# Appendix One

# Land and Property Ownerships

## Land and Property Ownerships

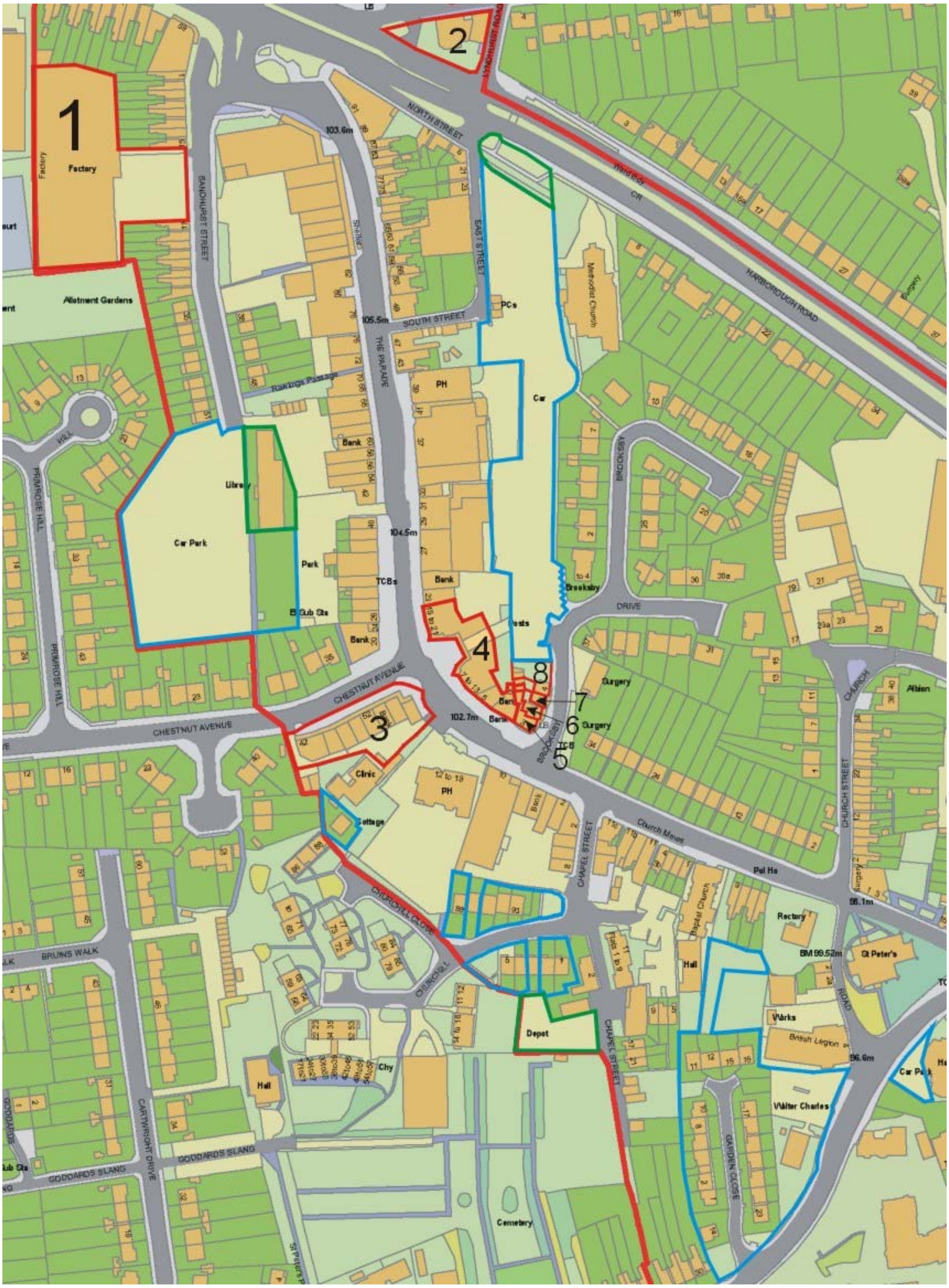
The Land Registry has been interrogated to help inform this stage of the AAP. Key significant land holdings are identified below, although this hasn't included the interrogation of sites made up of large numbers of ownerships – such detailed information will be established as these sites progress through the development process. In terms of retail, the largest holdings are the Oadby Centre (5 to 21 The Parade), owned by Findlay Investments Ltd and the retail units on Chestnut Avenue, owned by Wheatcroft and Son Ltd.

