somewhat dated in appearance and, whilst distinctive bollards and some trees are evident around the roundabout, there is generally a limited amount of street furniture. Whilst the centre is likely to remain generally functional in appearance, it is considered that improvements to the public realm would 'lift' the centre and make it generally more attractive.

Conclusion

203. We therefore conclude that Cavendish is a small but functional district centre, fulfilling a localised role centred on comparison retail, convenience retail and retail service provision. The centre presents relatively low vacancy levels, although vacancy numbers have jumped from zero in 2025 to three in 2026, which is cause for some concern and should be monitored.
204. A decrease in recorded crime levels in recent years, plus a good level of connectivity, will help to support visitor numbers, visit frequencies and visitor dwell times.
205. Its environmental quality however is basic and largely utilitarian, shaped by a compact layout, dated public realm and a dominance of vehicular movement. As such, the centre lacks the qualities required to maximise its appeal. There is scope to enhance the attractiveness of the centre through public realm improvements such as the introduction of more street furniture and improving shop front quality.

Boundary Recommendations

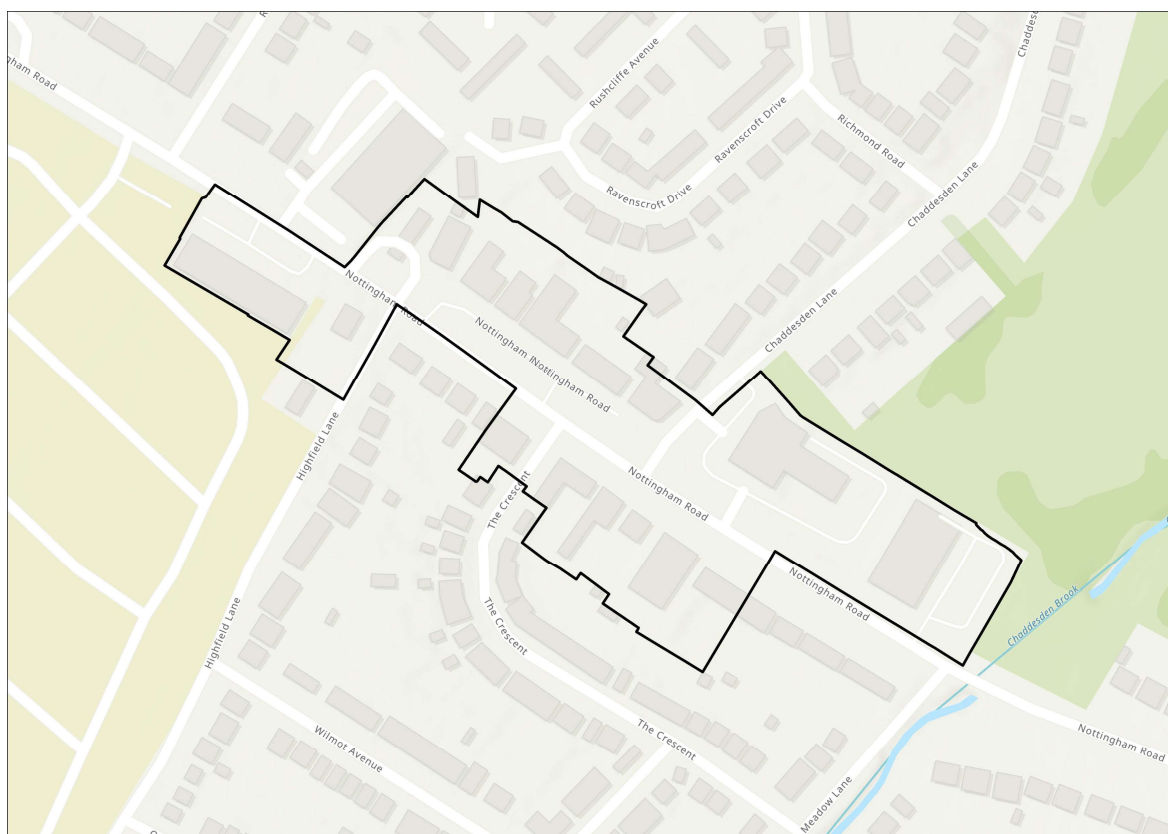
206. No changes to the district centre boundary are proposed.

7. CHADDESSEN DISTRICT CENTRE HEALTH CHECK

Overview

- 207. Chaddesden is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 208. The district centre is located approximately 3km east of Derby City Centre, approximately 2.3km west of Spondon District Centre and approximately 3.2km south of Oakwood District Centre.
- 209. Chaddesden District Centre is located in close proximity to several proposed housing developments. It is located 1km away from the proposed development on the former Beaufort Business Centre on Beaufort Street, 1.2km away from the proposed development at Brook Farm and 2.5km away from the proposed development at Royal Hill Farm.
- 210. The map below outlines the extent of Chaddesden District Centre.

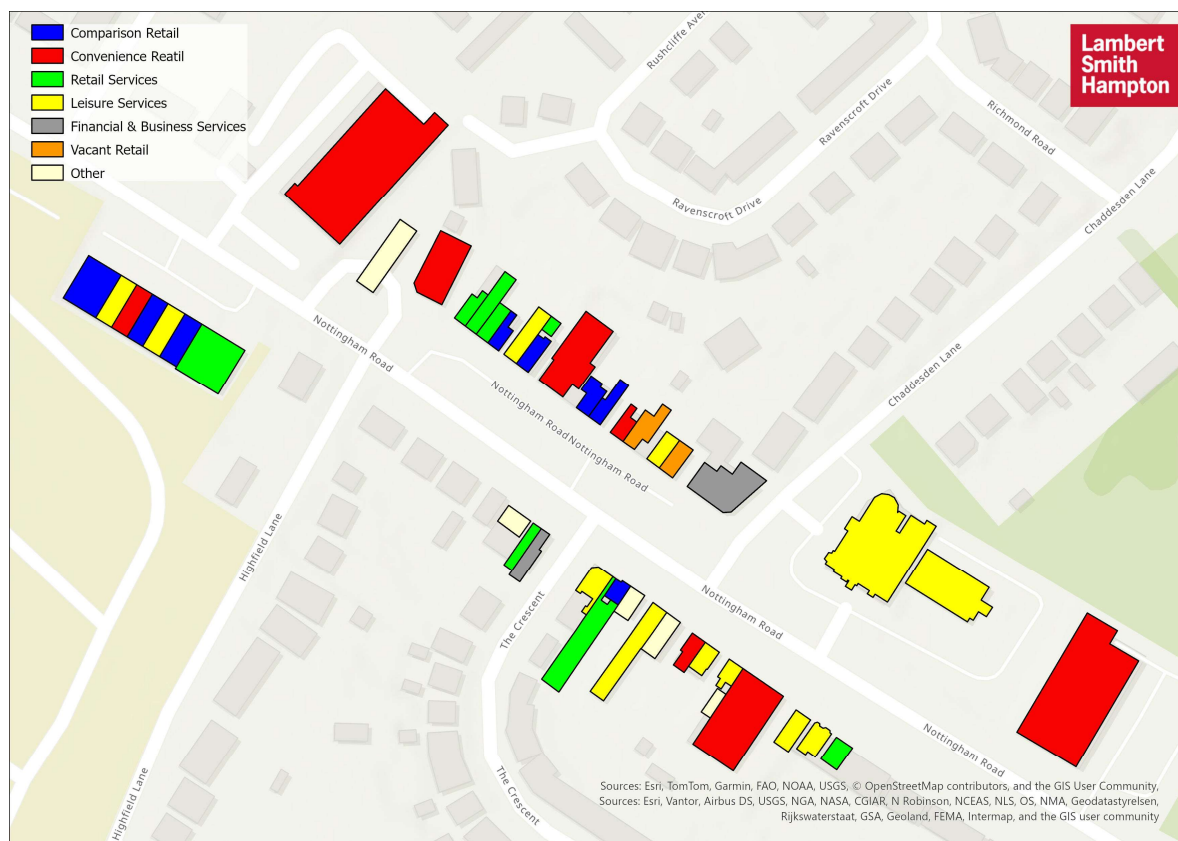
Figure 44: District Centre Boundary



Diversity of Uses

- 211. LSH site visit data from March 2026 has been used to assess Chaddesden's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 45: Diversity of Uses, Chaddesden



212. The table below outlines Chaddesden's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 46: Number of Outlets, Chaddesden

	No. of Outlets	% of Total Outlets		
		Chaddesden	UK Average	Difference
Comparison Retail	8	19.5%	26.0%	-6.5%
Convenience Retail	8	19.5%	9.4%	+10.1%
Retail Services	8	19.5%	15.8%	+3.7%
Leisure Services	13	31.7%	26.6%	+5.1%
Financial & Business Services	2	4.9%	7.9%	-3.0%
Vacant	2	4.9%	14.1%	-9.2%
Total	41	100.0%	100%	

Source: LSH Site Visits, March 2026

213. The comparison retail offer includes two charity shops, a children's school wear shop (Morleys), a card shop and a pet supplies store (Pets & Friends).
214. The convenience retail offer is led by Aldi and Lidl, which sit at opposite ends of the centre from one another, and supported by Tesco Express (associated with the Esso petrol filling station), Co-op, Iceland and others. To note that the Lidl store sits just beyond the current centre boundary.

215. The retail service offer is served by a range of health & beauty related operators, from beauticians and hair salons to barbers and tattoo parlours.
216. The leisure service offer (excluding food & beverage operators) consists of a Travelodge hotel and a Ladbrokes betting shop.
217. The centre's financial & business service offer consists of an estate agent (Hannels) and financial advisor (Derby Financial Solutions).
218. The table below outlines the mix of food and beverage operator types within Chaddesden.

Figure 47: Number of Food & Beverage Outlets, Chaddesden

	No. of Outlets	% of Total Outlets		
		Chaddesden	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	1	2.4%	3.0%	-0.5%
Fast Food & Take-Away	8	19.5%	3.1%	+16.4%
Public Houses	1	2.4%	3.4%	-0.9%
Restaurants	2	4.9%	4.6%	+0.3%
Total	12	29.3%	16.6%	

Source: LSH Site Visits, March 2026

219. The centre is particularly concentrated with fast food & take-away outlets where the provision of these outlets is 16.4 percentage points higher than the UK average. The fast food & takeaway outlets include national chains Subway, Domino's, Papa Johns and Pizza Hut.
220. Elsewhere, a Toby Carvery restaurant sits adjacent to the Travelodge hotel.

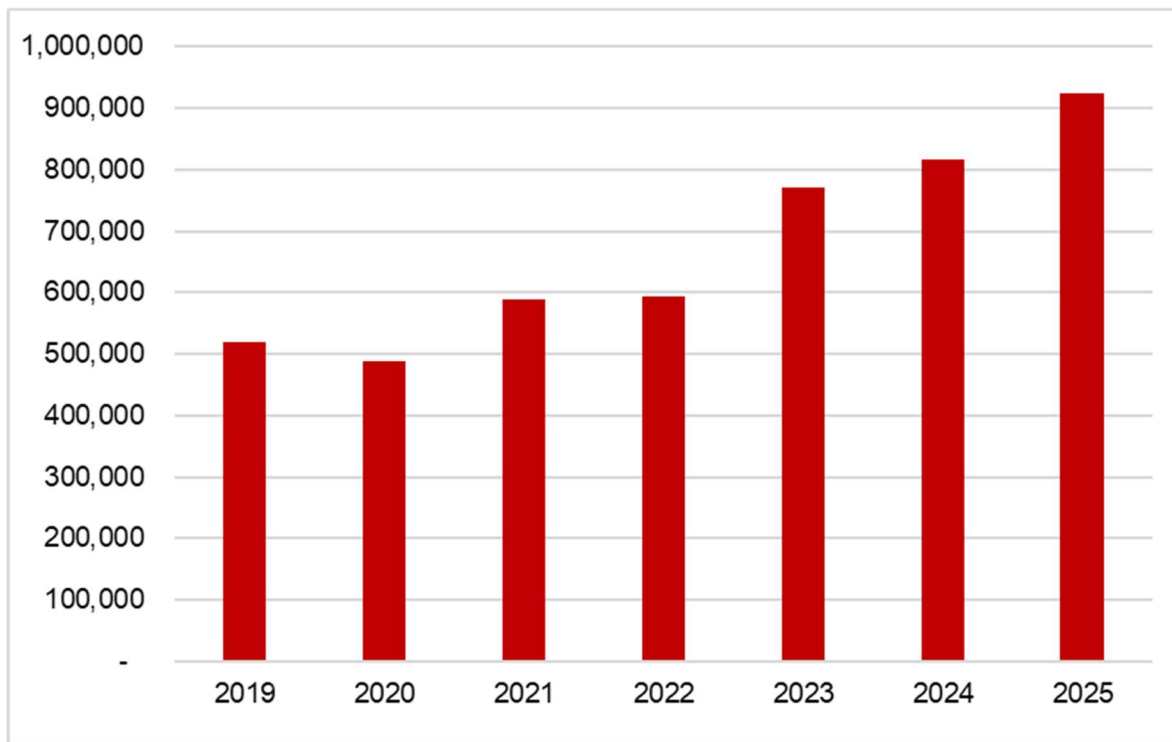
Vacancies

221. There is a total of two vacant outlets in Chaddesden, representing 4.9% of the overall outlets. This represents no change from the two vacancies recorded by Derby City Council in 2025 and is significantly below the average UK average of 14.1%.

Pedestrian Flows

222. A busy section of Chaddesden, located along Nottingham Road (near Co-op), was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
223. As can be seen in the figure below, footfall has steadily risen since 2019, when yearly footfall stood at around 519,000. By 2025, this figure had almost doubled, reaching approximately 940,000.

Figure 48: Yearly Footfall Graph, 2019 – 2025, Nottingham Road



Source: Visitor Insights, Terrain

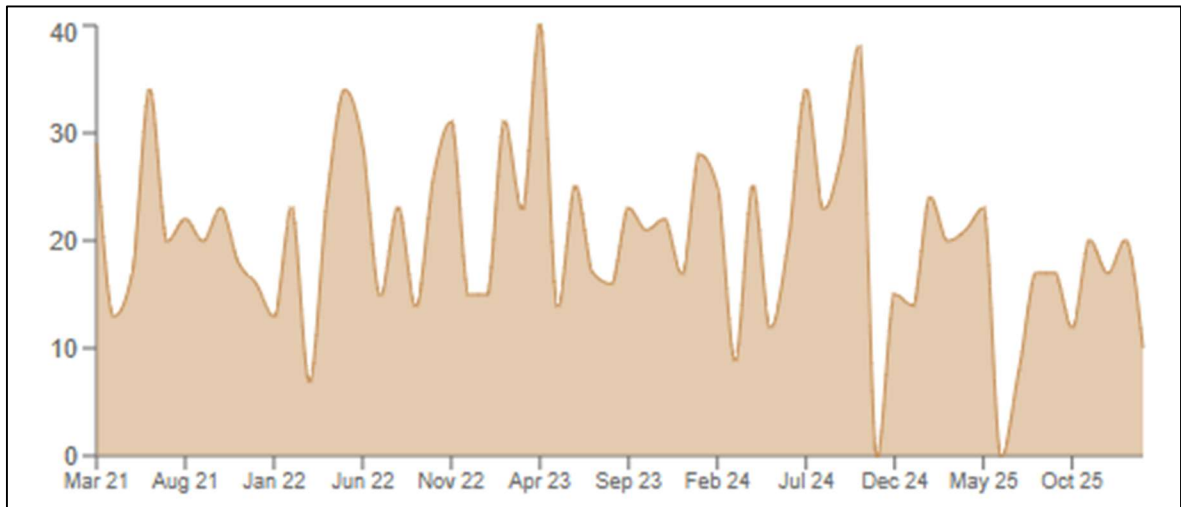
Accessibility

- 224. Bus routes run along Nottingham Road, with regular services providing connections to and from Derby City Centre, Nottingham and Oakwood.
- 225. There is dedicated parking provision associated with the Aldi, Lidl and Tesco Express stores, as well as for the Travelodge and Toby Carvery. Further parking is available along the parallel road on Nottingham Road.
- 226. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 78 when assessing a central point within Chaddesden District Centre, indicating that accessibility and connectivity is good.

Crime and Safety

- 227. A central postcode within Chaddesden District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

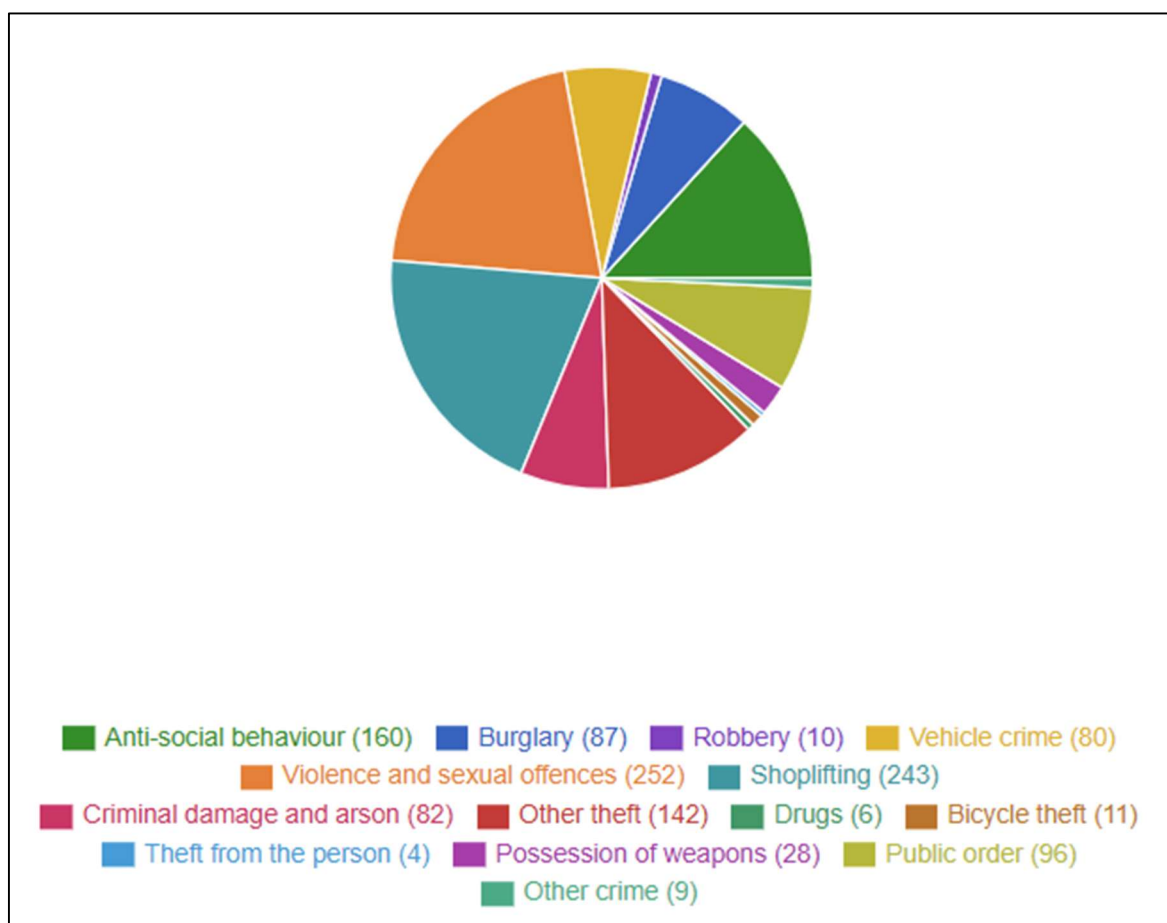
Figure 49: Recorded Crimes, Chaddesden District Centre, March 2021 to February 2026



Source: UKCrimeStats

228. During this period, the breakdown of crime types can be seen represented within the below figure.
229. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (252 recorded incidences), Shoplifting (243 recorded incidences) and Anti-Social Behaviour (160 recorded incidences).

Figure 50: Crime Type Breakdown, Chaddesden District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

230. Chaddesden is a generally well-maintained centre, which takes two distinct forms.
231. The centre is bookended by larger format developments which support some national multiple operators. In the north-western part of the centre is the Park St Mary's mini-retail park and a Lidl foodstore (the Lidl lies just outside of the current centre boundary). In the south-eastern part of the centre are an Aldi foodstore, a Travelodge, and Toby Carvey public house. These uses are set back from Nottingham Road and are served by dedicated car parking which generally benefits from some landscaping or mature trees. Whilst the character of these areas reflects their function, each is well maintained and fits within the local context.
232. The core of the centre takes the form of smaller scale premises, many of which occupy the ground floor of semi-detached properties. Premises to the north are stepped back from Nottingham Road with two rows of parking provided. Nottingham Road itself is tree-lined and the centre is generally of a good environmental quality. Notwithstanding the presence of the road, it is a generally pleasant centre in which to spend time.

233. Furthermore, there is a good provision of bins and planters, and it is clear that efforts have been made to create an attractive shopping environment for visitors to Chaddesden.

Conclusion

234. Overall, Chaddesden is a strong and well-performing district centre, with a low vacancy rate and a particularly strong convenience retail offer. The centre demonstrates good accessibility, has a generally positive and well-maintained environmental quality with good provisions of street furniture and has experienced an increase in footfall in recent years.
235. The main challenge facing the centre is the high concentration of fast-food and takeaway outlets, which make up approximately one in five units in the centre. There is therefore a lack of diversity within the food & beverage offer which could impact the daytime vibrancy of frontages, due to typical opening times of these establishments.
236. Therefore, while the centre is otherwise balanced, there remains an opportunity to further strengthen the offer with a more balanced mix of food & beverage operators.

