

Plans Approved for Nearly 1,200 Homes Across Derby City Centre

3 hours ago



Shopping centre owner Derbion has secured planning permission for two major regeneration sites in Derby city centre, paving the way for 1,152 homes and around 3,500 sq m of commercial space on under-used land around Derbion.

The Derbion Masterplan covers the former Eagle Market site, now known as Eagle Quarter, and Bradshaw Way Retail Park. Together, the schemes will bring new homes, public space, commercial uses and improved links across two prominent city centre locations.

National planning and development consultancy Lichfields led the planning process and secured consent for both regeneration schemes on behalf of the owners of Derbion Shopping Centre, having advised on the site since 2014.

Both schemes required careful consideration because of their city centre locations, nearby listed buildings and the need to ensure new development sat comfortably within views connected to the Derwent Valley Mills World Heritage Site.

Eagle Quarter, granted outline permission in June 2026, will redevelop the former Eagle Market site to provide building up to 19 storeys, 674 homes, new commercial space and a large public square, creating a new entrance to the retained Derby Theatre and improving links towards the River Derwent.

The scheme includes the Green Heart, a new landscaped space connecting Derbion, Derby Theatre and Morledge through a green boulevard. New walkable streets, ground-floor food and beverage, leisure and town centre uses are also planned, alongside a landmark building at the eastern corner of the site.

Bradshaw Way, which was approved in October 2025, will replace an existing retail park, currently dominated by low-rise retail units and surface parking, with buildings up to 14 storeys, with 478 homes and ground-floor commercial units.

The professional team behind the project includes Leonard Design Architects, Eurofund Group, Currie & Brown, Bidwells and Waterman.

Alison Bembenek, Associate Director, Lichfields, said: “These approvals mark an important step in the major city centre regeneration around Derbion.

“The sites are important city centre sites, and the planning case had to deal carefully with heritage, townscape, design, viability and public benefit. Our role was to bring those strands together, working closely with Derby City Council and Historic England, and provide a clear route through a complex planning process.

“The permissions show how a joined-up planning strategy can support new homes, commercial space and public realm improvements. The development will bring new footfall and revitalisation to Derby Centre, supporting its longer-term success, whilst respecting the city’s historic context.”

It builds on the Eastern Gateway scheme, approved in May 2024, which forms the first phase of Eagle Quarter. Supported by the Future High Streets Fund, the scheme is delivering public space improvements at East Street and Morledge. It has also brought the former market hall back into temporary use, with padel courts and a skatepark helping to attract people to the area ahead of longer-term redevelopment.

Alberto Esguevillas CEO UK, Eurofund Group, which is acting as development manager, said: “The Derbion Masterplan is about making better use of land in a key part of Derby city centre. Eagle Quarter and Bradshaw Way will introduce new homes, public spaces and commercial uses in locations that are well placed to support the wider city centre.

“Lichfields has played a central role in guiding the planning strategy and helping us bring forward proposals that respond to Derby, its heritage and its long-term growth.”