Oadby and Wigston BC own a number of landholdings in the town centre. The main ones being the two large public car parks, east and west of The Parade. Oadby and Wigston BC also own the Walter Charles meeting centre and car park on Wigston Road as well as a number of residential properties on Garden Close and Churchill Close.

Leicestershire County Council own the Library, which is intended to be moved to 10 The Parade. A development opportunity is thus created on that site and the adjacent publicly owned car park.

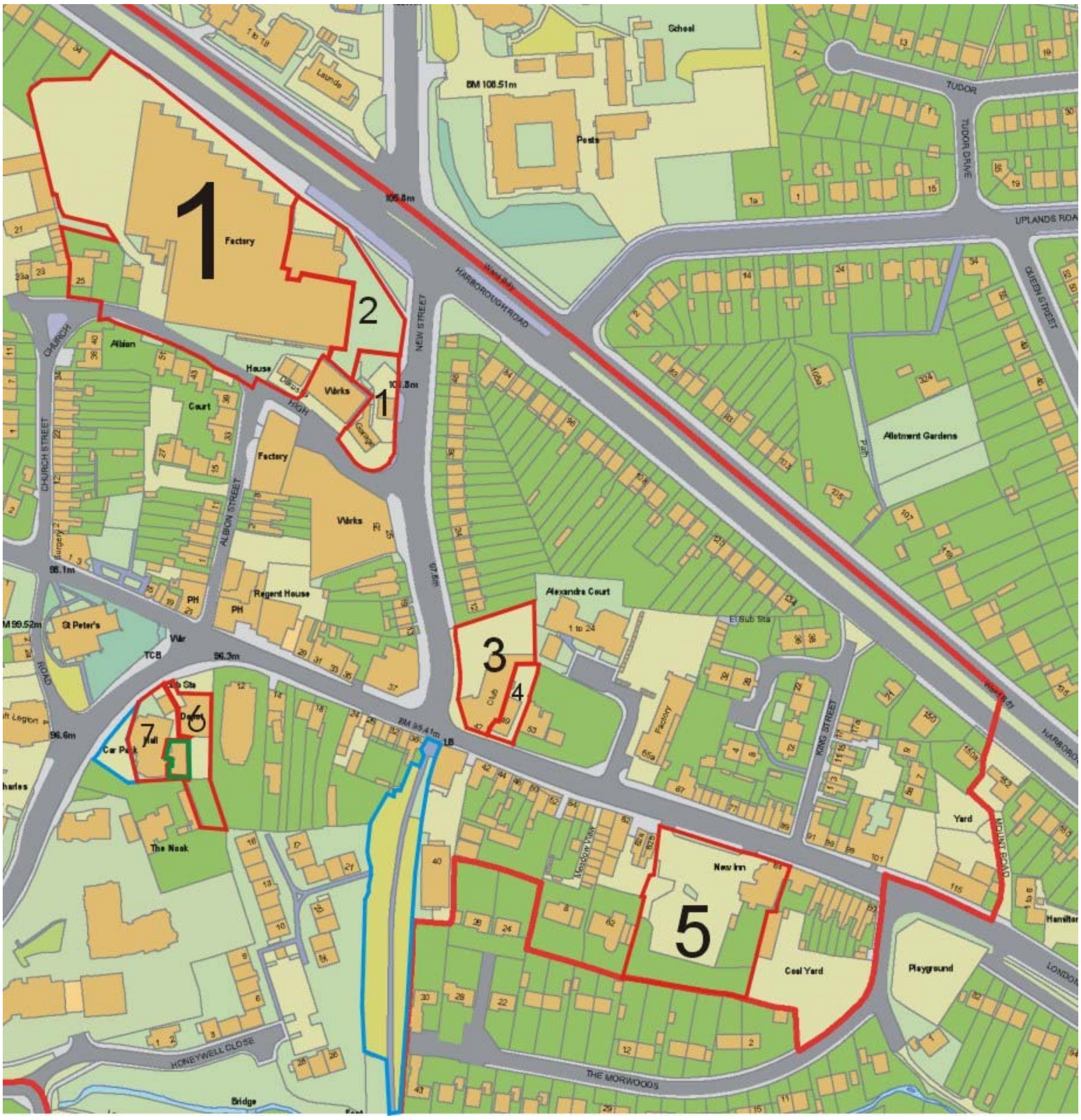
Around the northern gateway of Leicester Road/Harborough Road, two areas of opportunity for regeneration and redevelopment have been identified. These are the petrol station at the junction of Leicester Road and Stroughton Road (owned by PE Hockenhull Ltd), and the PAL Distribution Factory (owner occupied). Figure one locates these ownerships, details of the ownerships are provided in Table Eight.