Boundary Recommendations

237. Suggested extension to the existing centre boundary to the west of the centre to include the Lidl foodstore and adjacent veterinary practice.
238. For more detail, please refer to **Volume 1, Section 8**.

8. CHELLASTON DISTRICT CENTRE HEALTH CHECK

Overview

- 239. Chellaston is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 240. The centre is split into two parts: the larger part of the centre is located along Swarkestone Road, and the smaller part of the centre is located along High Street which has a smaller retail and service offering. The two parts of the centre are approximately a 4-minute walk apart.
- 241. The centre consists of a varied mix of retail units as well as Chellaston Library.
- 242. Chellaston District Centre is located circa 6.5km southeast of Derby City Centre, 2.7km southeast of Allenton District Centre and 3.1km southwest of Alvaston District Centre.
- 243. The centre is located in close proximity to two housing allocations proposed within the emerging Local Plan: 4.7km from the Elton Road allocation and 1.3km from the Land North of Sinfin Moor Lane allocation.
- 244. The map below outlines the extent of Chellaston District Centre.

Figure 51: District Centre Boundary



248. The convenience retail offer is led by operators including a Lidl and supported by Premier and Chellaston Butchers.
249. Retail services within the centre are dominated by health & beauty related services (hairdressers, barbers and beauticians). An optician and Post Office are also present.
250. The leisure services on offer in the centre are all food & beverage outlets. The table below outlines the mix of food & beverage operator types within Chellaston.

Figure 54: Number of Food & Beverage Outlets, Chellaston

	No. of Outlets	% of Total Outlets		
		Chellaston	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	1	4.8%	3.0%	+1.8%
Fast Food & Take-Away	4	19.0%	3.1%	+15.9%
Public Houses	1	4.8%	3.4%	+1.4%
Restaurants	0	0.0%	4.6%	-4.6%
Total	6	28.6%	16.6%	

Source: LSH Site Visits, March 2026

251. The centre has a particular concentration of fast food and take-aways given its size, with almost one in five outlets occupied by this use. A café (Bay Leaf) and pub (The New Pin) can also be found.

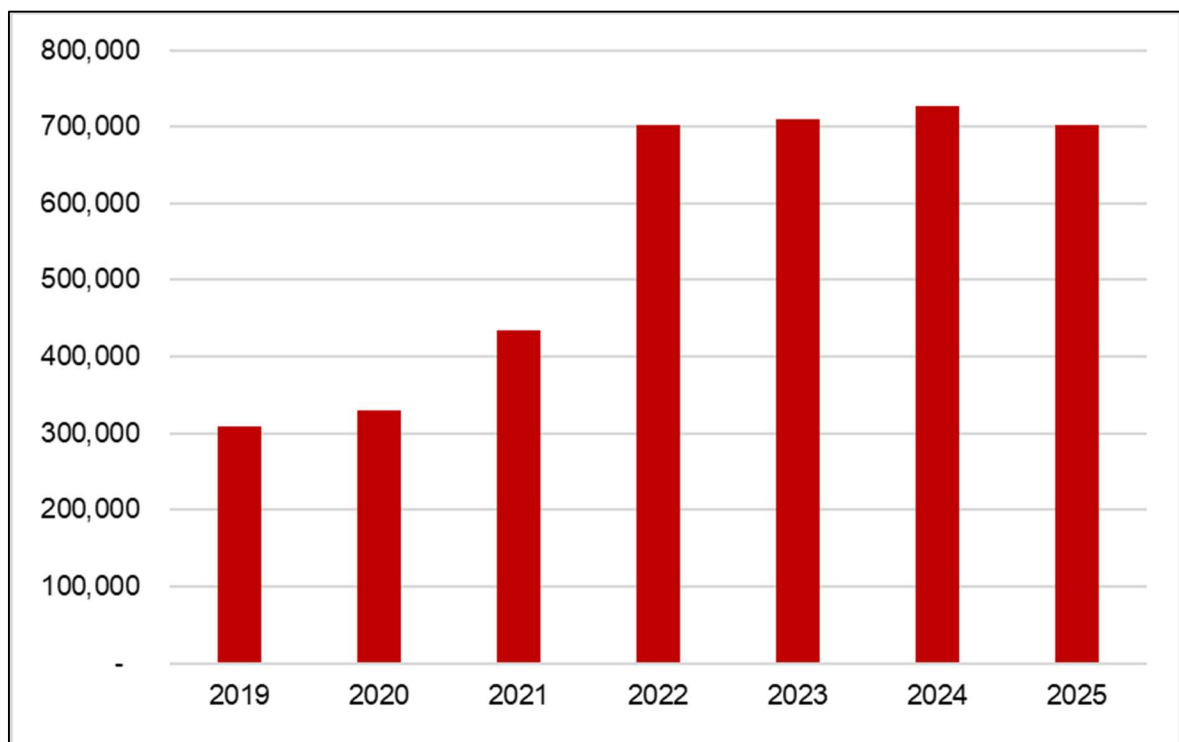
Vacancies

252. There is a total of three vacant outlets in Chellaston which represents 14.3% of the overall outlets (broadly in line with the UK average of 14.1%). One of these is the former Co-op store on the corner of the Swarkestone Road / High Street junction. This store closed in November 2024.
253. There has been no change in the number of vacant outlets since Derby City Council's surveys in 2025.

Pedestrian Flows

254. A busy section of Chellaston, located along Swarkestone Road (near Chellaston Library), was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
255. As can be seen in the figure below, footfall levels have more than doubled since 2019, rising from 308,000 to 701,000 in 2025.

Figure 55: Yearly Footfall Graph, 2019 – 2025, Swarkestone Road



Source: Visitor Insights, Terain

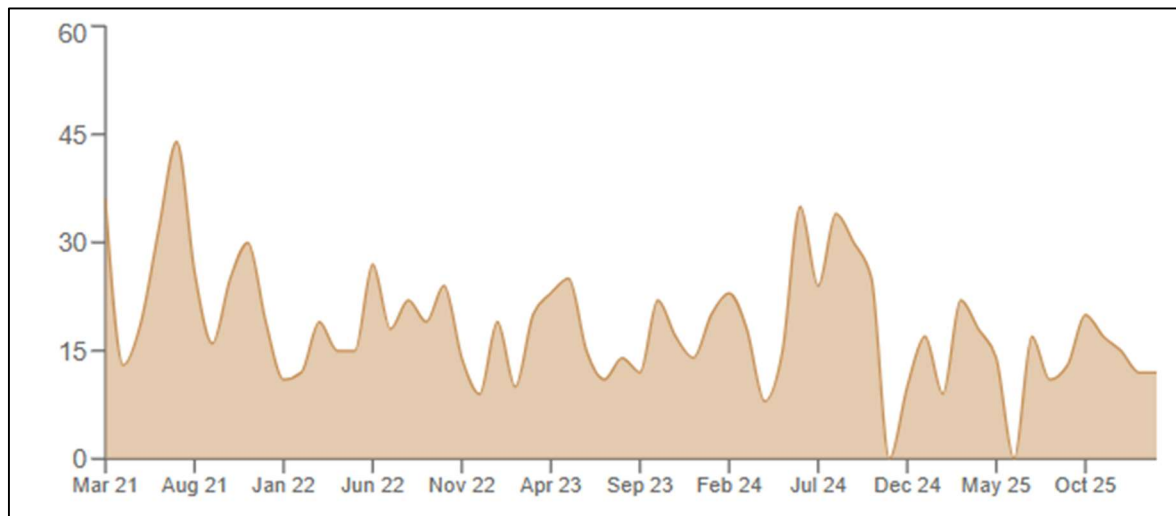
Accessibility

- 256. Bus services can be picked up along Swarkestone Road, providing connections to and from Derby City Centre, Melbourne and Swadlincote.
- 257. Dedicated parking is available at the Lidl store, with further parking available at Barley Croft (to the rear of the former Co-op store). Further parking is provided along the shop frontages on Derby Road.
- 258. Traffic light pedestrian crossings are available at the Swarkestone Road / Derby Road / High Street junction to support pedestrians navigating the centre at this key location.
- 259. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 69 when assessing a central point within Chellaston District Centre, indicating that accessibility and connectivity is satisfactory.

Crime and Safety

- 260. A central postcode within Chellaston District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

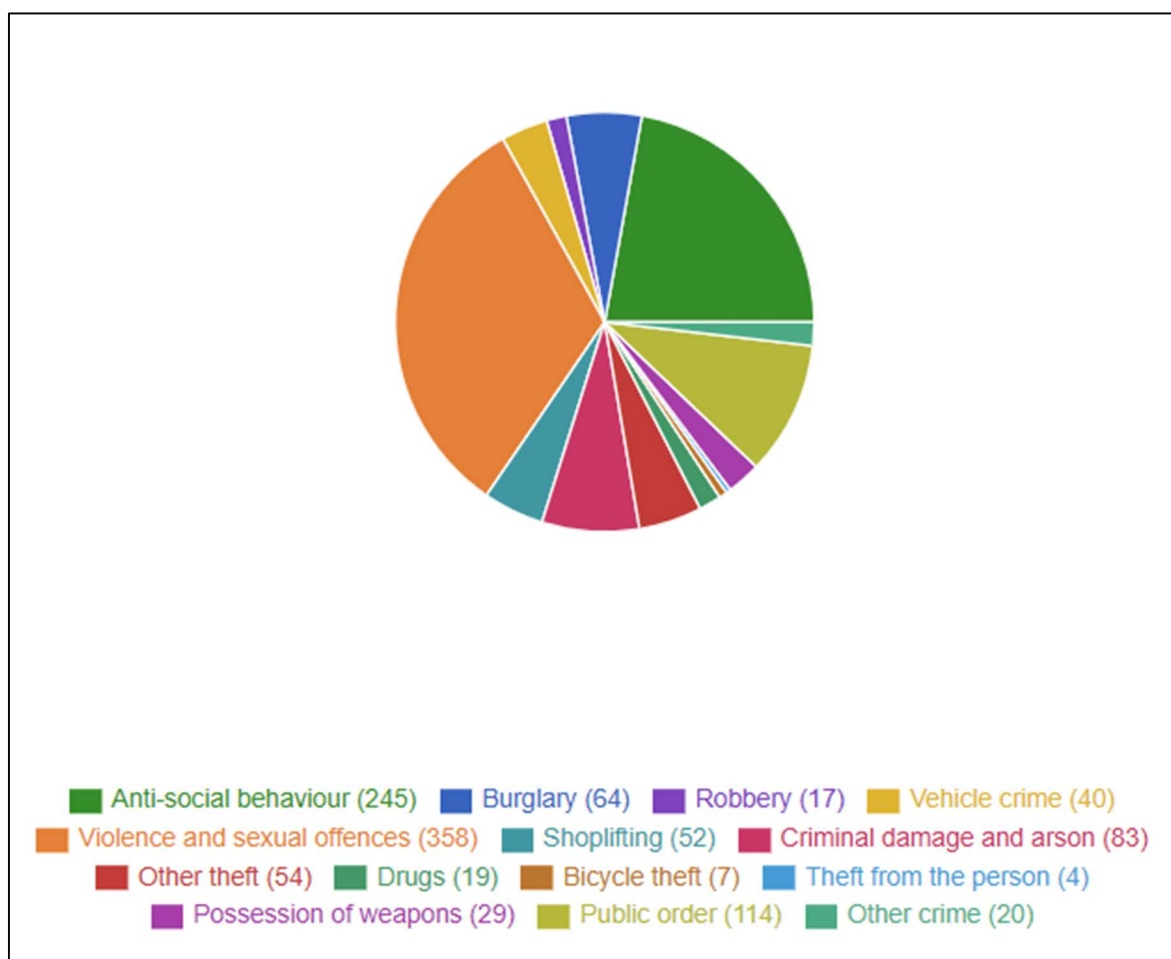
Figure 56: Recorded Crimes, Chellaston District Centre, March 2021 to February 2026



Source: UKCrimeStats

261. During this period, the breakdown of crime types can be seen represented within the below figure.
262. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (358 recorded incidences), Anti-Social Behaviour (245 recorded incidences) and Public Order Offences (114 recorded incidences).

Figure 57: Crime Type Breakdown, Chellaston District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

263. Chellaston is a compact centre which is in two separate parts.
264. To the north-east lies a mid-century terrace of nine units, with residential apartments above. The units generally accommodate service providers, albeit in addition two units have been combined to create larger premises which are occupied by a Premier convenience store.
265. The area at the front of the retail terrace accommodates a layby which allows patrons to park outside. There is a large planter and numerous bollards in this area, and the area also benefits significantly from the presence of St Peter's church on the southern side of High Street. However, the quality and visual appeal of the commercial units in this part of the centre is moderate.
266. The majority of Chellaston District Centre is formed around the intersection of Derby Road / Swarkestone Road and Station Road / High Street.
267. This area accommodates a range of different uses. This includes small scale commercial uses in converted residential properties on the western side of Derby

Road. There is car parking in front of these units, and some shopfronts and signage are of limited quality.

268. This larger part of the centre has been the subject of more recent development. Modern commercial units are situated at the corner of High Street and Derby Road, and a Lidl foodstore opened in the southern part of the centre in 2020. Whilst these newer areas are well maintained, there is a high level of traffic in this part of the centre which impacts on its character and the likelihood of visitors lingering.
269. It should be noted that The New Pin public house reopened in late 2025 following refurbishment after a period of closure. The appearance of the pub has been hugely improved and it significantly adds to the appeal of the centre, which is otherwise somewhat varied in respect of its environmental quality.

Conclusion

270. Chellaston is a functional district centre that serves the day-to-day needs of its immediate catchment. The centre benefits from a strong convenience retail anchor in Lidl and has a strong presence of retail services. The centre has experienced a notable increase in footfall levels in recent years, whilst accessibility and connectivity in the centre is deemed to be satisfactory.
271. Fast-food and takeaway operators play a large role within the centre however, accounting for almost one in five outlets, which risks creating inactive frontages during daytime hours and in turn, diminishing the overall vibrancy and street level activity of the area.
272. There is an opportunity to enhance the public realm as well as the appearance of shop frontages in order to boost its environmental quality and secure its status as a vital and viable centre going forward.

Boundary Recommendations

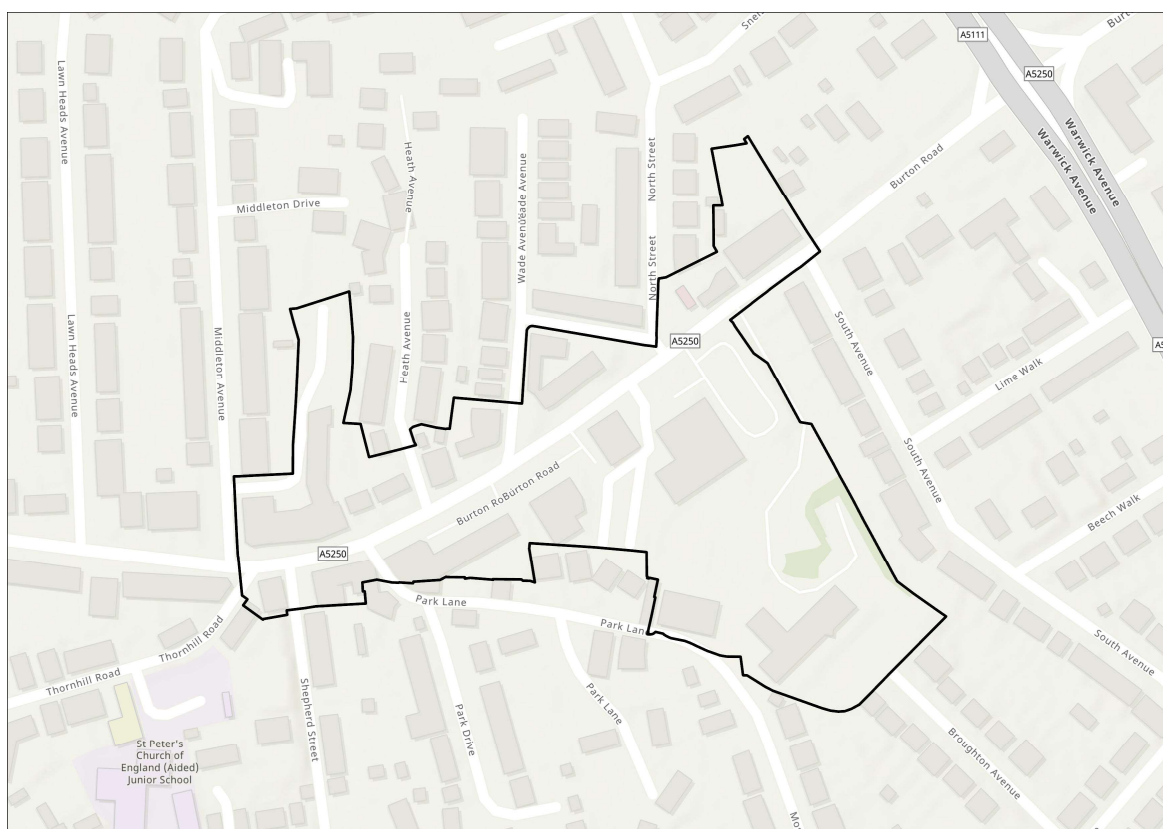
273. We suggest extending the centre boundary to the south to take in the Lidl store in its entirety and also include the sports bar at the junction of High Street and Derby Road to the north-east. Additionally, the parade of nine units on High Street is geographically separate from the District centre and we recommend that this is considered a separate entity in the form of a neighbourhood parade.
274. For more detail, please refer to **Volume 1, Section 8**.

9. LITTLEOVER DISTRICT CENTRE HEALTH CHECK

Overview

- 275. Littleover is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 276. The form of the centre is largely linear along Burton Road, with the inclusion of Grange Hall community centre.
- 277. The centre is located circa 2.5km southwest from Derby City Centre and within 1.2km west of Cavendish District Centre.
- 278. The centre is approximately 1.1km from the Manor Kingsway housing allocation, 1.7km from the Moorway Lane housing allocation and 2.3km from the Rykneld Road housing allocation within the emerging local plan.
- 279. The map below outlines the extent of Littleover District Centre.

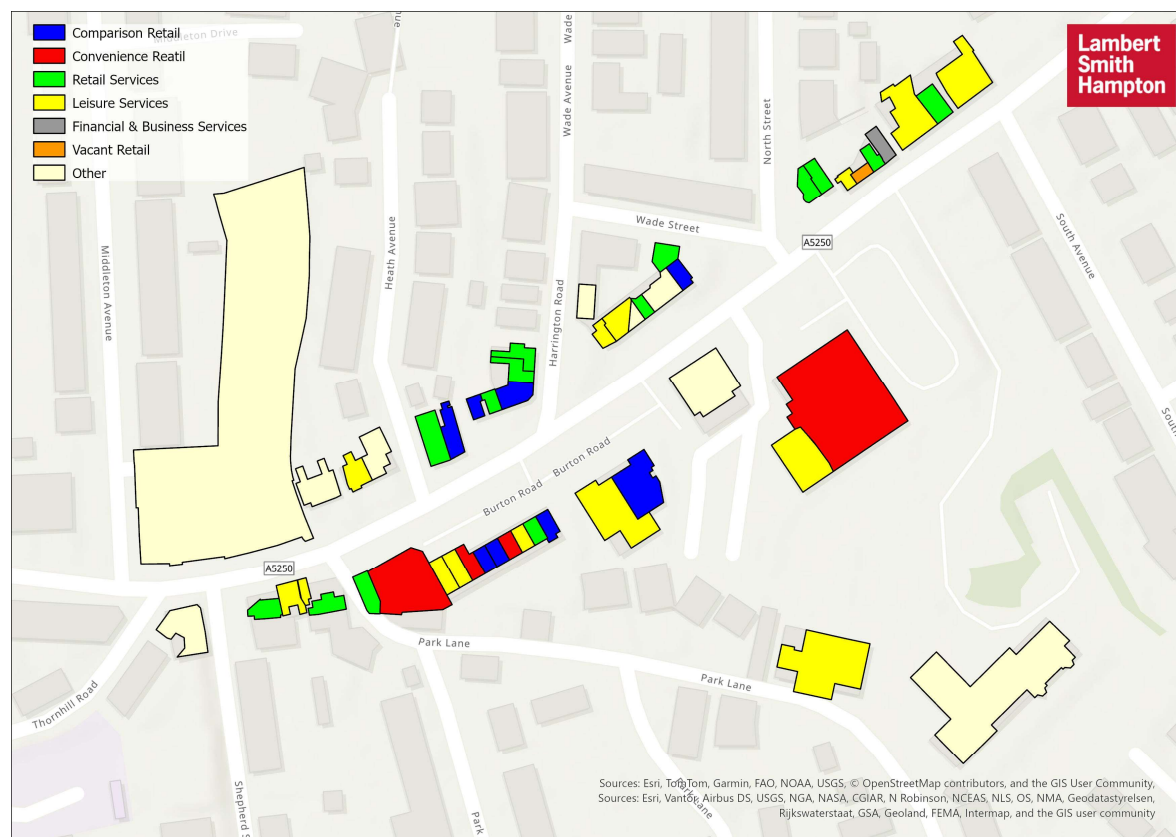
Figure 58: District Centre Boundary



Diversity of Uses

- 280. LSH site visit data from March 2026 has been used to assess Littleover's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 59: Diversity of Uses, Littleover



Source: LSH Site Visit, March 2026

281. The table below outlines Littleover's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 60: Number of Outlets, Littleover

	No. of Outlets	% of Total Outlets		
		Littleover	UK Average	Difference
Comparison Retail	8	18.6%	26.0%	-7.4%
Convenience Retail	4	9.3%	9.4%	-0.1%
Retail Services	14	32.6%	15.8%	+16.7%
Leisure Services	15	34.9%	26.6%	+8.3%
Financial & Business Services	1	2.3%	7.9%	-5.6%
Vacant	1	2.3%	14.1%	-11.7%
Total	43	100.0%	100.0%	

Source: LSH Site Visit, March 2026

282. The comparison retail offer includes mobile phone retailers, charity shops / second-hand shops, a florist and a chemist.
283. The convenience retail provision is led by a Co-op store, and supported by Iceland, Village Booze (off-licence) and Birds (bakery).
284. Retail services within the centre are predominantly made up by health & beauty related operators (barbers, hairdressers, beauty / nail salons etc.), accounting for

11 units in total. Additional provision includes an opticians, a Post Office and launderette.

