

Analysis of Potential Development Sites in Derby City

Housing Sites	Allocated Y/N	Appraisal Red Orange Green	Points Summary	G/F or B/F GW/GB	Comments
Acorn Way/Derby Road	No	11 27/28	15/17		The most sustainable G/F site!!
A38/A6 roundabout	No	9	29		
Boulton Moor East	YES - site	12	19		800 homes + 1950 in SDDC (GB)
Boulton Moor West	YES - site	7	21		200 new homes from GW review
Breadsall Green	No	5	25		
Brook Farm	YES - site AC25	6	26		275 new homes from GW review
Castleward (Mixed use)	YES - site AC6	4	28		A minimum of 800 new homes
City Centre (Mixed Use)	YES - site AC1/2	5	25		A minimum of 2,220 homes
Derby Road Infirmary	YES - site AC6	3	32		400 Homes + offices/commercial
Hackwood Farm	YES - site AC21	11	24		400 Homes + 690 in SDDC from GW
Kingsway Hospital (Mix/Use)	YES - site AC19	5	26		700 homes + business park
Land east of Spondon	No	7	24		
Land off Homeleigh Way	YES - site AC24	9	27		50 homes + further land in SDDC
Land off Oaklands Ave	No	8	25		
Lime Lane/Mansfield Rd	YES - site AC26	5	24		200 new homes
Mackworth College	YES - site AC22	5	26		221 new homes
Mickleover Sports Ground	No	9	24		
Mickleover STW	No	8	22		
Moorways Lane GW	No	10	23		
Moorways (Osmaston Pk Rd)	No	5	29		
Onslow Rd, Mickleover	YES - site AC22	6	26		200 new homes
Osmaston	YES - area AC14	5	28		Regeneration of 600 dwellings
Royal Hill Farm, Spondon	No	9	22		
Rykneld Road	YES - site AC20	7	27		900 homes + 1200 in SDDC
W of the Hollow, Mickleover	No	7	28		
Woodlands Farm Chellaston	YES - site AC24	8	26		50 homes + further land in SDDC
Wragley Way, Sinfen	YES - site AC18	6	24		180 homes linked to SDDC site
Rough Heanor Farm	No	5	26		
Employment Sites		8	33		

Derwent Triangle	Yes - site AC11	8	4	29	20	28ha of employment land
Evans of Leeds, Sinfin Lane	Yes - site AC17	4	11	27	19	72 ha Regeneration site
Former Celanese Factory	Yes - site AC13	14	7	21	35	Major site for B1/B2/B8 uses
Raynesway East	Yes - site AC12	7	8	21	22	64.7ha of employment land
Sinfin Moor	Yes - site AC15	9	3	24	21	86.8ha of employment land