In the east of the town centre, research has identified four areas of opportunity. By far the largest is that currently occupied by Invicta Plastics and Vantis Accountants off Harborough Road. Additional sites include the New Inn and former coal yard off London Road, the Signature Bar and Restaurant at the junction of London Road and New Street, and the land around St Peter's Church Hall at the junction of London Road and Wigston Road. The Coal Yard site has outline planning permission for residential development. Figure 2 identifies these sites, their ownerships are detailed in Table Nine.




App 1.1 Key Ownerships in the West of the Town Centre

| Map Site (West) | Site Description | Freehold | Leasehold (where relevant) | Lease Terms (where relevant) |
|---|---|---|---|---|
| 1 | Land comprising factory and service yard for PAL Distribution, Sandhurst Street | PAL International Ltd., Sandhurst Street, Oadby | | |
| 2 | Oadby Filling Station, Harbourough Road, Oadby, LE2 4DS | PE Hockenhull (Garage Services) Ltd., Alexander House, 61 Moat Street, Wigston, Leics., LE18 2GE | | |
| 3 | 42-58 Chestnut Avenue | Wheatcroft & Son Ltd., The Farm, Lutterworth Road, Aenseby, Leics, LE8 3UT | 6 leases to retail tenants | 10 year leases with start dates from 2005 to 2007 |
| 4 | The Oadby Centre, 5-21 The Parade | Findley Investments Ltd., Tudor House, Llanvandor Road, London, NW2 2AQ | 10 leases to retail tenants | 20 year leases with varying start dates |
| 5 | Oadby Carpets 1-3 The Parade | Paul John Watts, 4 Stoughton Road, Oadby | | |
| 6 | Mario Hair, 2 Brooksby Drive | Mario Hair Studios (Leicester) Ltd, 53 Guilford Road, Leicester | | |
| 7 | Sole to Soul, 3 Brooksby Drive | Hornbuckle Mitchell Trustees Ltd, Oak Tree House, Kings Norton, Leics, LE7 8BF | Sole to Soul, 3 Brooksby Drive, Oadby, LE2 5AA. | 9 year lease from 2005 |
| 8 | A J Opticians, 4 Brooksby Drive | Hornbuckle Mitchell Trustees Ltd, Oak Tree House, Kings Norton, Leics, LE7 8BF | A J Opticians, 4 Brooksby Drive, Oadby, LE2 5AA | 12 year lease from 2003 |
| Bounded with blue | Car Parks, social housing of Garden Close and Churchill Way, and Walter Charles Centre | Oadby & Wigston BC, Council Offices Station Road Wigston, Leicestershire LE18 2DR | | |
| Bounded with green | Oadby Library, land off Harborough Road | Leicestershire County Council, County Hall, Leicester Road, Glenfield, Leicester, LE3 8RA | | |