285. The financial and business services operator is Property Options (estate agents).

286. The table below outlines the mix of food and beverage operator types within Littleover.

Figure 61: Number of Food & Beverage Outlets, Littleover

	No. of Outlets	% of Total Outlets		
		Littleover	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	1	2.3%	3.0%	-0.6%
Fast Food & Take-Away	10	23.3%	3.1%	+20.1%
Public Houses	1	2.3%	3.4%	-1.0%
Restaurants	2	4.7%	4.6%	+0.0%
Total	14	32.6%	16.6%	

Source: LSH Site Visit, March 2026

287. The centre has 10 fast food & take-away outlets, accounting for 23.3% of total outlets. This represents a substantial over-representation compared to the UK average of 20.2 percentage points.

Vacancies

288. There is one vacant outlet in the centre, meaning that the vacancy rate for the centre is 2.3% (significantly below the UK average of 14.1%).

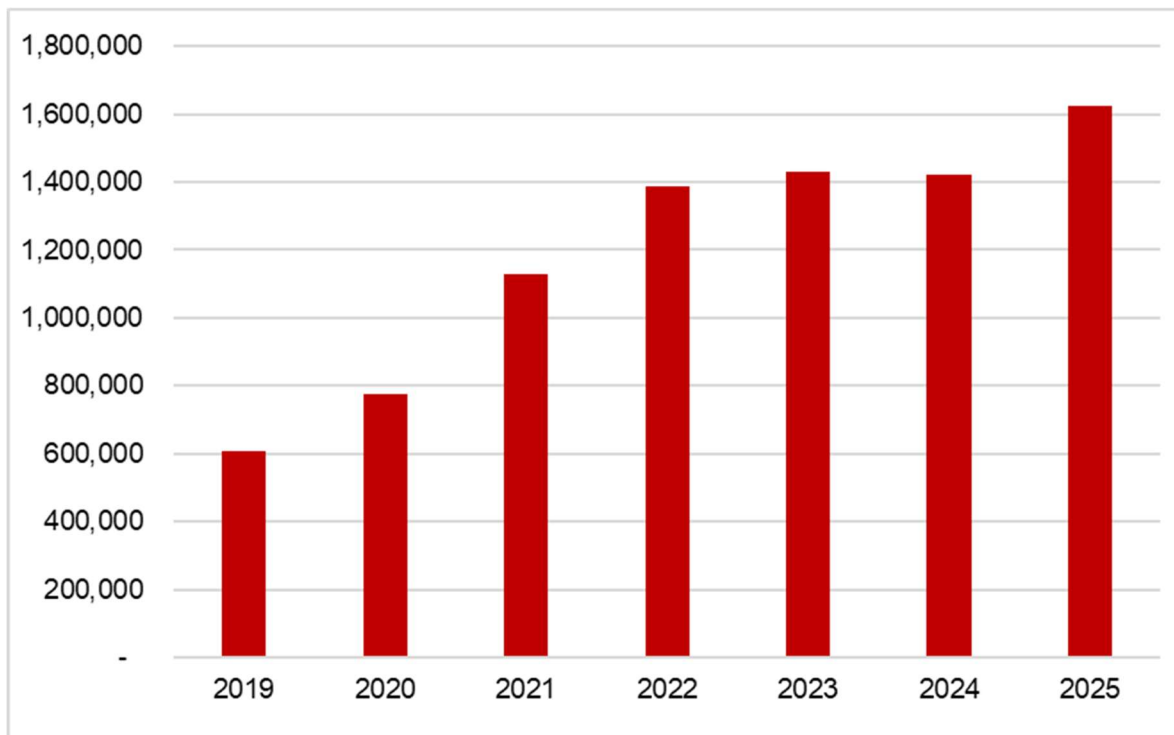
289. This represents a decrease since 2025, when there were two vacant outlets recorded. One has since been occupied by a fast-food and takeaway outlet, while the other remains vacant.

Pedestrian Flows

290. A busy section of Littleover, located along Burton Road (near Co-op Funeral Care), was sampled to obtain information on how footfall levels have changed between 2019 and 2025.

291. As can be seen in the figure below, there has been a strong increase in footfall levels during this period. The figure recorded in 2025 was 1,624,000, which represents the peak year.

Figure 62: Yearly Footfall Graph, 2019 – 2025, Burton Road



Source: Visitor Insights, Terain

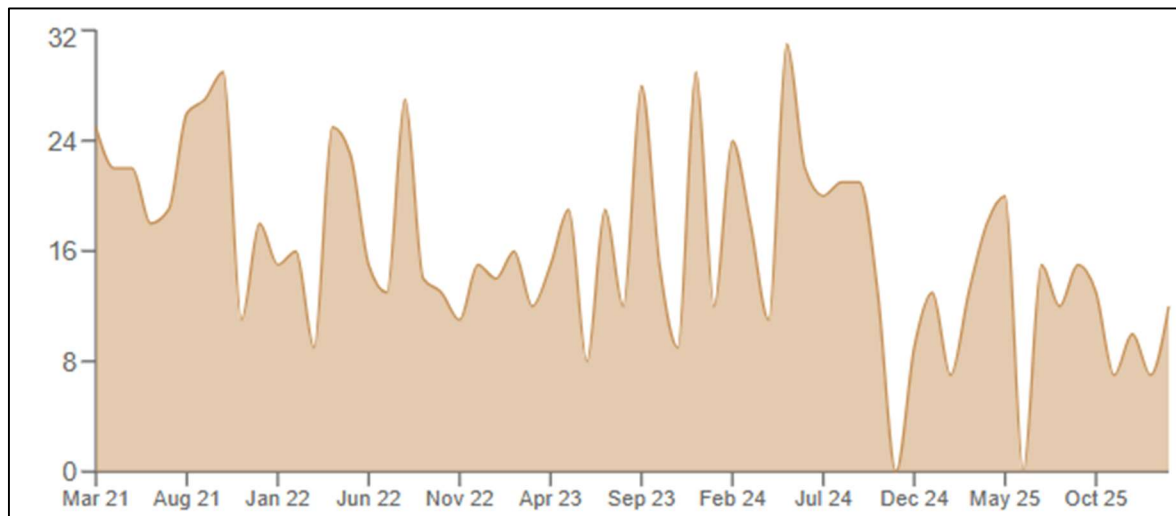
Accessibility

- 292. There are a couple of bus stops that run along the Burton Road. Bus services can be picked up along Burton Road, providing connections to and from Derby City Centre and Royal Derby Hospital.
- 293. There is parking available at the Co-op store for customers, with further parking available along Burton Road along the shop frontages.
- 294. Traffic light pedestrian crossings are present (located at either end of the centre), supporting pedestrians with the crossing of the main road.
- 295. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 76 when assessing a central point within Littleover District Centre, indicating that accessibility and connectivity is good.

Crime and Safety

- 296. A central postcode within Littleover District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

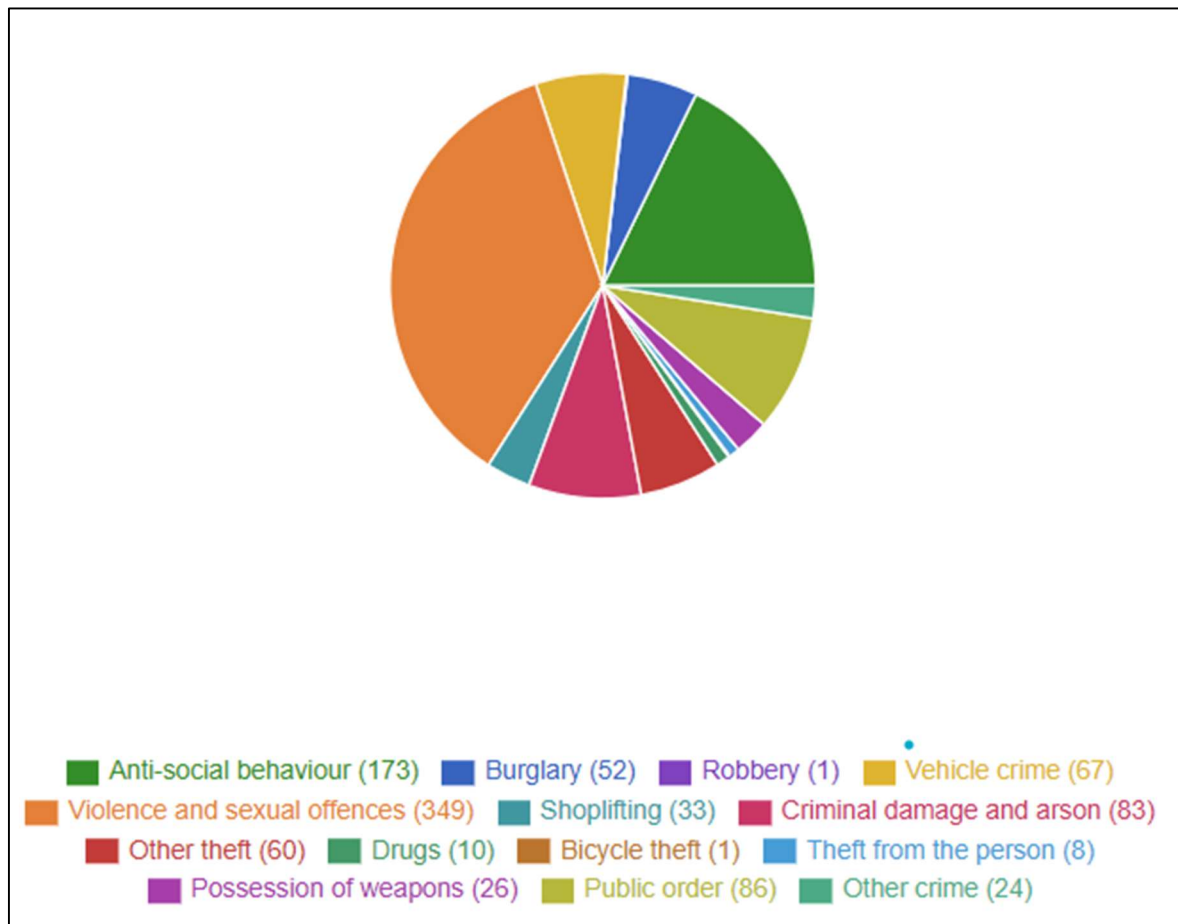
Figure 63: Recorded Crimes, Littleover District Centre, March 2021 to February 2026



Source: UKCrimeStats

297. During this period, the breakdown of crime types can be seen represented within the below figure.
298. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (349 recorded incidences), Anti-Social Behaviour (173 recorded incidences) and Public Order Offences (86 recorded incidences).

Figure 64: Crime Type Breakdown, Littleover District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

299. Littleover is a traditional district centre largely occupying both traditional and purpose-built premises set out on either side of Burton Road.
300. Whilst the centre is somewhat disjointed in appearance, there is a strong 'village' feel to the centre and it benefits both from a good level of street furniture and from soft landscaping (there is a 'Littleover in Bloom' display at the junction of Burton Road and Harrington Road which is particularly attractive). Furthermore, whilst the centre is focused on Burton Road, this was noticeably less busy at the time of visit than some other highways passing through district centres elsewhere in Derby. Traffic passing through the centre is also generally travelling at limited speed.
301. One negative feature of the centre is that parking arrangements outside commercial premises seems slightly haphazard and do not always benefit from clear demarcation. Furthermore, the Iceland foodstore unit provides limited visual appearance and its corrugated frontage would likely benefit from refurbishment or recladding.

302. Overall, however, Littleover is a pleasant place to visit with its appeal underlining the positive benefits of soft landscaping and planting.

Conclusion

303. Littleover is an attractive and well-performing district centre, characterised by very low vacancy levels, strong footfall growth and a strong representation of retail and leisure services. In addition, the Co-op plays an important role as the centre's convenience retail anchor, whilst the environmental quality of the centre is deemed to be relatively strong due to factors including soft landscaping and street furniture. Its good accessibility and localised role contribute to its continued popularity and success as a community-focused centre.
304. Despite these strengths, the centre's food and beverage offer is heavily weighted towards fast-food and takeaway outlets, which make up almost one in four outlets in the centre and risk reducing daytime vibrancy.

Boundary Recommendations

305. A contraction of the centre boundary is recommended at the western edge, where the area is more residential in character and includes a care home, with limited relationship to the centre's commercial function. A further contraction is also recommended to the south-east to exclude Grange Hall and the Masonic Hall, which are physically and functionally removed from the main linear commercial frontage along Burton Road and do not form an integral part of the District Centre's core offer.
306. For more detail, please refer to **Volume 1, Section 8**.

10. MACKWORTH DISTRICT CENTRE HEALTH CHECK

Overview

- 307. Mackworth is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 308. The centre has a linear layout within a purpose-built shopping parade set back from Prince Charles Avenue. Due to the small size of the district centre, the retail offer in the centre focuses on meeting localised needs, particularly for 'top-up' grocery shopping.
- 309. The centre is located circa 2km west of Derby City Centre and 2.2km southwest of Allestree District Centre
- 310. Mackworth District Centre lies approximately 1.3 km north of the Manor Kingsway housing allocation identified in the emerging Local Plan and is similarly well positioned in relation to Amber Valley's strategic growth allocation at Radbourne Lane.
- 311. Following a Council cabinet meeting in May 2026, the disposal of the land off Prince Charles Avenue (the public open space opposite Mackworth District Centre) to the Derby and Derbyshire Integrated Care Board for the development of a new medical centre was agreed.
- 312. The map below outlines the extent of Mackworth District Centre.

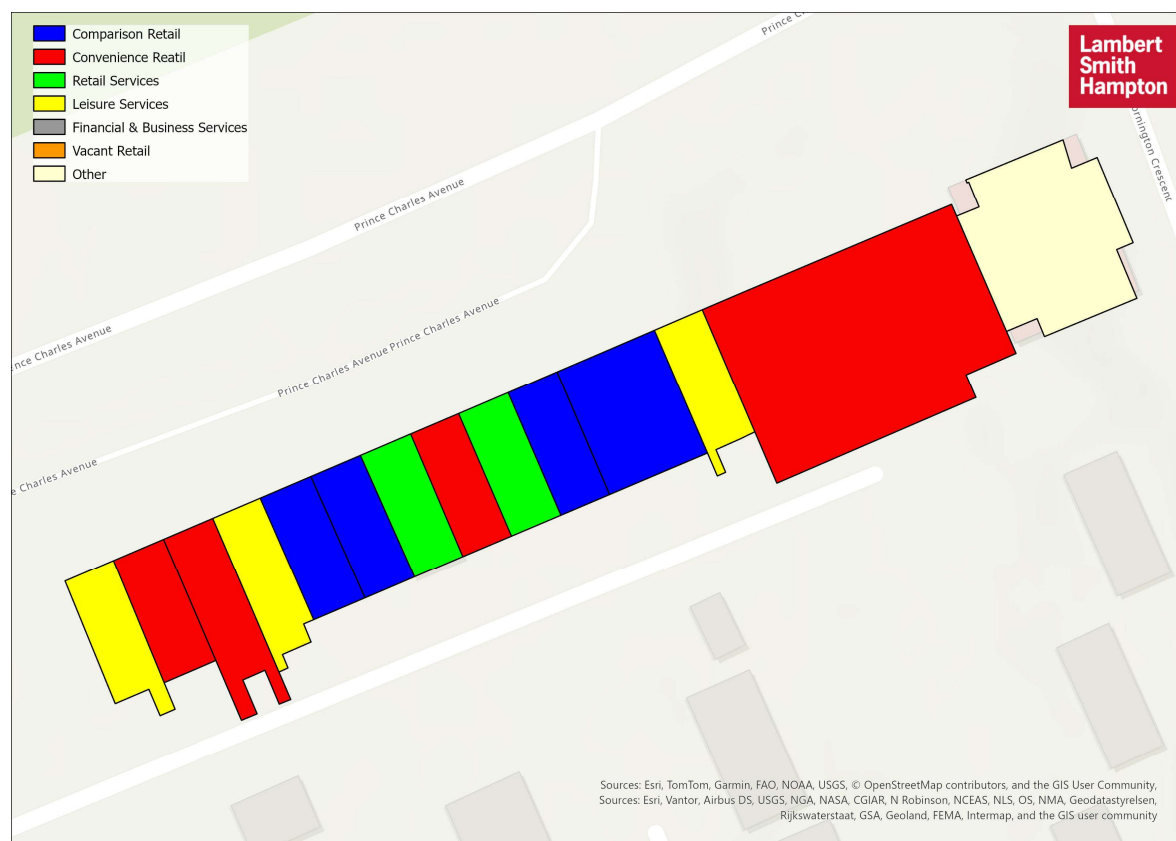
Figure 65: District Centre Boundary



Diversity of Uses

313. LSH site visit data from March 2026 has been used to assess Mackworth's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 66: Diversity of Uses, Mackworth



Source: LSH Site Visit, March 2026

314. The table below outlines Mackworth's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 67: Number of Outlets, Mackworth

	No. of Outlets	% of Total Outlets		
		Mackworth	UK Average	Difference
Comparison Retail	4	30.8%	26.0%	+4.7%
Convenience Retail	4	30.8%	9.4%	+21.4%
Retail Services	2	15.4%	15.8%	-0.4%
Leisure Services	3	23.1%	26.6%	-3.5%
Financial & Business Services	0	0.0%	7.9%	-7.9%
Vacant	0	0.0%	14.1%	-14.1%
Total	13	100.0%	100.0%	

Source: LSH Site Visit, March 2026

315. The retail offer is led by a Co-op store and supported by operators including Greggs, Birds Bakery, a charity shop (Daisychain Benevolent Fund Trust), a hardware store (Mackworth Hardware) and a chemist.
316. Services available at Mackworth District Centre consist of two retail services (a Post Office and a hairdressers) and three leisure services (two fast food & take-aways outlets and a Betfred betting shop).

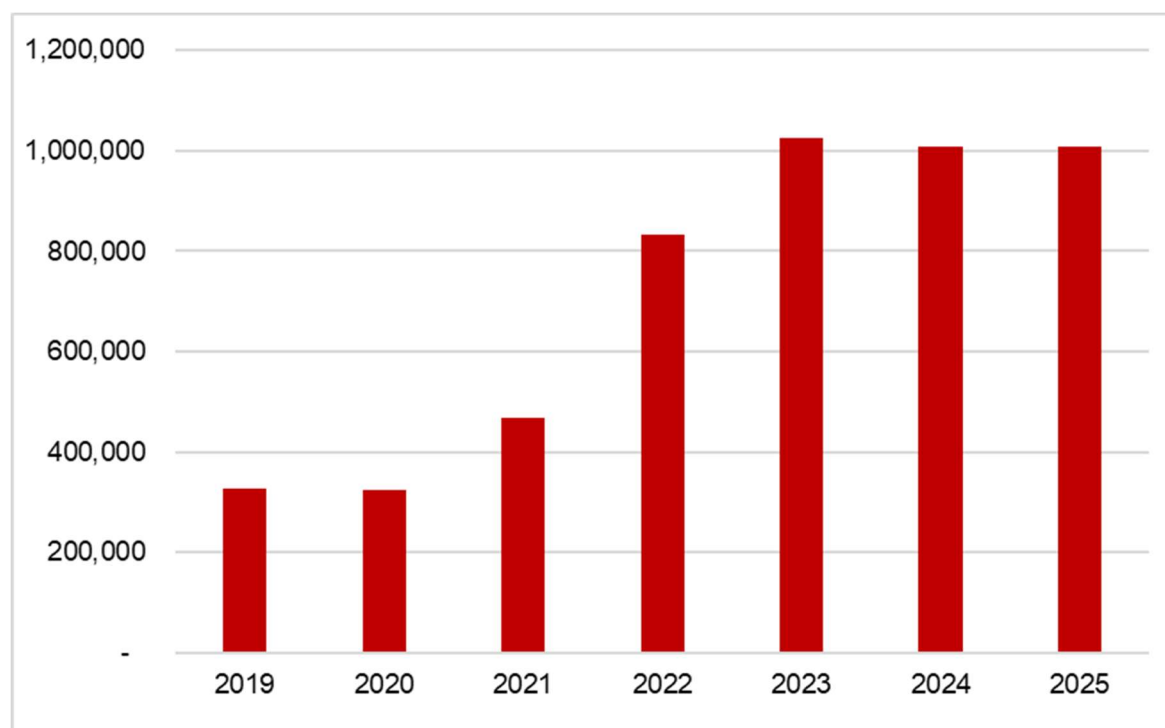
Vacancies

317. There are no vacancies in the centre.

Pedestrian Flows

318. A section of Mackworth, by Greggs, was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
319. As can be seen in the figure below, footfall levels have increased significantly since 2019. The recorded footfall count in 2019 was 329,000. The figures recorded in each of the last three years have surpassed one million.

