



South  
Derbyshire  
District Council

## Map 3 - Local Centres and villages - Policy RTL1: Derby Urban Area (East) Retail Hierarchy



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Existing Local Centres



Proposed Local Centres



Other Centres in Key and  
Local Service Villages

## Policy RTL2 Swadlincote Town Centre Potential Redevelopment Locations

The Council will promote the redevelopment of the following sites, as identified on Map 4, for uses that would enhance the viability and vitality of Swadlincote town centre:

- 1 Civic Centre, Civic Way
- 2 Land between Midland Road / Belmont Street
- 3 The Delph Block
- 4 Sharpes Estate
- 5 Land between West Street / Market Street

Where appropriate, development briefs will be prepared by the Council to guide the redevelopment of these sites. ~~will be in accordance with a development brief prepared by the Council.~~

### Explanation

- 5.17 The Swadlincote Town Centre Vision and Strategy identifies a number of sites as offering potential for redevelopment. Listed in this policy are those considered most likely to come forward during the plan period.
- 5.18 Site 1 comprises the land currently occupied by the Civic Offices, bus station, former market hall, Green Bank Leisure Centre and library. It is the largest site proposed with scope for a mixed use development including increased parking provision.
- 5.19 Site 2, land between Midland Road and Belmont Street, is currently occupied by a mix of uses, including vacant land and a former bowling green. There is an opportunity for redevelopment and/or refurbishment with mixed uses, including offices.
- 5.20 Site 3, the Delph Block, comprising 1-15 West Street, includes a block of retail, food and drink and health and beauty premises. It has scope for redevelopment with mixed uses, including an opportunity to create an active frontage to Rink Passage. The site could also be integrated with Site 4.
- 5.21 Site 4, Sharpes Estate, comprises a public car park and a cluster of office and industrial buildings, both historic and modern, including vacant buildings and land. There is a development opportunity for mixed uses, including residential, with scope for restoration works, redevelopment and infill to complement the existing buildings.
- 5.22 Site 5, land between West Street and Market Street, comprises a number of vacant or underused buildings which have historic importance. There is potential to incorporate the West Street frontages in a development scheme, with new active frontages to Market Street involving mixed uses.





## Map 4 - Policy RTL1 & RTL2: Swadlincote Town Centre and Potential Redevelopment Locations

Redevelopment Sites key:

- 1 Civic Centre, Civic Way
- 2 Land between Midland Road/Belmont Street
- 3 The Delph Block
- 4 Sharpes Estate
- 5 Land between West Street/Market Street