App 1.2 Key Ownerships in the East of the Town Centre

| Map Site (East) | Site Description | Freehold | Leasehold (where relevant) | Lease Terms (where relevant) |
|---|---|---|---|---|
| 1 | Invicta Plastics, Harborough Road, Oadby, LE2 4LB | Gardenbrook Leicester Ltd, North House, 17 North John street, Liverpool, Merseyside, L2 5EA | Invicta Plastics | Unknown |
| 2 | Stroughton House, Harborough Road, LE2 4LP | Leslie Pole, Homestead, School Lane, Woodhouse, Eaves, Leics.<br>Daniel Desmond, Water Lane, Frisby on the Wreake, Leics.<br>Christine Newton, West Mains house, Uppingham Road, Tugby, Leics.<br>Janice Phelan, Home Farm, Main Street, Bushby, Leics. | Vantis Accountants | Unknown |
| 3 | Signature Bar and Restaurant, 47 London Road, Oadby, LE2 5DN | Joginder Singh, 6 Woods Close, Oadby, Leics, LE2 4FJ | Signature Bar and Restaurant | 20 year lease from 2004 |
| 4 | Office attached to Signature Bar and Restaurant | Unknown | | |
| 5 | New Inn, 64 London Road, Oadby, LE2 5DH | Unique Pub Properties Ltd, 3 Monkspath Hall Road, Shirley, Solihull, West Midlands, B90 4SJ | | |
| 6 | Land to the west of 12 London Road, Oadby, LE2 5DG | Peter Cockrill, London Road Garage, London Road, Oadby, Leics, LE2 5DG | | |
| 7 | St Peter's Church Hall, Wigston Road, Oadby, LE2 5QE | St Peter's Church, London Road, Oadby | | |
| Bounded with blue | St Peter's Church Hall Car Park, footpath from London Road to Milton Gardens | Oadby & Wigston BC, Council Offices Station Road Wigston, Leicestershire LE18 2DR | | |
| Bounded with green | St Peter's Church Hall (part of), Wigston Road, Oadby, LE2 5QE | Leicestershire County Council, County Hall, Leicester Road, Glenfield, Leicester, LE3 8RA | | |

# Appendix Two

# Retail Capacity

# Retail Capacity Study

## Introduction

This section analyses the need/capacity for further retail floorspace in Oadby town centre, both for non-food/comparison goods and food/convenience goods.

## Methodology

The key sources of data for this chapter are the Experian Goad Report for Oadby (2006) and the Central Leicestershire Retail Study (CGMS Consultants, 2003). The latter included detailed survey work of all retail businesses in the Leicester Conurbation, identifying levels of expenditure (consumer spending over a year) and turnover (the value of sales of a retail business over a year). It also provided projections of expenditure and turnover for 2006, 2011 and 2016. As such, the study represents the primary source of secondary data for Oadby, and so capacity is also considered for the test years of 2006 (i.e. the present situation), 2011 and 2016. However, the longer time period, particularly that to 2016, should be regarded with some caution given the uncertainties in the retail market over such a relatively long period of time.

Both the comparison and convenience sectors have been analysed using the same method. This has entailed the following:

- Illustrating the extent of the Primary Catchment Area (PCA). Previous research by Experian Goad has already established the PCA for Oadby
- Establishing the base population for the test years 2006, 2011 and 2016
- Establishing expenditure per head and total expenditure within the PCA for the test years
- Detailing existing facilities within the PCA and their claims upon available expenditure
- Establishing existing planning permissions/units under construction and the claims upon expenditure that those developments will demand
- Detailing the leakage of expenditure from the PCA to surrounding facilities
- Establishing the inflow of expenditure from surrounding areas into the PCA

Combining the analysis of:

- Total available expenditure
- Claims upon expenditure from existing and approved facilities
- Analysis of inflows and outflows of trade in order to establish whether there is a surplus of expenditure that would justify the provision of further floorspace
- Converting any surplus expenditure into an indicative floorspace equivalent for each of the test years, and establishing what share of that floorspace could potentially be provided in Oadby town centre.

# Comparison / Non Food Goods Sector Analysis

## PCA

Experian Goad define Oadby town centre as providing local services to the residents living in the south of the Leicester conurbation, with a PCA that extends from Blaby in the west to Fleckley and Kibworth in the south, Thurnby in the north and east into Leicester's rural hinterland (see Figure 1). The PCA includes the southern and eastern portions of Leicester City, the wards of Humberstone and Hamilton, Charnwood, Thurncourt, Coleman, Evington, Stoneygate, Knighton, Freemen, Aylestone and Eyres Monsell. It also includes the eastern half of Castle and Spinney Hills wards.

## Population

The population of the PCA as at the 2001 Census was 321,675. Based on ONS projections the 2006 population was forecast to be 338,433. Between 2006 and 2011 the population is projected to grow by 0.46 percent to 339,993 and by 1.48 percent (to 345,037) between 2011 and 2016.