Figure 68: Yearly Footfall Graph, 2019 – 2025, Prince Charles Avenue



Source: Visitor Insights, Terain

Accessibility

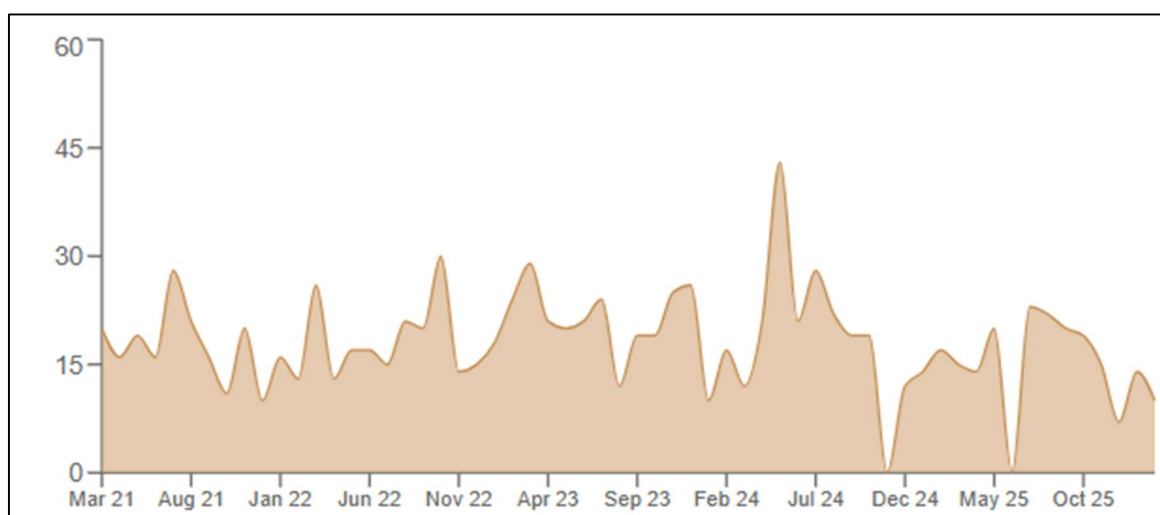
320. Bus services running along Prince Charles Avenue can be picked up, providing connections to and from Derby City Centre, Mickleover District Centre and Royal Derby Hospital.

321. Parking is available on both sides of Prince Charles Avenue, with a pedestrian zebra crossing available to support. Cycle parking is also present within the centre.
322. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 67 when assessing a central point within Mackworth District Centre, indicating that accessibility and connectivity is satisfactory.

Crime and Safety

323. A central postcode within Mackworth District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

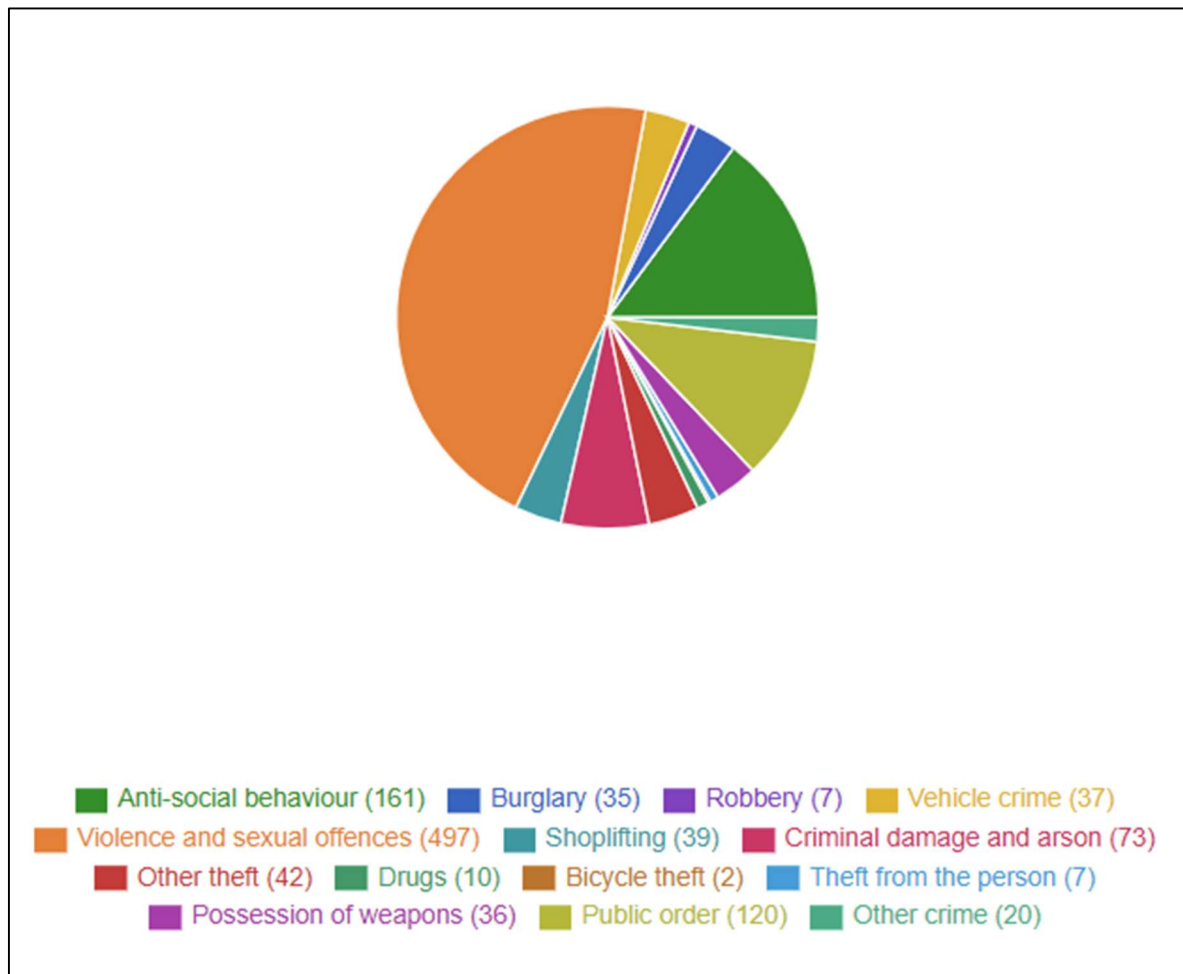
Figure 69: Recorded Crimes, Mackworth District Centre, March 2021 to February 2026



Source: UKCrimeStats

324. During this period, the breakdown of crime types can be seen represented within the below figure.
325. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (497 recorded incidences), Anti-Social Behaviour (161 recorded incidences) and Public Order Offences (120 recorded incidences).

Figure 70: Crime Type Breakdown, Mackworth District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

326. Mackworth is by some distance the smallest district centre in Derby, comprising a single mid-century retail terrace (with residential apartments above) on the southern side of Prince Charles Avenue. The terrace comprises 18 units, albeit five of these have been converted into a single unit to accommodate a Co-op store.
327. The centre benefits from being uniform in appearance, with appropriately-sized signage adding to its appeal. There are also a good number of benches and an area of improved public realm outside the Co-op store which benefits from newer street furniture and a substantial planted area.
328. Car parking is provided directly outside smaller units (separated from Prince Charles Avenue by a grass verge) and through an additional car park on the other side of Prince Charles Avenue.
329. The centre also benefits from a large area of informal open space which is located directly opposite the commercial units.

330. Accordingly, whilst the architectural appeal of the centre is relatively limited, the centre provides a pleasant environment for visitors and is a good example of a small-scale centre maximising its environmental appeal.

Conclusion

331. In conclusion, Mackworth is a small but effective district centre, performing a clear and focused role in meeting local day to day needs which is led by its convenience retail anchor (Co-op). Its performance is epitomised by the fact that there are no vacant units within the centre. The general accessibility and connectivity of the centre is satisfactory, and the centre provides a pleasant environment for visitors with ample street furniture available and planting providing colour and vibrancy.
332. Future opportunities lie in maintaining its good environment quality and capitalising on the potential nearby healthcare facility development, which could further support demand and activity.

Boundary Recommendations

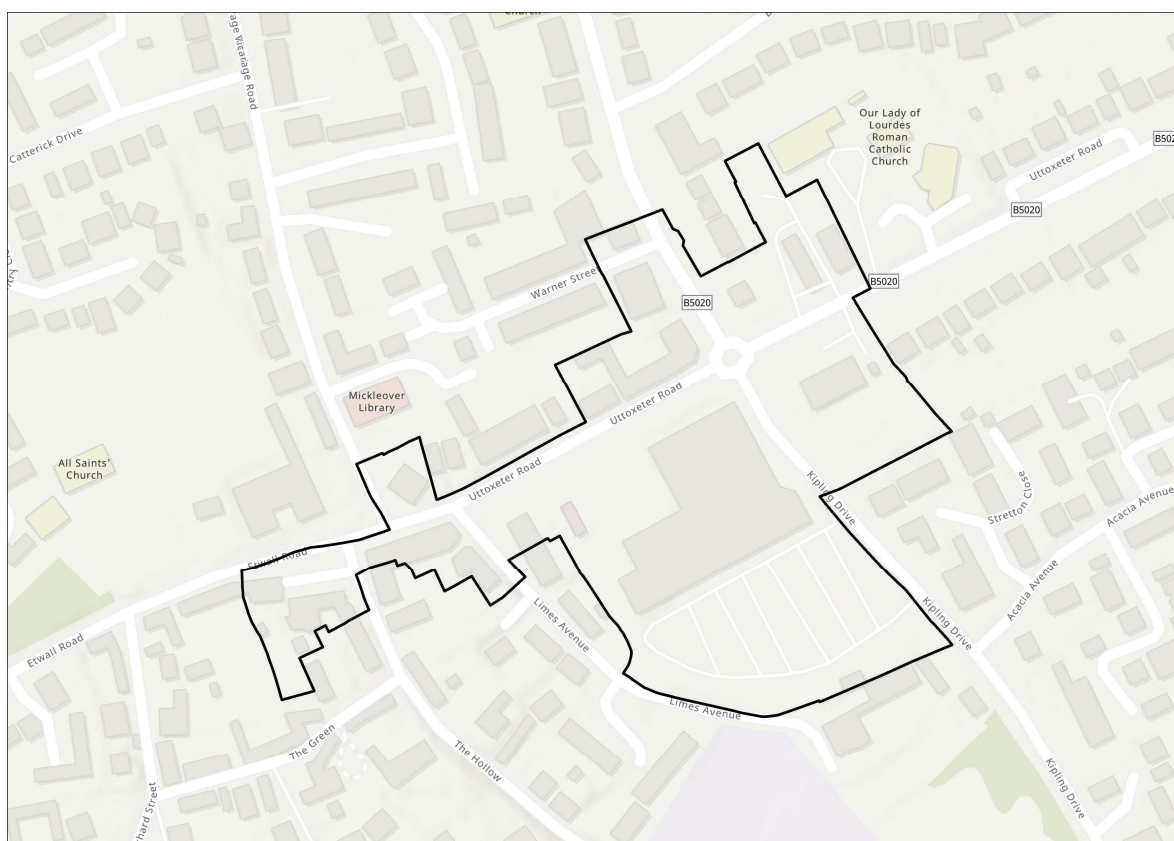
333. No changes to the district centre boundary are proposed.

11. MICKLEOVER DISTRICT CENTRE HEALTH CHECK

Overview

- 334. Mickleover District Centre is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 335. The centre has a linear form, fronting Uttoxeter Road and extending onto Etwall Road, with an additional branch running up Station Road. The centre contains a range of retail, leisure and service uses that provide key services to the Mickleover suburb.
- 336. The centre is located approximately 5km southwest of Derby City Centre.
- 337. The centre is in close proximity of proposed housing allocations - 0.4km from the proposed The Hollow site and 1.4km to the Bramblebrook House site.
- 338. The map below outlines the extent of Mickleover District Centre.

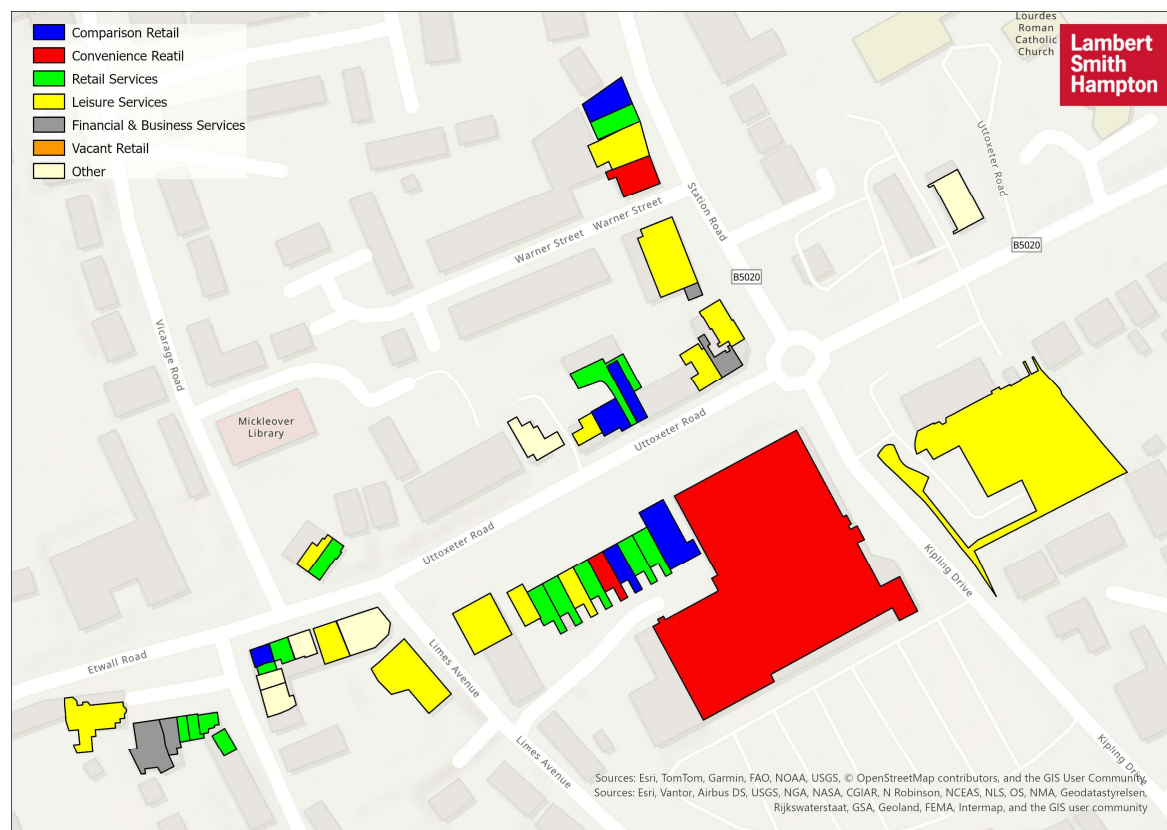
Figure 71: District Centre Boundary



Diversity of Uses

- 339. LSH site visit data from March 2026 has been used to assess Mickleover's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 72: Diversity of Uses, Mickleover



Source: LSH Site Visit, March 2026

340. The table below outlines Mickleover's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 73: Number of Outlets, Mickleover

	No. of Outlets	% of Total Outlets		
		Mickleover	UK Average	Difference
Comparison Retail	6	15.0%	26.0%	-11.0%
Convenience Retail	3	7.5%	9.4%	-1.9%
Retail Services	14	35.0%	15.8%	+19.2%
Leisure Services	13	32.5%	26.6%	+5.9%
Financial & Business Services	4	10.0%	7.9%	+2.1%
Vacant	0	0.0%	14.1%	-14.1%
Total	40	100.0%	100.0%	

Source: LSH Visit 2026

341. The comparison retail offer includes a charity shop (Daisychain Benevolent Fund), a baby clothing shop (Little Used), a furniture shop (Rowditch Furnishers) and a pet supplies store (Trusty Pet Supplies).
342. The convenience retail offer is anchored by a Tesco Superstore and supported by a bakery (Birds Bakery).

343. Retail services provision is largely focused on health and beauty operators (hairdressers, barbers, beauty salons etc.) alongside a Post Office and dog groomers (The Hound Hut).
344. Leisure services (excluding food and beverage outlets, which are covered in more detail below) include a gym (Exertion Fitness) and a bookmaker (Jennings Bet).
345. Financial & business services consist of Nationwide, which is located on the corner of the Uttoxeter Road / Station Road roundabout junction, and three estate agencies.
346. The table below outlines the mix of food and beverage operator types within Mickleover.

Figure 74: Number of Food & Beverage Outlets, Mickleover

	No. of Outlets	% of Total Outlets		
		Mickleover	UK Average	Difference
Bars & Wine Bars	1	2.5%	2.5%	+0.0%
Cafes	1	2.5%	3.0%	-0.5%
Fast Food & Take-Away	3	7.5%	3.1%	+4.4%
Public Houses	5	12.5%	3.4%	+9.1%
Restaurants	1	2.5%	4.6%	-2.1%
Total	11	27.5%	16.6%	

Source: LSH Site Visits, March 2026

347. Half of the food & beverage offer is made up by pubs. The remaining establishments cover fast food & take-aways (three, which includes a Domino's), a wine bar (Brooks Deli & Wine Bar), a café (Java Café) and a restaurant (Kayi Mezze).

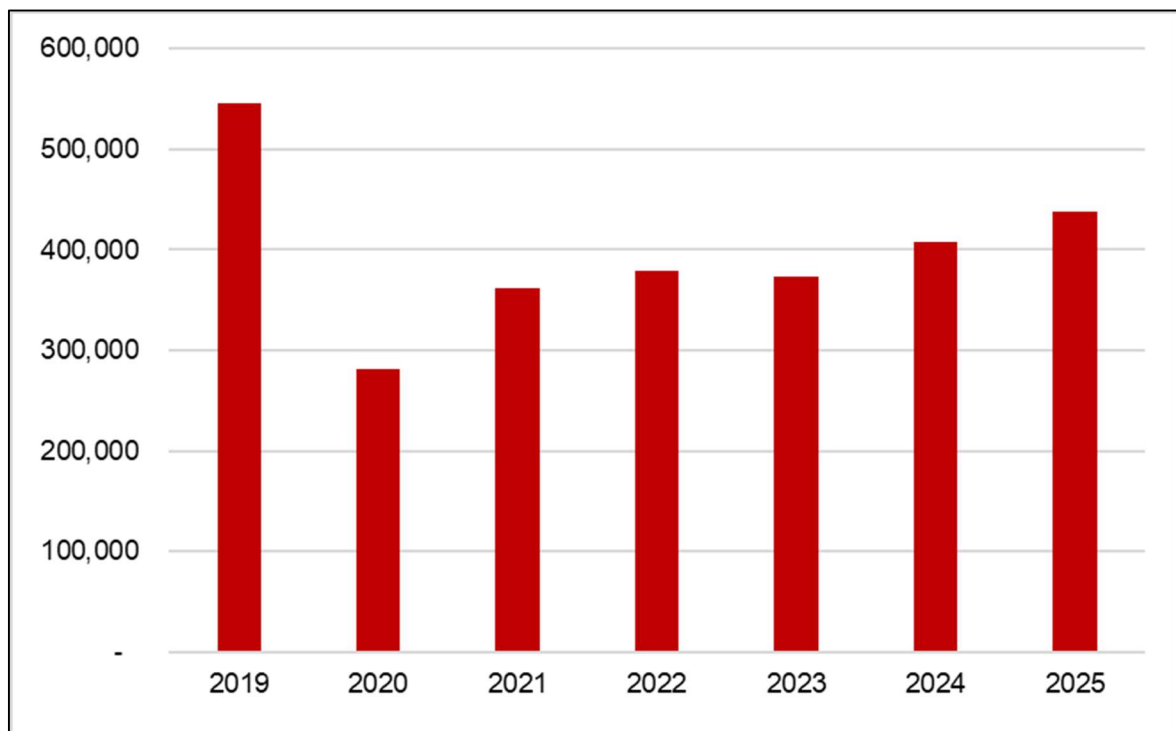
Vacancies

348. No vacancies were recorded in Mickleover District Centre in March 2026. Derby City Council had recorded one vacant unit in 2025, which has since been occupied by an estate agent.

Pedestrian Flows

349. A busy section of Mickleover, located along Uttoxeter Road, was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
350. As can be seen in the figure below, yearly footfall dropped sharply from 545,000 in 2019 to 282,000 in 2020. Whilst figures have been gradually recovering since, they have yet to bounce back completely.

Figure 75: Yearly Footfall Graph, 2019 – 2025, Uttoxeter Road



Source: Visitor Insights, Terrain

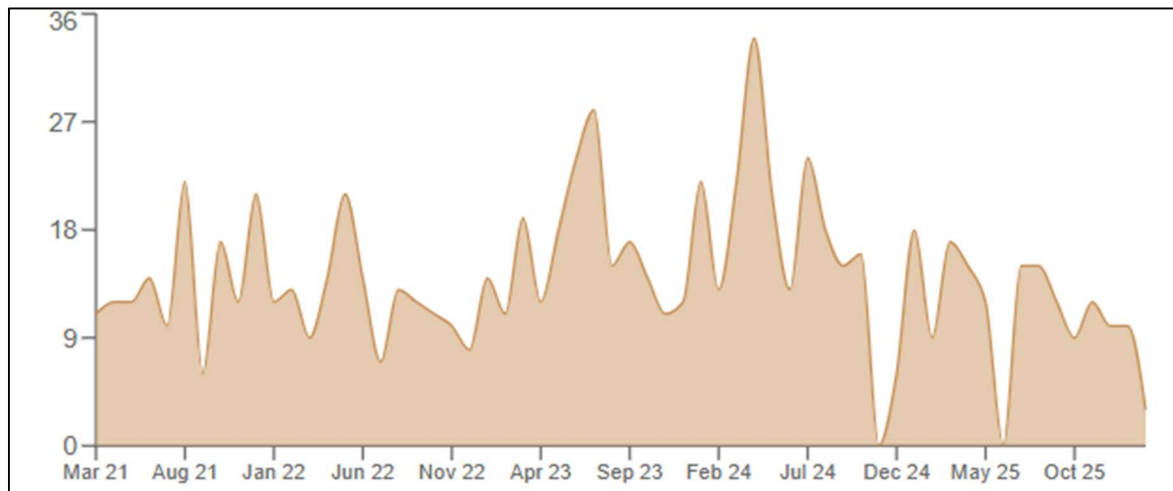
Accessibility

- 351. Regular bus services can be picked up within the centre, providing connections to and from Derby City Centre and Royal Derby Hospital.
- 352. Car parking is available at 'the Square' Car Park, along the parade of units where the Post Office is located, at Station Road (on street) and for customers at the Tesco Superstore.
- 353. A mix of zebra and pedestrian island crossings are available to support those navigating the centre on foot. Cycle parking is available within the centre.
- 354. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 73 when assessing a central point within Mickleover District Centre, indicating that accessibility and connectivity is good.

Crime and Safety

- 355. A central postcode within Mickleover District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

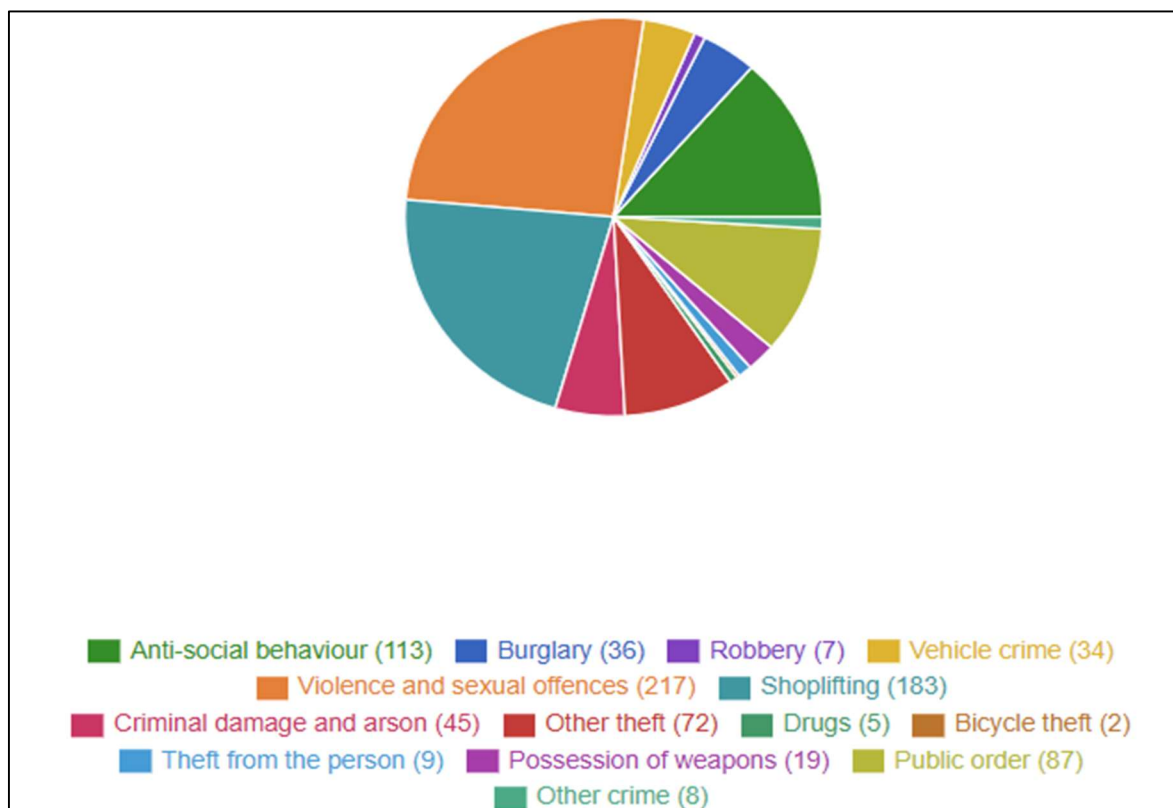
Figure 76: Recorded Crimes, Mickleover District Centre, March 2021 to February 2026



Source: UKCrimeStats

356. During this period, the breakdown of crime types can be seen represented within the below figure.
357. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (217 recorded incidences), Shoplifting (183 recorded incidences), and Anti-Social Behaviour (113 recorded incidences).

Figure 77: Crime Type Breakdown, Mickleover District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

- 358. Mickleover is a medium-sized district centre which benefits from activity related to the Tesco foodstore which sits at its core. The Tesco store benefits from a good level of car parking, and its location is such that it is well placed to support linked trips more generally across the centre. This includes The Parade, which is stepped back from Uttoxeter Road and is a terrace of small-scale commercial units which is directly adjacent to the Tesco.
- 359. The shop façades and frontages are generally of a good standard, and the streetscape in this part of the centre has been well designed through the provision of seasonal planters, street furniture, and litter bins. Trees line Uttoxeter Road around The Parade and footpaths are kept separate from the highway.
- 360. Beyond The Parade, a previously underutilised area has been redeveloped to provide modern commercial units and the former HSBC bank has been brought back into use as a Domino's.
- 361. In other parts of the centre, commercial uses generally occupy converted period properties.
- 362. The centre throughout benefits from soft landscaping and is well maintained and litter-free. It provides a 'village' feel and is considered to generally have a good environmental quality.

Conclusion

- 363. We therefore conclude that Mickleover is a vital and viable district centre that meets the day-to-day needs of not only its immediate catchment, but a wider residential catchment due to its Tesco superstore which acts as a strong convenience retail anchor. The vitality of the centre is further supported by the absence of vacant units, a good evening offer (in the form of bars, pubs and restaurants) relative to its size and a good overall environmental quality. The accessibility and layout further support its function, making it a key local destination within its catchment.

Boundary Recommendations

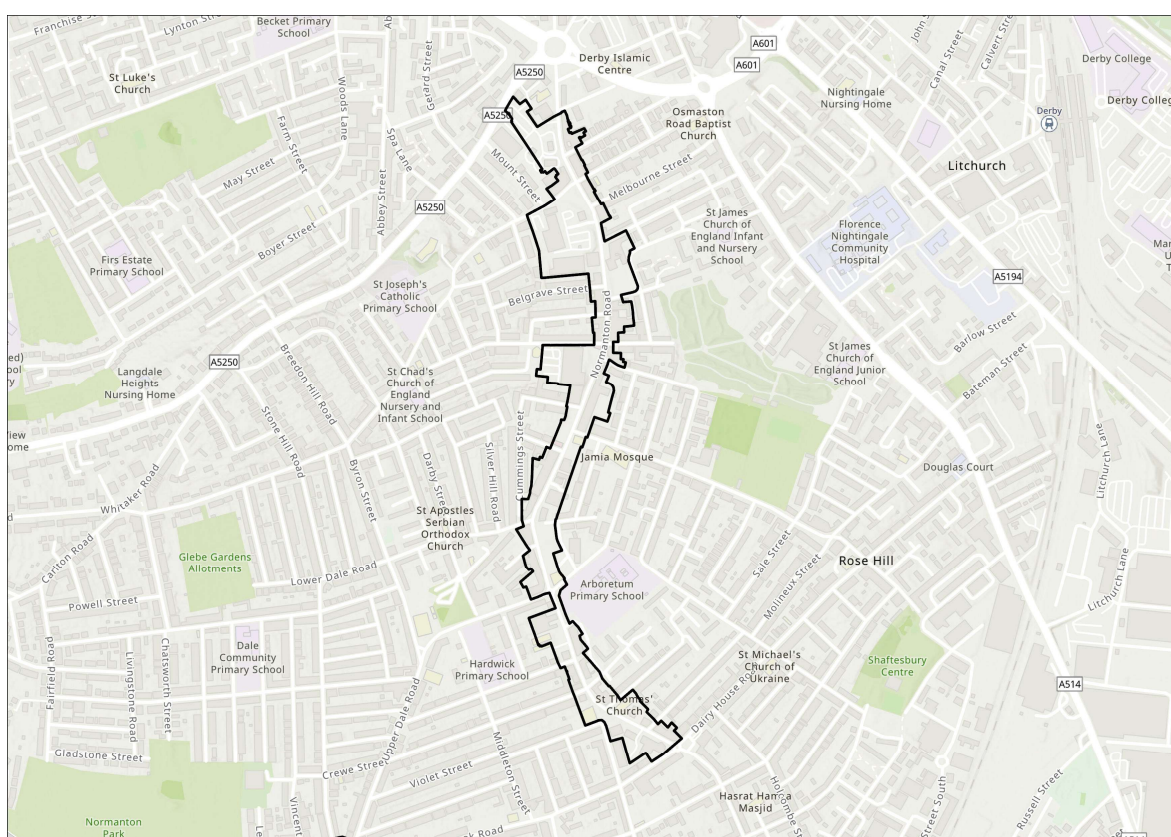
- 364. The boundary should be expanded to include a wider range of community-oriented uses within the immediate vicinity, where these contribute to the centre's role and function as a local service hub. In particular, it would be appropriate to include Mickleover Library and Mickleover Community Centre within the designated boundary, as both uses support regular community activity, generate linked trips and form part of the wider civic and social infrastructure serving the centre.
- 365. For more detail, please refer to **Volume 1, Section 8**.

12. NORMANTON DISTRICT CENTRE HEALTH CHECK

Overview

- 366. Normanton is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 367. The centre is linear in form, spanning 1.5km from Babington Lane in the north to St Thomas Road/ Dairy House Road in the south.
- 368. The centre is located just beyond the southern boundary of Derby City Centre.
- 369. The map below outlines the extent of Normanton District Centre.

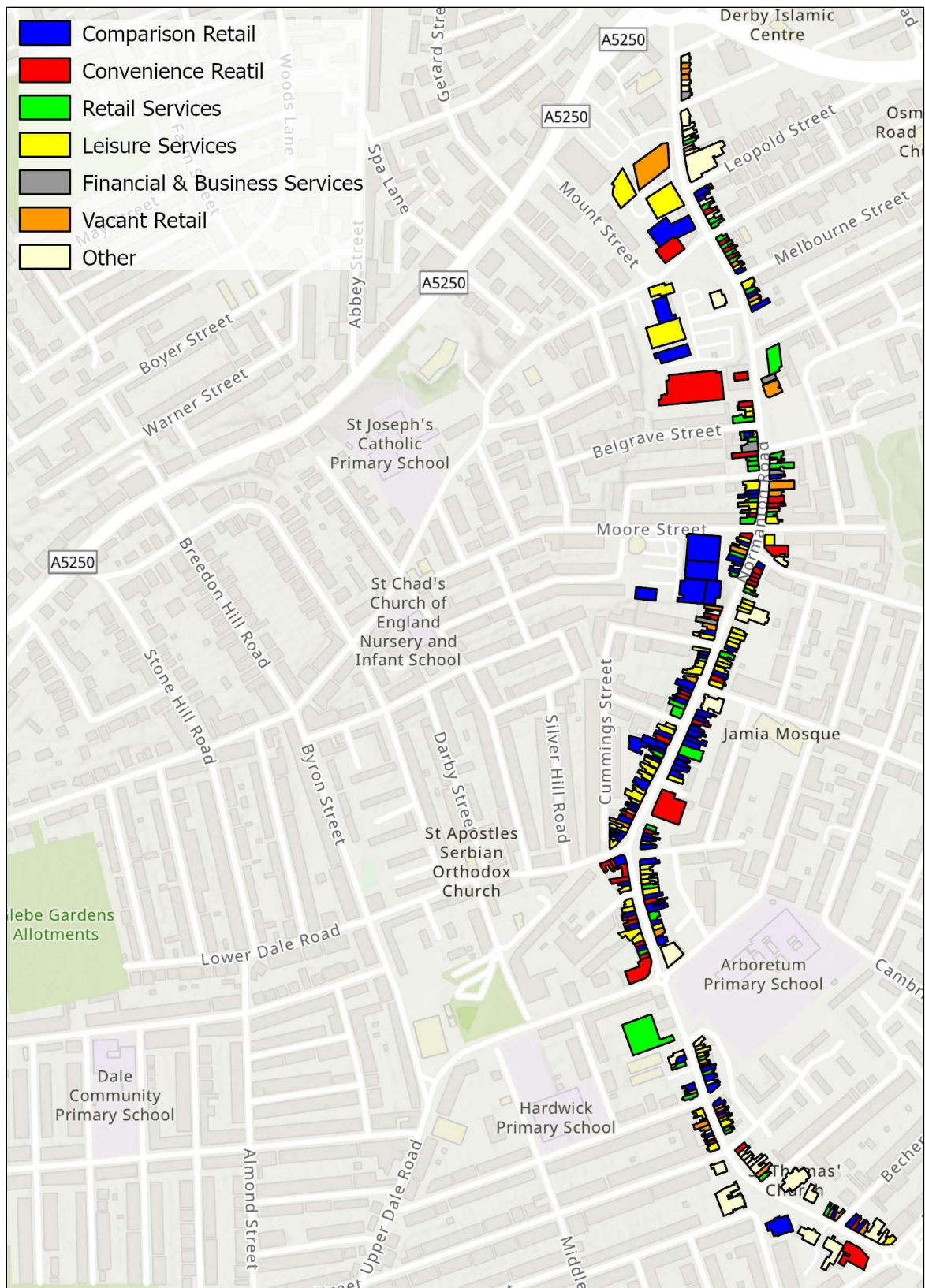
Figure 78: District Centre Boundary



Diversity of Uses

- 370. LSH site visit data from March 2026 has been used to assess Normanton's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 79: Diversity of Uses, Normanton Road



Source: LSH Site Visits, March 2026

371. The table below outlines Normanton's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 80: Number of Outlets, Normanton Road

	No. of Outlets	% of Total Outlets		
		Normanton Road	UK Average	Difference
Comparison Retail	75	28.3%	26.0%	+2.3%
Convenience Retail	44	16.6%	9.4%	+7.2%
Retail Services	43	16.2%	15.8%	+0.4%
Leisure Services	65	24.5%	26.6%	-2.1%
Financial & Business Services	8	3.0%	7.9%	-4.9%
Vacant	30	11.3%	14.1%	-2.7%
Total	265	100.0%	100%	

Source: LSH Site Visits, March 2026

372. The comparison retail offer is dominated by independent outlets. There is however the presence of some national multiples, such as One Beyond and Home Bargains.
373. Similarly, the convenience retail offer is dominated by independent outlets. Lidl is located within the northern half of the centre, on the west side of Normanton Road. There is a notable presence and diversity when it comes to international food stores in Normanton Road District Centre.
374. The retail service offer is largely composed of health & beauty related operators (hairdressers, barbers, nail / beauty salons etc.). There is a range of other retail services available, including a launderette, Post Office, travel agents and opticians.
375. Of the 65 leisure services outlets present, 61 are food & beverage operators (more detail provided below). The remaining four outlets are made up by three betting shops and a gym (The Gym Group).
376. The financial & business services on offer in the centre include estate agents, accountants and legal services. Despite the size of Normanton District Centre, there are no high street banks present.
377. The table below outlines the mix of food & beverage operator types within Normanton Road District Centre.

Figure 81: Number of Food & Beverage Outlets, Normanton Road

	No. of Outlets	% of Total Outlets		
		Normanton Road	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	7	2.7%	3.0%	-0.3%
Fast Food & Take-Away	46	17.4%	3.1%	+14.3%
Public Houses	3	1.1%	3.4%	-2.2%
Restaurants	5	1.9%	4.6%	-2.7%
Total	61	23.1%	16.6%	

Source: LSH Site Visits, March 2026

378. Of the 61 food & beverage operators, 46 are represented by fast food & take-away establishments. These fast food & take-away establishments represent 17.4% of all outlets in the centre. Notable operators include Wendy's, Dunkin Doughnuts and Subway. There is a strong presence of independent operators and a wide range of cuisines on offer.

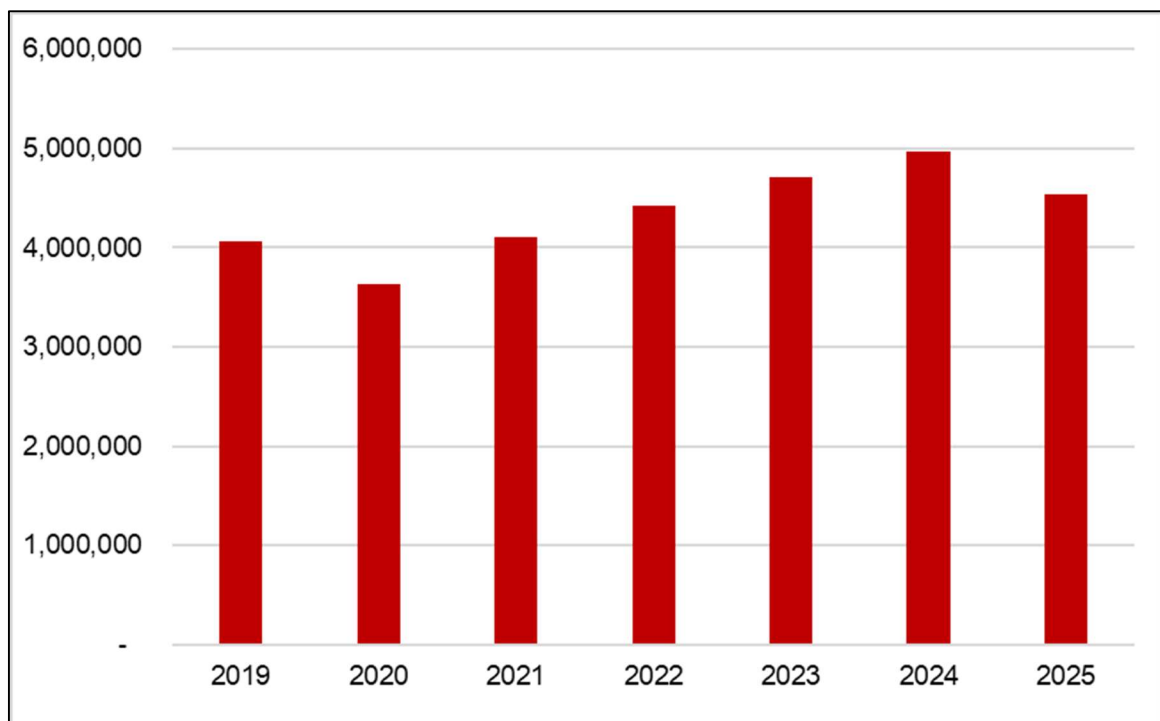
Vacancies

379. There is a total of 30 vacant outlets in Normanton Road District Centre which represents 11.3% of the overall outlets. This vacancy rate compares favourably to the UK average of 14.1%.
380. This represents an increase of one vacant outlet since 2025, where 29 vacant outlets were recorded by Derby City Council.

Pedestrian Flows

381. A section of the centre, located along Normanton Road (near Dixy's Chicken), was sampled to obtain information on how footfall levels have changed between 2019 and 2025. As can be seen in the figure below, footfall levels are particularly high, with figures typically between four and five million. Year on year growth was seen from 2020 through to 2024. A small drop-off was recorded in 2025.

Figure 82: Yearly Footfall Graph, 2019 – 2025, Normanton Road



Source: Visitor Insights, Terain

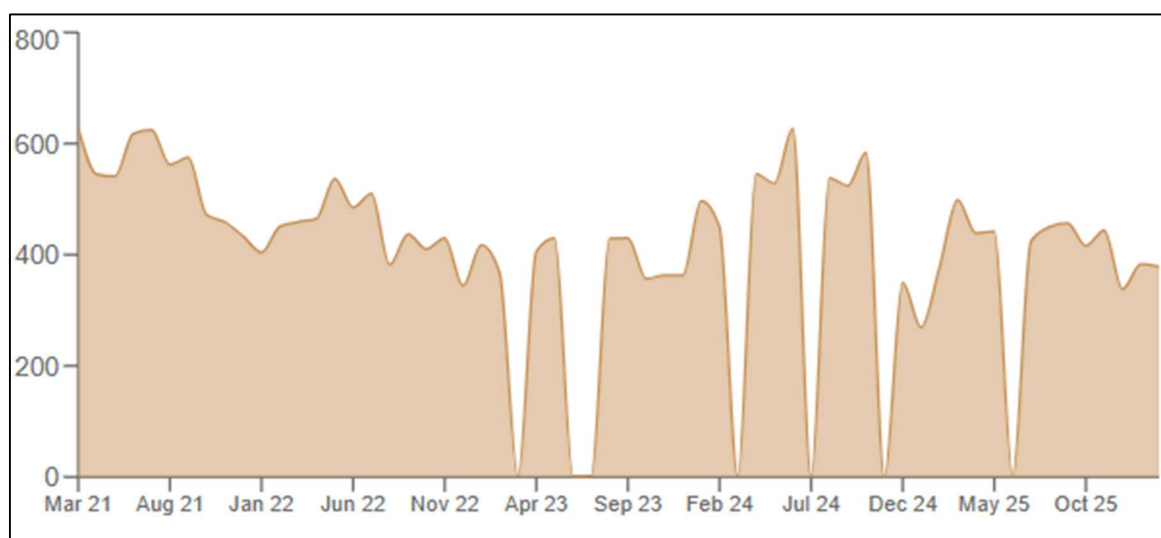
Accessibility

382. Bus services run along Normanton Road and can be picked up at several locations through the centre. Regular buses are available, connecting to a range of destinations, including Derby City Centre, Sinfin, Alvaston and Allenton.
383. There is on street parking available along parts of Normanton Road, as well as parking available at Grove Street Car Park (77 spaces) and Southgate Retail Park (152 spaces). Customer parking is also available at stores such as Lidl and Home Bargains.
384. Along Normanton Road, there are both signal-controlled pedestrian crossings and more informal crossing points. The informal crossings do not have traffic lights, but feature dropped kerbs that allow pedestrians to cross the carriageway more easily.
385. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 86 when assessing a central point within Normanton District Centre, indicating that accessibility and connectivity is strong.

Crime and Safety

386. A central postcode within Normanton District Centre was used to review total crime data within a ½ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

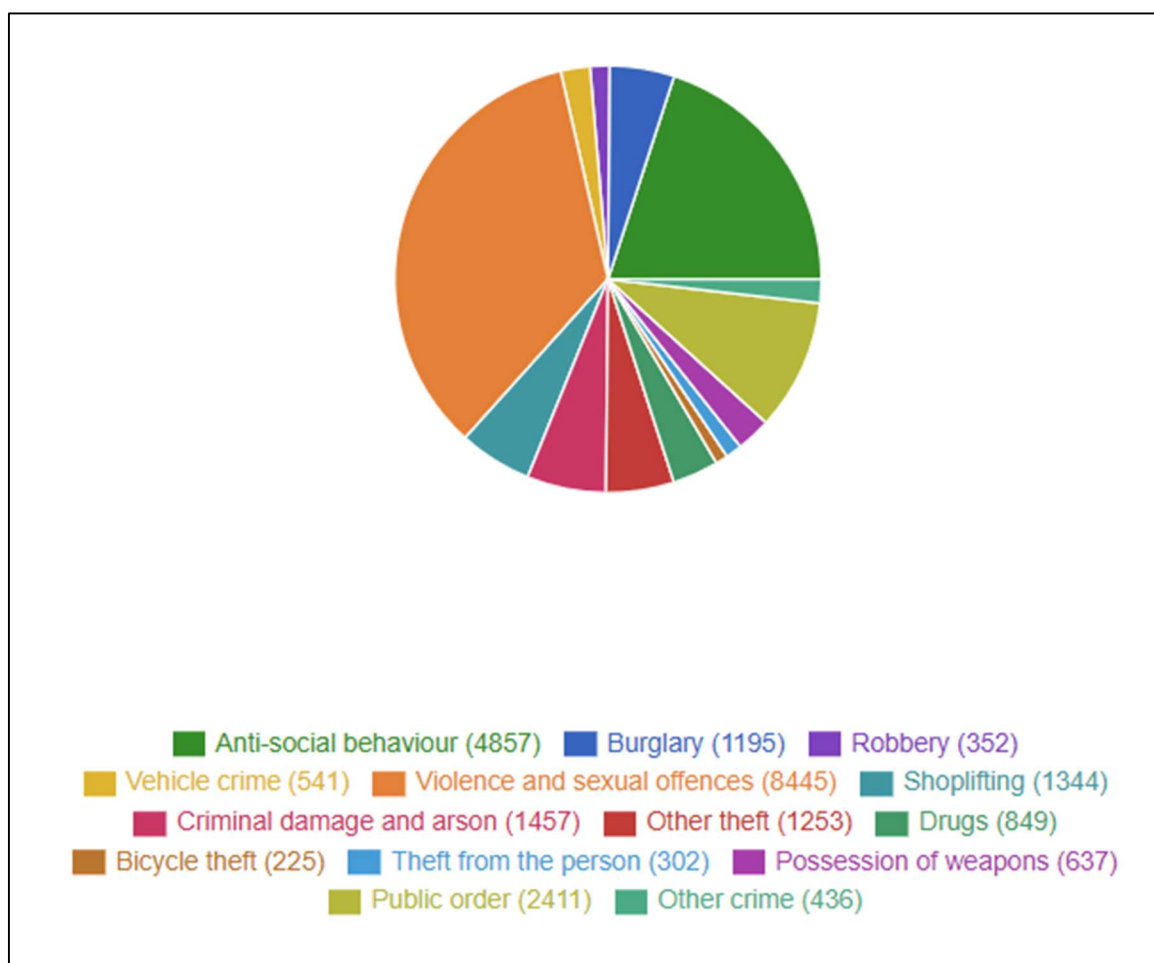
Figure 83: Recorded Crimes, Normanton District Centre, March 2021 to February 2026



Source: UKCrimeStats

387. During this period, the breakdown of crime types can be seen represented within the below figure.
388. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (8,445 recorded incidences), Anti-Social Behaviour (4,857 recorded incidences) and Public Order Offences (2,411 recorded incidences).

Figure 84: Crime Type Breakdown, Normanton District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

389. Normanton Road is by some distance the largest district centre in Derby whether this is measured by reference to floorspace, number of units, or overall area. It is a large, linear centre which incorporates both small-scale converted properties and modern premises which are served by dedicated car parking areas and are similar to retail parks in character.
390. The northern part of Normanton Road District Centre accommodates larger footprint operators which include Lidl, The Gym Group, and Wendy's restaurant/hot food takeaway. This part of Normanton Road is closer to the city centre.
391. Premises occupied by national multiple operators in the northern part of the centre are generally in a good state of repair, and car parking areas are maintained and free of litter.
392. However, a number of older properties within the centre are in a poor state of repair and shopfronts are of a variable quality. Some fascia signs are oversized and displays can sometimes spill onto the pavements.

393. There is limited street furniture and few places to sit within the centre. Furthermore, Normanton Road and Pear Tree Road carry a significant amount of traffic and also support on-street parking which can add to congestion as vehicles manoeuvre.
394. Normanton Road has evolved in a somewhat organic manner and investment into the public realm and some buildings could undoubtedly improve the centre.
395. However, it is important to recognise that the centre supports a diverse offer and that certain shops and service providers cater for particular needs arising within the surrounding local communities. There is a good level of activity within the centre and the centre feels vibrant.
396. Whilst there is definitely scope to improve the public realm, provide additional planting and introduce more attractive shopfronts, the centre has a distinct character which should be valued and nurtured.

Conclusion

397. Normanton is a highly vibrant and important district centre, characterised by strong footfall levels, a highly diverse independent offer and a strong representation of comparison retail, convenience retail, retail services and leisure services. The centre acts as a major hub within its catchment, supported by excellent accessibility and a strong cultural identity that contributes to its distinctiveness. Its scale and activity levels ensure that it performs a significant role within the wider network of centres.
398. However, the centre faces challenges including an inconsistent environmental quality (lack of street furniture, high levels of passing traffic and some low-quality shop frontages). Additionally, the food and beverage offer lacks diversity, with approximately 75% of food and beverage outlets occupied by fast-food and takeaway establishments. This use in particular can lead to a lack of daytime activity due to typical opening times and can limit the availability of healthier food options.
399. There is clear potential to enhance the public realm, improve visual cohesion and diversify the food and beverage offer to support the centre's continued vitality.

Boundary Recommendations

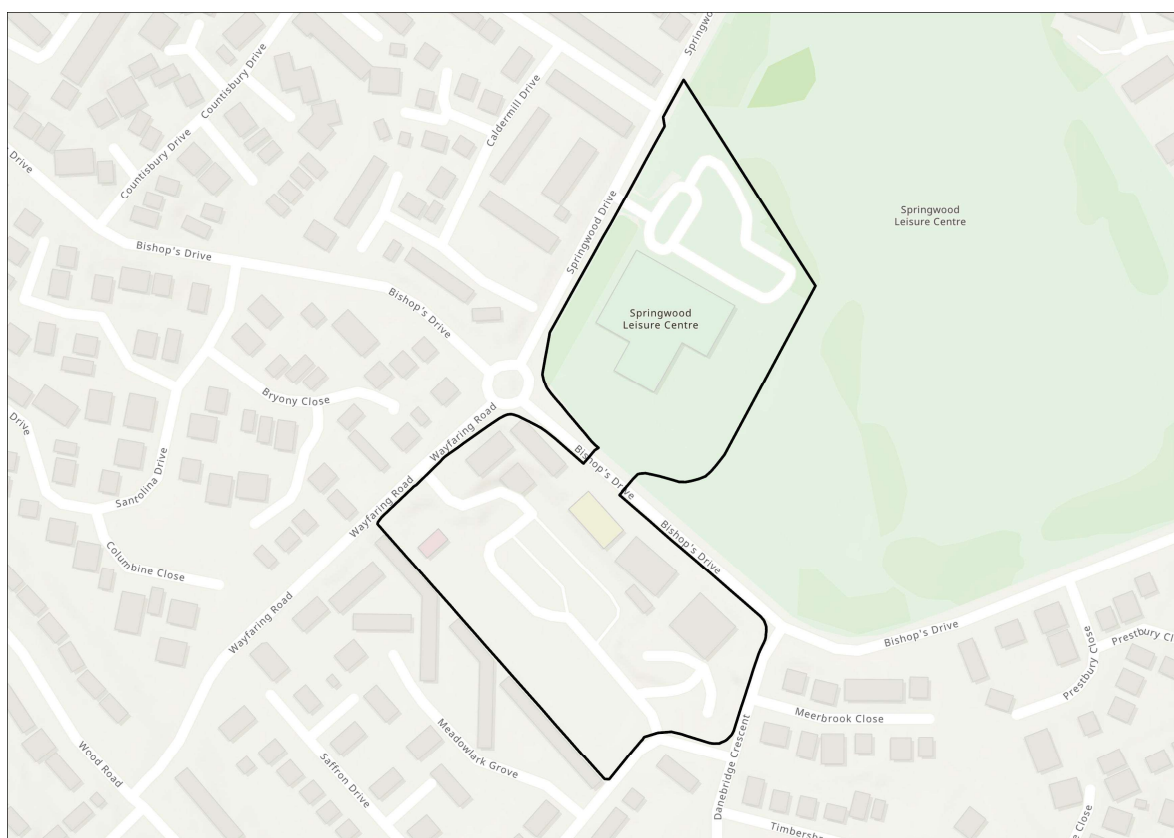
400. The north-western boundary should be extended to include the Aldi store accessed from Normanton Road.
401. For more detail, please refer to **Volume 1, Section 8**.

13. OAKWOOD DISTRICT CENTRE HEALTH CHECK

Overview

- 402. Oakwood is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 403. The centre is part of a large housing development and contains key services such as a chemist, post office and a supermarket which supports the wider area.
- 404. The centre is located approximately 6km northeast from Derby City Centre and 2.6km north from Chaddesden District Centre.
- 405. The centre is well positioned in relation to a number of proposed housing developments, being around 1.3 km from Brook Farm, 2.2 km from Royal Hill Farm, and 2.5 km from the Beaufort Business Centre allocation.
- 406. The map below outlines the extent of Oakwood District Centre.

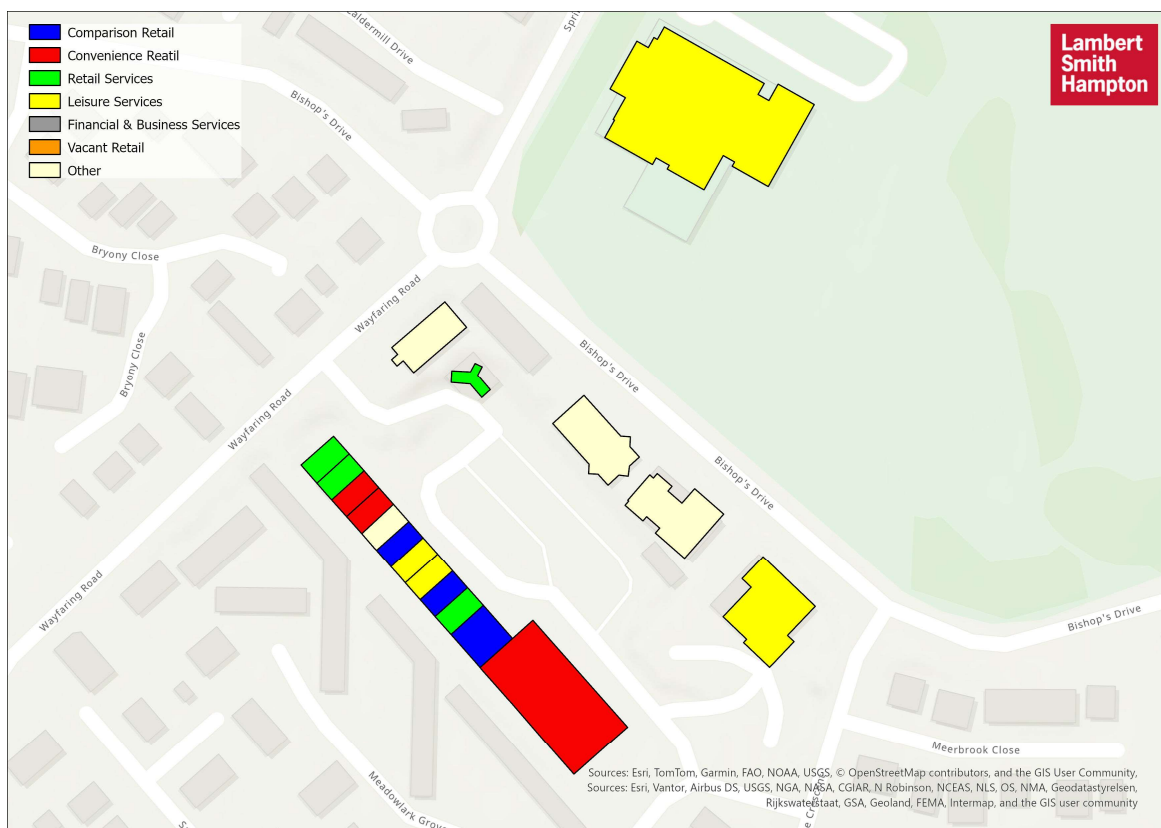
Figure 85: District Centre Boundary



Diversity of Uses

- 407. LSH site visit data from March 2026 has been used to assess Oakwood's mix of uses.

Figure 86: Diversity of Uses, Oakwood



Source: LSH Site Visit, March 2026

408. The table below outlines Oakwood's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 87: Number of Units, Oakwood

	No. of Outlets	% of Total Outlets		
		Oakwood	UK Average	Difference
Comparison Retail	3	21.4%	26.0%	-4.6%
Convenience Retail	3	21.4%	9.4%	+12.0%
Retail Services	4	28.6%	15.8%	+12.8%
Leisure Services	4	28.6%	26.6%	+2.0%
Financial & Business Services	0	0.0%	7.9%	-7.9%
Vacant	0	0.0%	14.1%	-14.1%
Total	14	100.0%	100.0%	

Source: LSH Site Visit, March 2026

409. The comparison retail offer is made up by a charity shop, a carpet shop and a chemist.
410. The Co-op supermarket provides a convenience retail anchor for the centre, which is supported by a baker (Birds Bakery) and a butcher (Oakwood Butchers).
411. Retail services available cover two opticians, a beauty salon and a Post Office.

412. There are four outlets operating under the leisure services use. One is Springwood Leisure Centre – facilities available here include a gym, fitness classes and a library. The other three are food & beverage operators - one pub and two fast food & take-aways.

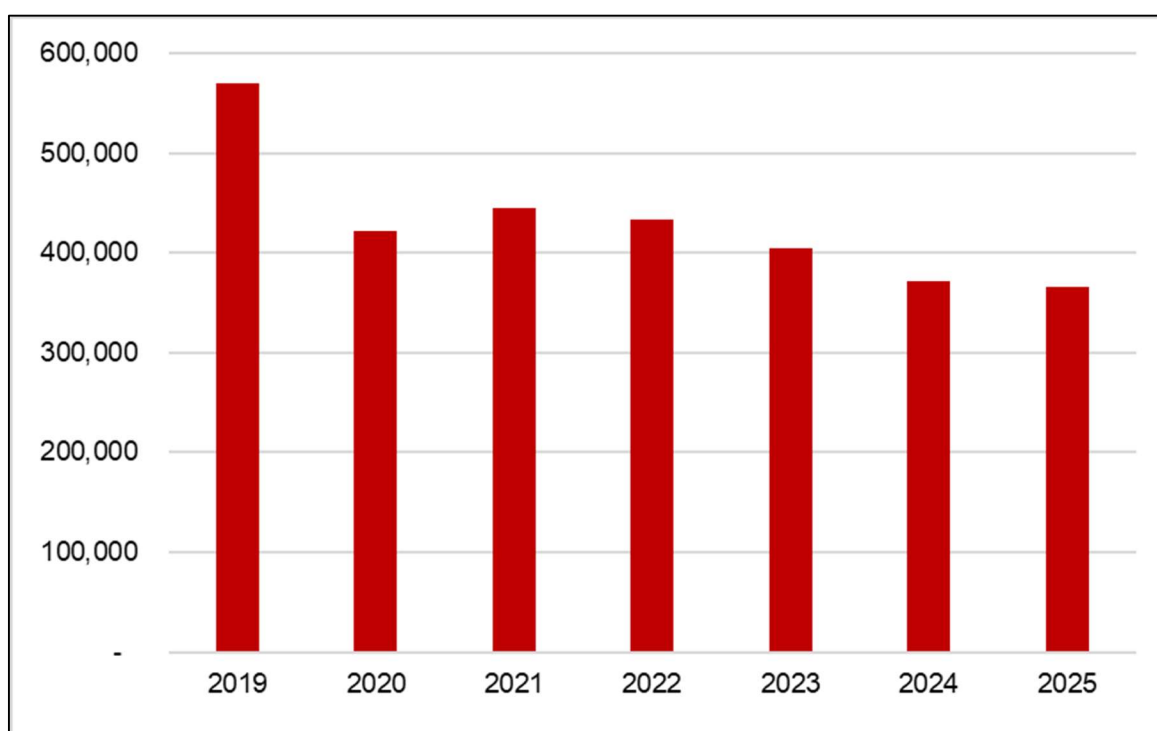
Vacancies

413. There are no vacant units in the centre.

Pedestrian Flows

414. A pedestrian section (by the Co-op store) was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
415. As can be seen in the figure below, footfall levels have shown a steady decline since 2019, falling from 569,000 to a low of 366,000 in 2025.

Figure 88: Yearly Footfall Graph, 2019 – 2025, By Co-op Store



Source: Visitor Insights, Terain

Accessibility

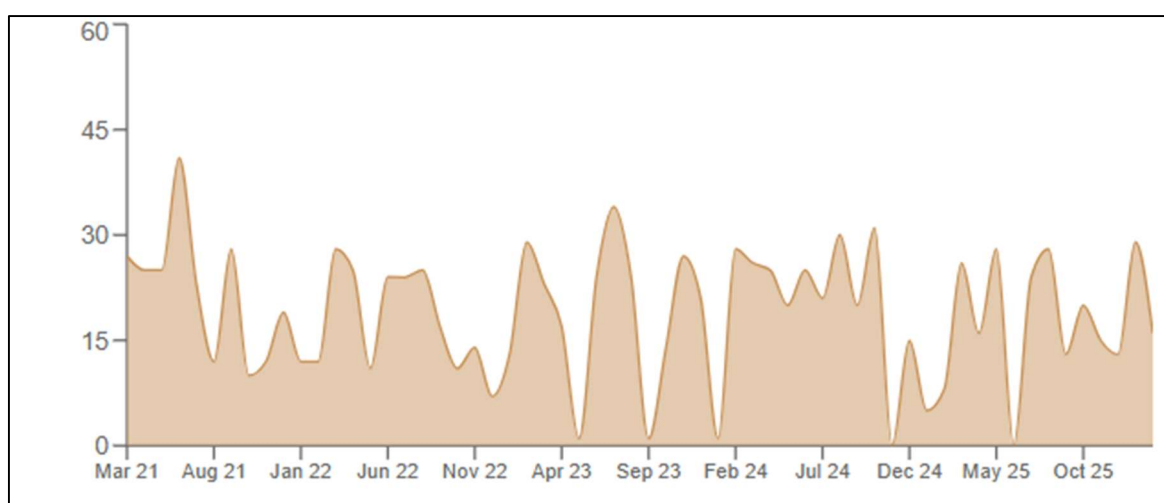
416. There is a bus stop near the entrance of Oakwood District Centre, along Wayfaring Road, with services providing connections to and from Derby City Centre.
417. There are approximately 100 parking spaces available at the main car park within the centre. A separate car park is also available for the Oak and Acorn pub.

418. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 68 when assessing a central point within Oakwood District Centre, indicating that accessibility and connectivity is satisfactory.

Crime and Safety

419. A central postcode within Oakwood District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

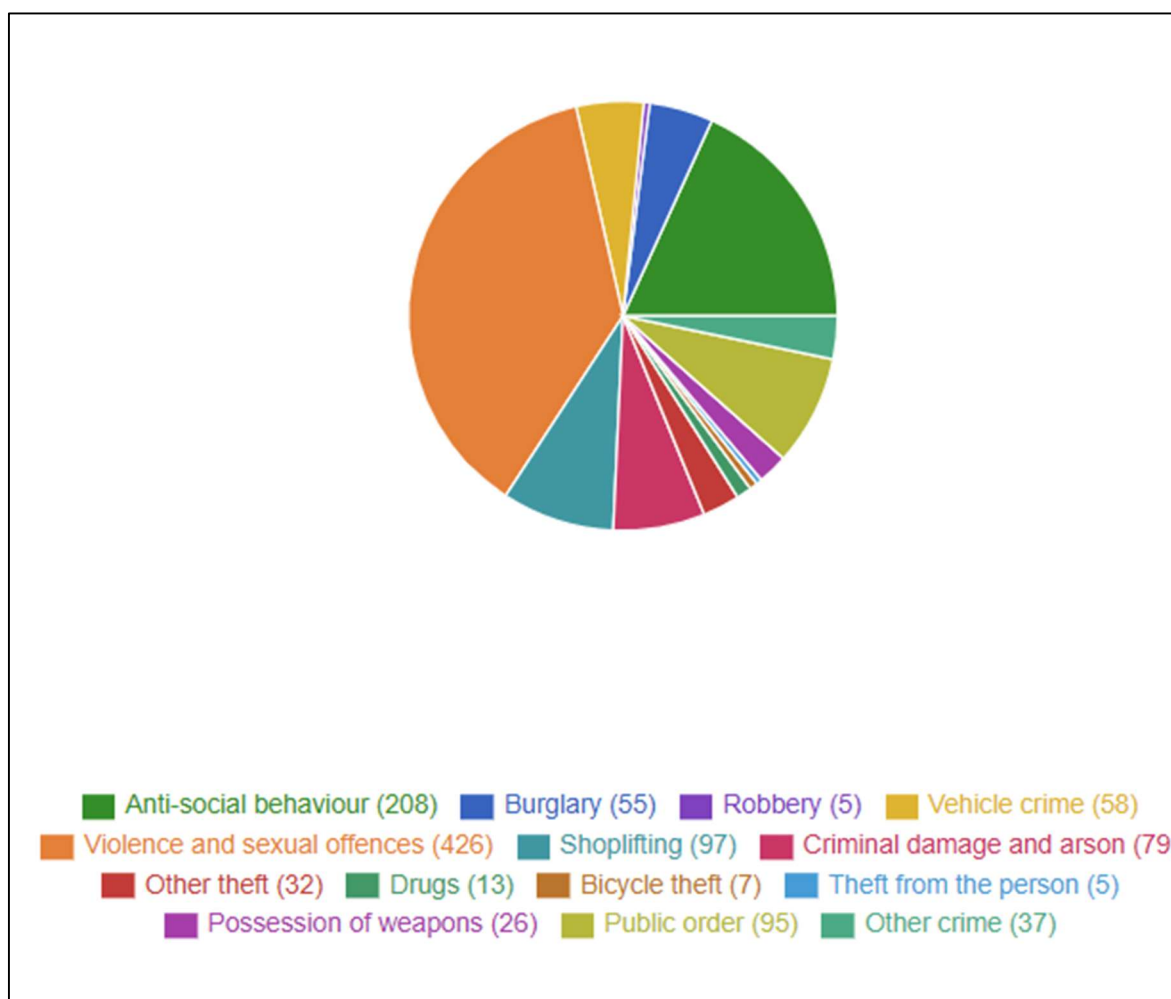
Figure 89: Recorded Crimes, Oakwood District Centre, March 2021 to February 2026



Source: UKCrimeStats

420. During this period, the breakdown of crime types can be seen represented within the below figure.
421. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (426 recorded incidences), Anti-Social Behaviour (208 recorded incidences) and Shoplifting Offences (97 recorded incidences).

Figure 90: Crime Type Breakdown, Oakwood District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

422. Oakwood is a relatively small-scale purpose-built centre which dates from the 1980s.
423. It is focused on a retail parade which provides moderately-scaled accommodation supplemented by a Co-op foodstore. The centre is served by a good-sized surface car park. A number of civic and medical uses (including a church, medical centre and dentist) are situated opposite the retail terrace.
424. The centre is consistent in respect of its architecture, and the shop frontages and streetscape are well maintained. The modern, purpose-built nature of the district centre helps support a standard of quality throughout and there are no particular environmental issues which detract from visitors' amenity.
425. The centre is pleasant and – whilst its public realm is largely functional – it feels safe and is generally attractive to visit. There may be some potential to provide planted areas to soften the expanse of car parking and further improve the centre.

Conclusion

426. We therefore conclude that Oakwood is a vital and viable district centre that supports the day-to-day needs of its immediate catchment – led by its convenience anchor (Co-op). The centre has a pleasant environmental quality with a well-maintained streetscape and shop frontage. Civic and medical uses including the church and medical centre support the centre in drawing visitors.

Boundary Recommendations

427. No changes to the district centre boundary are proposed.

14. SINFIN DISTRICT CENTRE HEALTH CHECK

Overview

- 428. Sinfin is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017).
- 429. The centre is surrounded by residential neighbourhoods and contains key services that serve the surrounding residential areas including a Post Office, Asda superstore and a chemist.
- 430. The centre is located circa 5km south of Derby City Centre. The map below outlines the extent of Sinfin District Centre.

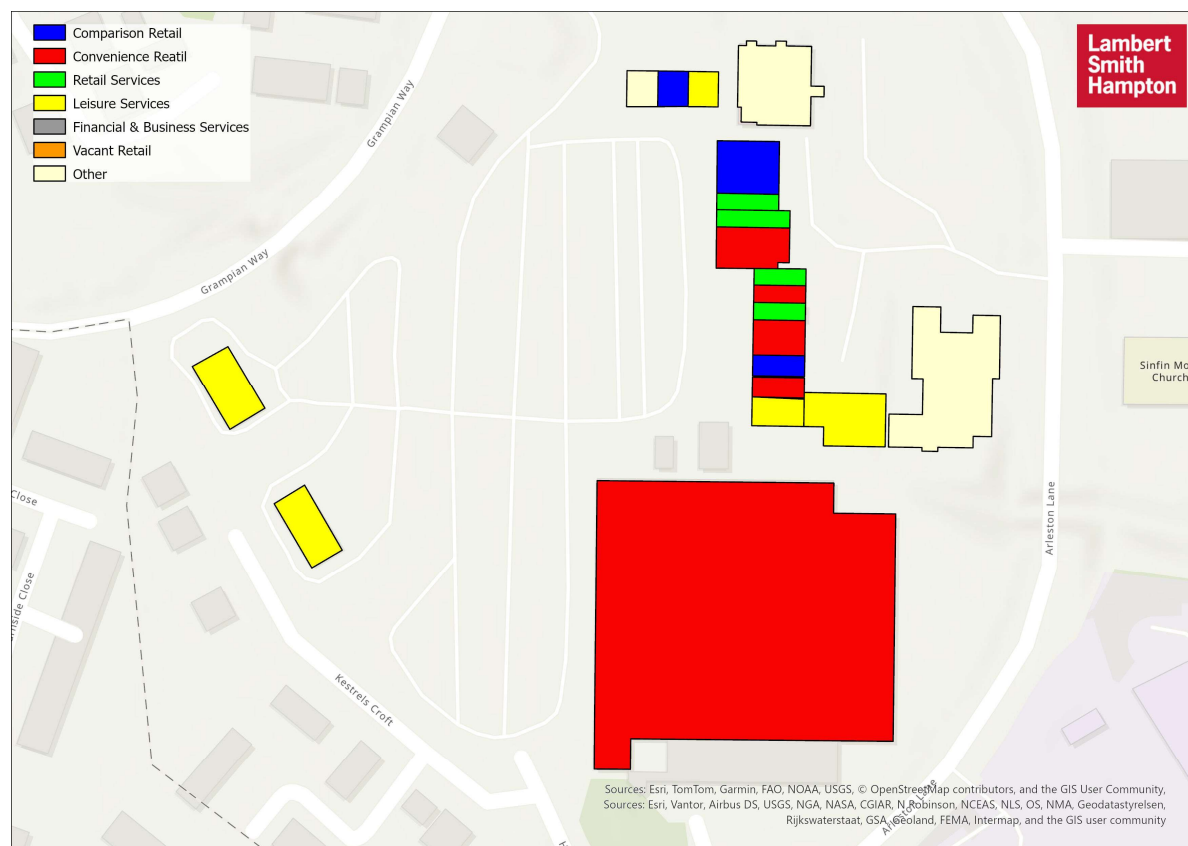
Figure 91: District Centre Boundary



Diversity of Uses

- 431. LSH site visit data from March 2026 has been used to assess Sinfin's mix of uses.

Figure 92: Diversity of Uses, Sinfin



Source: LSH Site Visit, March 2026

432. The table below outlines Sinfin's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 93: Number of Outlets, Sinfin

	No. of Outlets	% of Total Outlets		
		Sinfin	UK Average	Difference
Comparison Retail	3	17.6%	26.0%	-8.4%
Convenience Retail	5	29.4%	9.4%	+20.0%
Retail Services	4	23.5%	15.8%	+7.7%
Leisure Services	5	29.4%	26.6%	+2.8%
Financial & Business Services	0	0.0%	7.9%	-7.9%
Vacant	0	0.0%	14.1%	-14.1%
Total	17	100.0%	99.8%	

Source: LSH Site Visit, March 2026

433. The comparison retail offer consists of two charity stores and a chemist.
434. The Asda Superstore is the anchor for the centre and makes up one of the five convenience retail outlets at Sinfin. The store's offer includes a petrol filling station, pharmacy, opticians, café and travel money bureau.
435. There are five leisure services outlets at Sinfin District Centre – a Coral betting shop, a KFC, a Starbucks, a Subway and The Ferrers Arms (pub). The Starbucks and

KFC outlets are relatively new additions to the centre and sit to the western edge of the centre and the large central car park.

436. The retail services present are made up by a Post Office, two hairdressers and an optician.

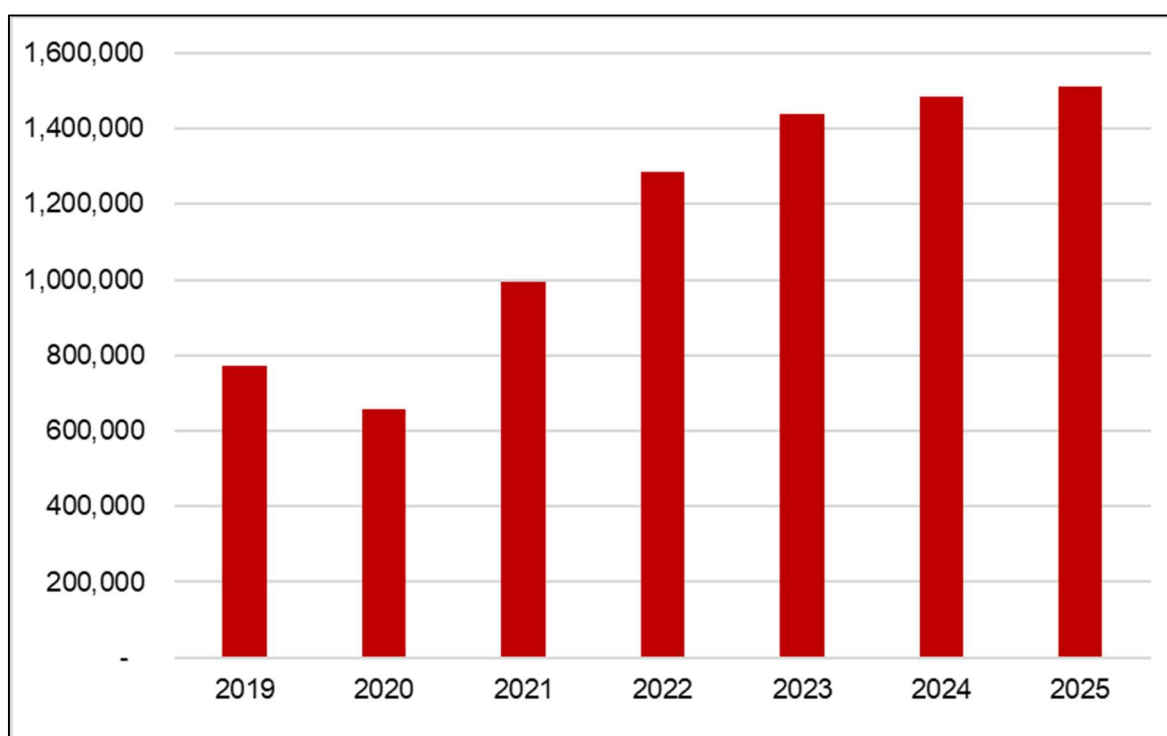
Vacancies

437. No vacant outlets were recorded at Sinfin District Centre in March 2026. During Derby City Council's surveys in 2025, two outlets were recorded as being vacant.

Pedestrian Flows

438. A section of the centre (near to the Asda store entrance) was sampled to obtain information on how footfall levels have changed between 2019 and 2025.
439. As can be seen in the figure below, footfall levels have increased significantly during this period – rising from 773,000 in 2019, this increased to 1,513,000 in 2025.

Figure 94: Yearly Footfall Graph, 2019 – 2025, Sinfin District Centre



Source: Visitor Insights, Terrain

Accessibility

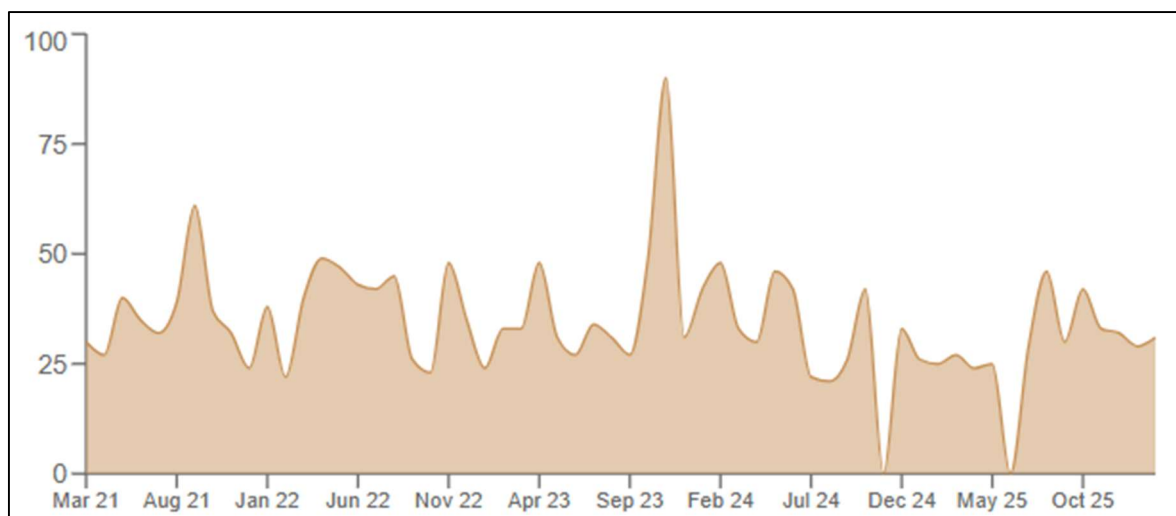
440. Bus stops are located around the perimeter of Sinfin District Centre. From here, bus services provide connections to and from Derby City Council and Cavendish District Centre.
441. There is a free large car park with approximately 500 spaces available that serves the centre.

442. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 69 when assessing a central point within Sinfin District Centre, indicating that accessibility and connectivity is satisfactory.

Crime and Safety

443. A central postcode within Sinfin District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

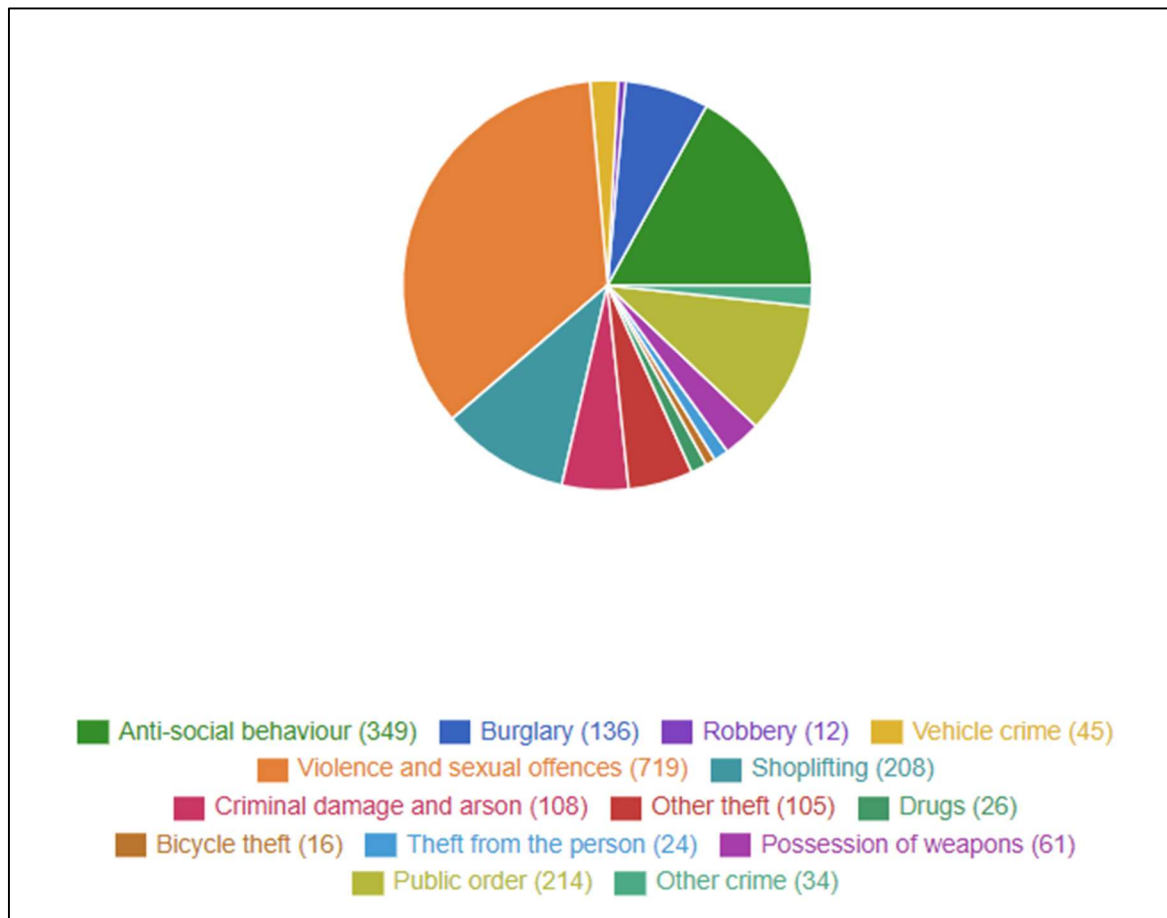
Figure 95: Recorded Crimes, Sinfin District Centre, March 2021 to February 2026



Source: UKCrimeStats

444. During this period, the breakdown of crime types can be seen represented within the below figure.
445. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (719 recorded incidences), Anti-Social Behaviour (349 recorded incidences) and Public Order Offences (214 recorded incidences).

Figure 96: Crime Type Breakdown, Sinfin District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

446. Sinfin is a moderately-sized purpose-built centre which is somewhat dominated by the Asda superstore. The Asda is supplemented by a single store retail terrace, two new drive thru units, and a handful of other uses (including a medical centre and public house).
447. Due to the scale of the Asda superstore, the character of the centre is impacted by a significant expanse of car parking which serves this store and adjacent uses.
448. Whilst the car park does incorporate some trees, the recent addition of KFC and Starbucks also means that Sinfin has something of the feel of a retail park rather than a more characterful centre serving the local population.
449. The retail parade element of the centre is well maintained and units have consistent shopfronts and signage. Some interest (and shelter from the weather) is provided by a canopy which runs the length of the terrace.
450. There is a general lack of street furniture, seating and planting within the centre and it is considered that there is scope to significantly improve its environmental quality.

Notwithstanding this, the centre feels safe and secure, and there is a good level of activity.

Conclusion

451. We therefore conclude that Sinfin is a vital and viable district centre that is largely characterised by the presence of the Asda supermarket (which acts as a key convenience retail anchor for a wider catchment area) and the lack of any vacant outlets. The offer has evolved in recent years, with the arrivals of KFC and Starbucks, whilst footfall levels during this time have grown significantly.
452. The centre's layout and design however result in an environment that is dominated by car parking and lacks a strong sense of place, giving it a more retail park style character and likely limiting dwell times. This is compounded by a lack of street furniture, seating and greenery, which, if introduced, would go some way to counteracting the current feeling of it acting more like a retail park than district centre.

Boundary Recommendations

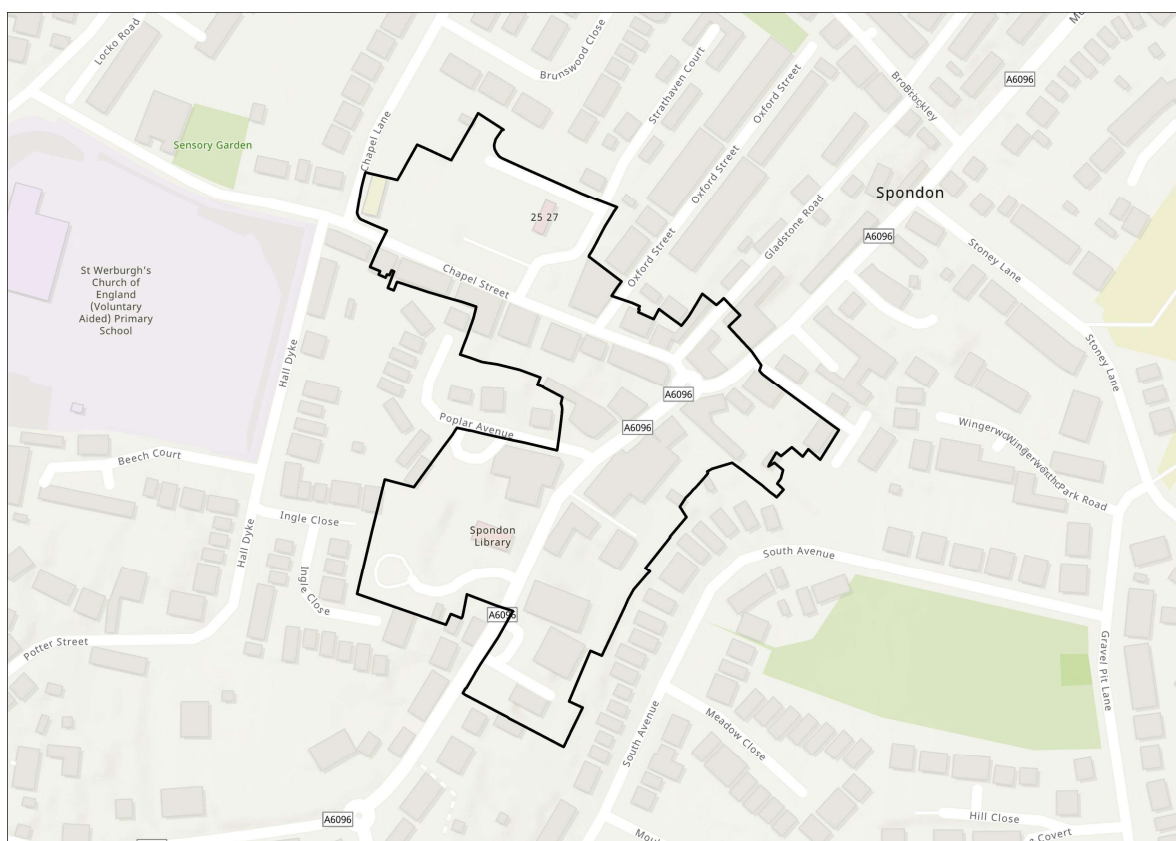
453. No changes to the district centre boundary are proposed.

15. SPONDON DISTRICT CENTRE HEALTH CHECK

Overview

- 454. Spondon is designated as a district centre within the Derby Local Plan Part 1 Core Strategy (2017). The centre is located approximately 5.6km east of Derby City Centre.
- 455. The centre is in close proximity to a number of proposed residential developments such Royal Hill Farm (0.7km away) and Stoney Lane (0.8km away).
- 456. The map below outlines the extent of Spondon District Centre.

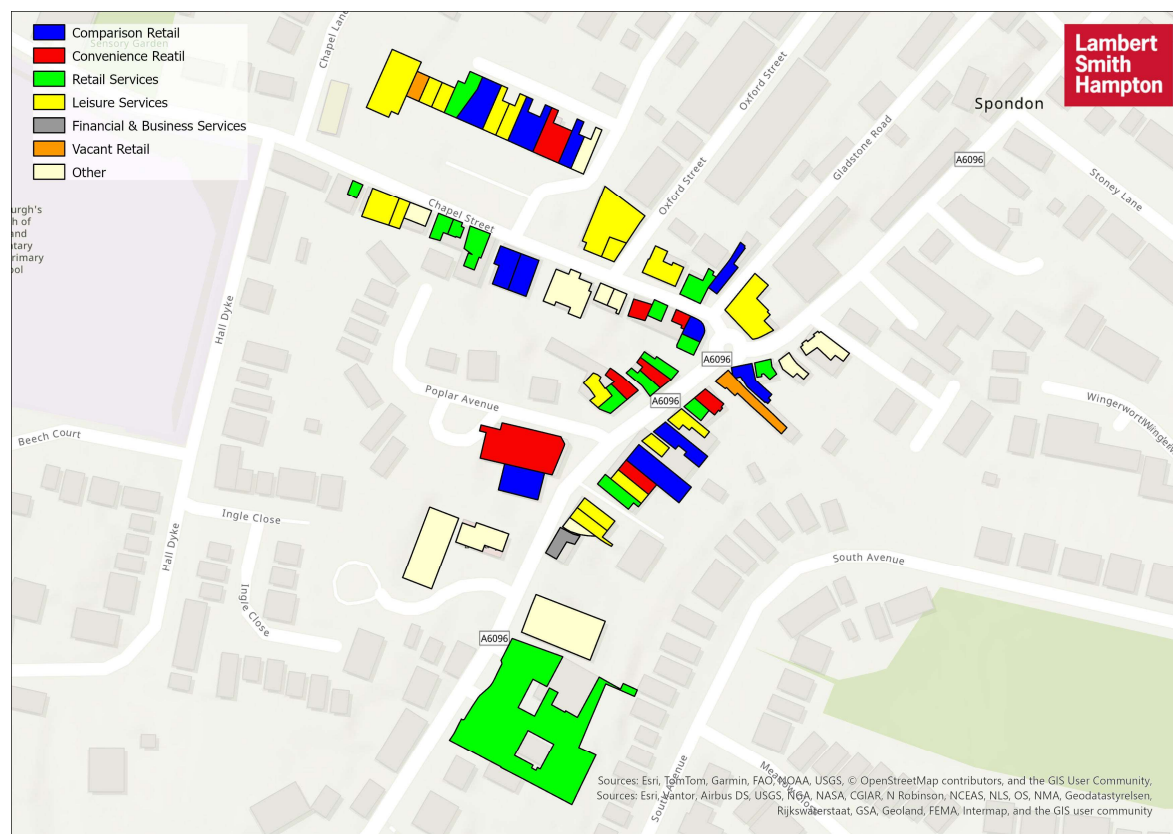
Figure 97: District Centre Boundary



Diversity of Uses

- 457. LSH site visit data from March 2026 has been used to assess Spondon's mix of uses. The figure below shows the area that the data relates to, as well as the mix of uses present within the centre.

Figure 98: Diversity of Uses, Spondon



Source: LSH Site Visit, March 2026

458. The table below outlines Spondon's diversity of uses based on outlets and provides a comparison to Goad's 2025 UK averages.

Figure 99: Number of Outlets, Spondon

	No. of Outlets	% of Total Outlets		
		Spondon	UK Average	Difference
Comparison Retail	12	21.8%	26.0%	-4.2%
Convenience Retail	7	12.7%	9.4%	+3.3%
Retail Services	15	27.3%	15.8%	+11.5%
Leisure Services	17	30.9%	26.6%	+4.3%
Financial & Business Services	2	3.6%	7.9%	-4.3%
Vacant	2	3.6%	14.1%	-10.4%
Total	55	100.0%	100%	

459. A range of comparison retail outlets are present in Spondon District Centre, including charity shops, a chemist, a furniture shop and a florist.
460. The convenience retail offer is led by the Co-op store on Sitwell Street, which is supported by a range of smaller operators, including Spondon Convenience, Premier, Little Catch (fishmonger) and Birds Bakery.

461. 11 of the 15 retail services outlets can be categorised as health & beauty related (hairdressers, barbers, beauty salons etc.). Beyond this, there is an optician, travel agent and ironing service.
462. The leisure service offer (excluding food & beverage operators, which are covered below) consists of a bookmaker, gym (martial arts) and social club (The Village Club).
463. The financial & business services available are a solicitors and an estate agent.
464. The table below outlines the mix of food and beverage operator types within Spondon.

Figure 100: Number of Food & Beverage Outlets, Spondon

	No. of Outlets	% of Total Outlets		
		Spondon	UK Average	Difference
Bars & Wine Bars	0	0.0%	2.5%	-2.5%
Cafes	3	5.5%	3.0%	+2.5%
Fast Food & Take-Away	5	9.1%	3.1%	+6.0%
Public Houses	3	5.5%	3.4%	+2.1%
Restaurants	3	5.5%	4.6%	+0.8%
Total	14	25.5%	16.6%	

465. There is a relatively even spread of food & beverage operator types in Spondon District Centre. The most common is fast food and take-away, which represent almost 1 in 10 of all outlets in the centre.

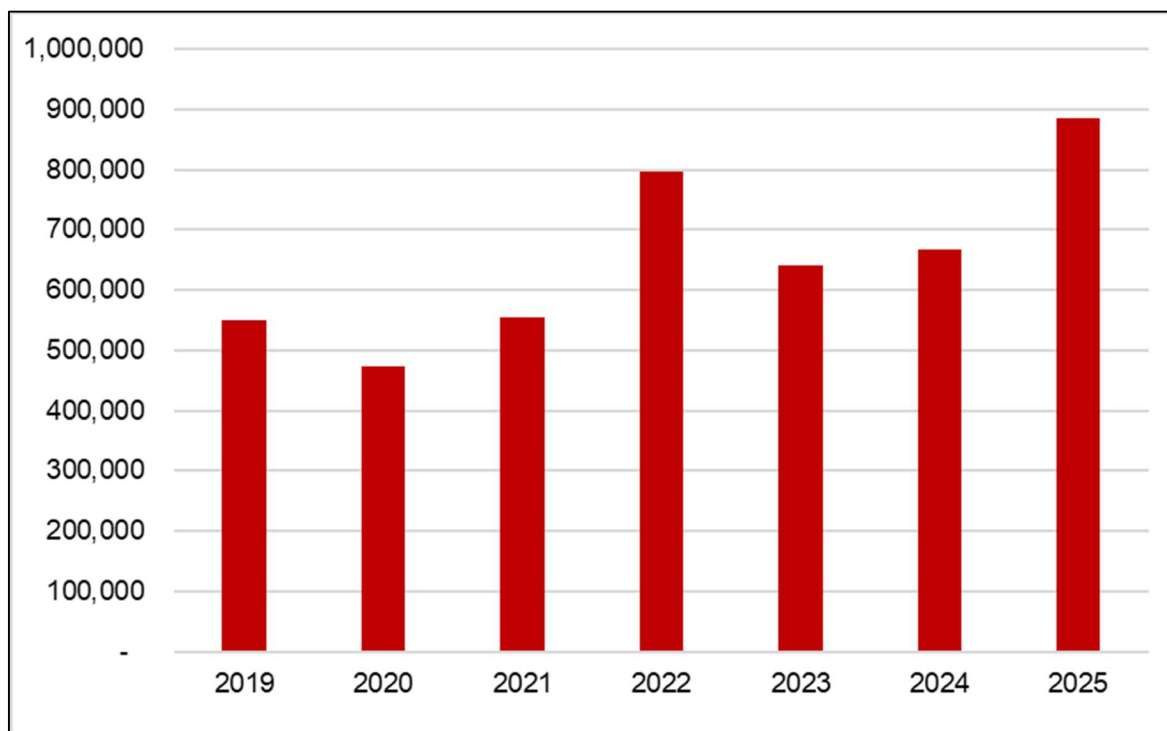
Vacancies

466. Two vacant outlets were recorded in Spondon District Centre, accounting for 3.6% of all units. This is significantly lower than the UK average vacancy rate of 14.1%.
467. This represents an increase of one vacant outlet since Derby City Council's survey in 2025.

Pedestrian Flows

468. A section of Spondon District Centre, along Sitwell Street (near Spondon Pharmacy), was sampled to obtain information on how footfall levels have changed between 2019 and 2025. As can be seen in the figure below, there has been a general trend of growth during this period, with a figure of 551,000 recorded in 2019 and 886,000 in 2025.

Figure 101: Yearly Footfall Graph, 2019 – 2025, Sitwell Street



Source: Visitor Insights, Terrain

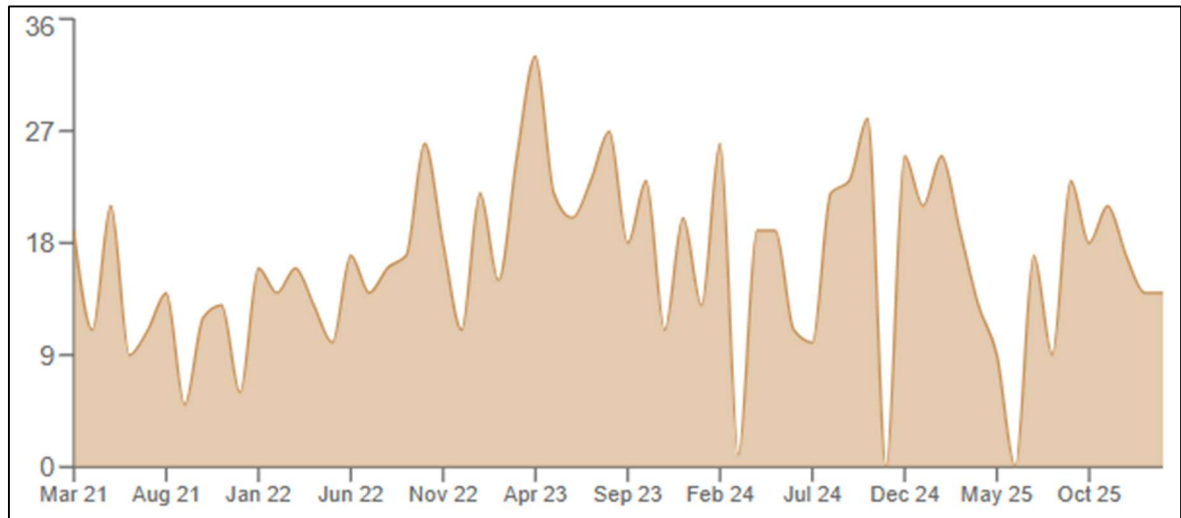
Accessibility

- 469. Bus services can be picked up along Chapel Street and Sitwell Street, providing connections to and from Derby City Centre, Ilkeston and Merchant Avenue (Asda Superstore)
- 470. Parking is available on Chapel Street, to the front of the parade of shops where the Post Office is located. The Co-op store has a designated car park, accessible via Poplar Avenue. There is further parking available which is associated with Spondon Village Hall / Library.
- 471. Pathways are generally wide and provide a safe environment, with barriers installed in certain locations to keep pedestrians safe. Pathways do narrow in parts however, particularly on Chapel Street. A pedestrian traffic light crossing operates along Sitwell Street, supporting those navigating the centre on foot.
- 472. The Connectivity Tool (UK Department for Transport) provides a connectivity score output of 74 when assessing a central point within Spondon District Centre, indicating that accessibility and connectivity is good.

Crime and Safety

- 473. A central postcode within Spondon District Centre was used to review total crime data within a ¼ mile radius between March 2021 and February 2026. The figure below outlines the total crime rate month by month within this period.

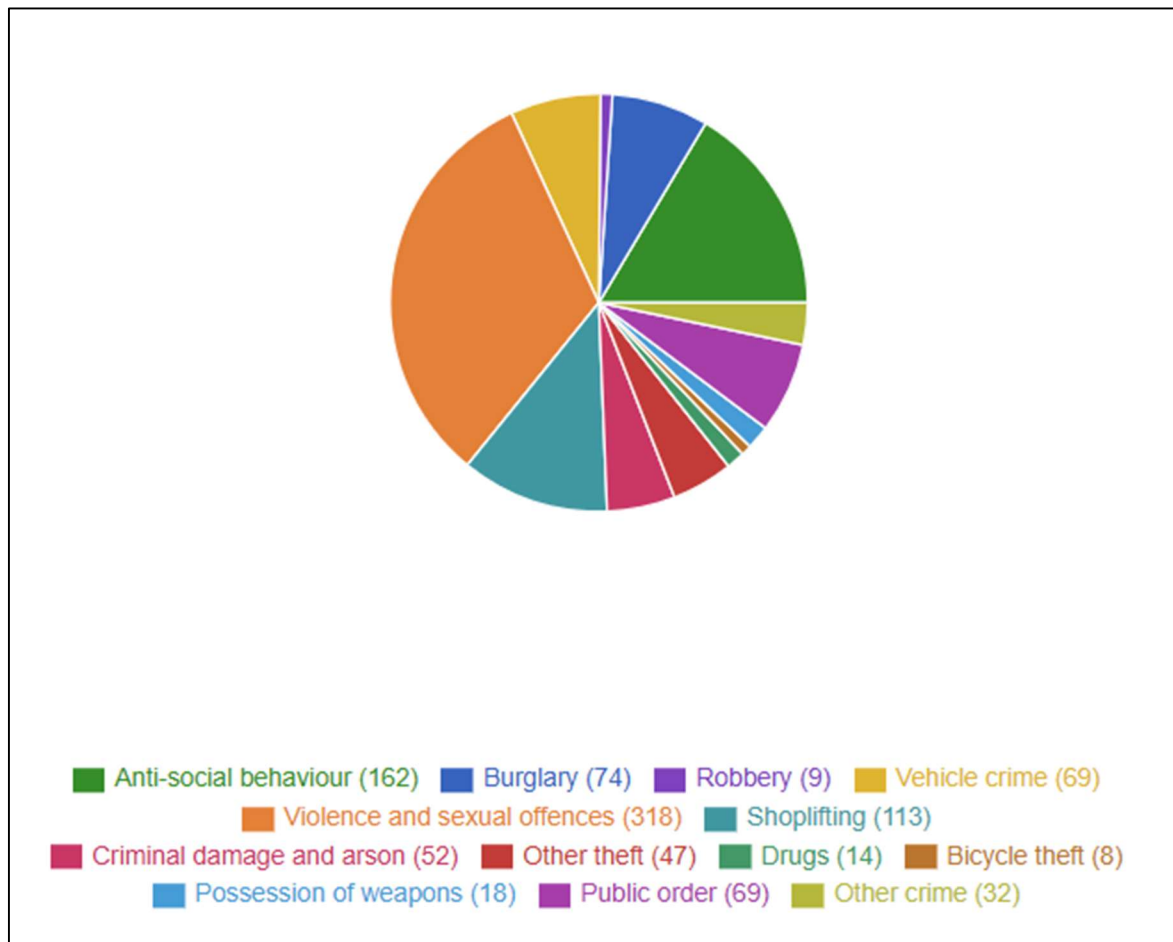
Figure 102: Recorded Crimes, Spondon District Centre, March 2021 to February 2026



Source: UKCrimeStats

474. During this period, the breakdown of crime types can be seen represented within the below figure.
475. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (318 recorded incidences), Anti-Social Behaviour (162 recorded incidences) and Shoplifting Offences (113 recorded incidences).

Figure 103: Crime Type Breakdown, Spondon District Centre, March 2021 to February 2026



Source: UKCrimeStats

Environmental Quality

476. Spondon District Centre is located adjacent to the Spondon Conservation Area and, as a historic village, it incorporates some attractive architecture.
477. The district centre is varied in character and its retail and commercial offer comprises converted period properties, traditional public houses, modern retail premises, and a purpose-built retail terrace (with residential properties above) on Chapel Street.
478. The Chapel Street retail terrace benefits from grassed areas and mature trees which soften the appearance of buildings and the off street car parking area. The eastern part of Chapel Street accommodates a number of interesting and attractive period properties and leads to Sitwell Street which is the heart of the centre.
479. Whilst the shopfronts along Sitwell Street are of variable quality, there is a strong 'village' feel in this part of the centre and Spondon is a generally attractive centre in which to spend time. In this regard, it benefits from off street car parking which is discreetly located such that it does not negatively impact on the environmental

quality of the centre. Landscaped areas around the library and village hall further improve Spondon's sense of place.

480. Whilst Spondon's environmental quality is generally good, we note that pedestrian footways are tarmacked and that introducing high quality paving could further enhance the character of the area. There are also few places to sit and linger within the centre.

Conclusion

481. Overall, Spondon is a vital and largely attractive district centre, characterised by a good mix of retail and service outlets that satisfy the needs of its catchment. Low vacancy rates and strong footfall levels are clear indicators that the centre is performing well. The centre is also deemed to be well-connected to its surrounding areas, which is likely a key contributing factor to the aforementioned low number of vacancies and healthy footfall activity.
482. Whilst the overall function and quality of the centre is good, future opportunities include upgrades to shop frontages where quality is inconsistent and an increase in the provision of places and spaces for people to sit and enjoy the centre.

Boundary Recommendations

483. No changes to the district centre boundary are proposed.