## Available Expenditure

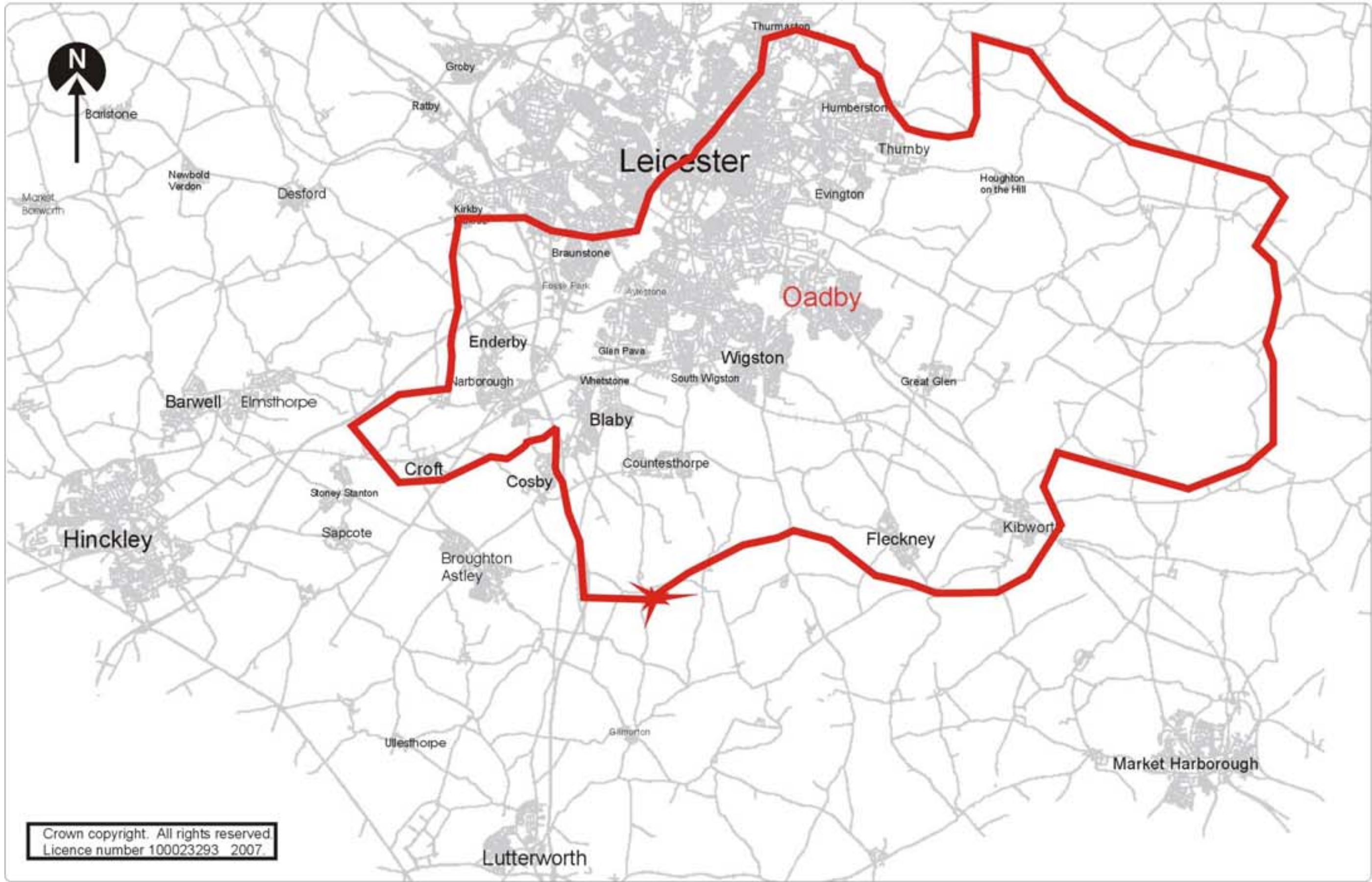
The Central Leicestershire Retail Study states that in 2001 the available expenditure on non-food goods for a resident of the PCA area was £2120. The rate of growth in retail expenditure was estimated to be 3.6 percent per year (based on the long term growth rate for the period 1963 to 2000) allowing expenditure per head data to be estimated for 2006, 2011 and 2016 (Table 1). The population projections are then used to establish total expenditure figures for the PCA, for each of the test years.

| | 2001 | 2006 | 2011 | 2016 |
|---|---|---|---|---|
| Expenditure per head (£) | 2120 | 2530 | 3019 | 3603 |
| Total expenditure (£) | 681,951,000 | 856,235,490 | 1,026,438,867 | 1,243,168,311 |

Table 1 – Expenditure for Comparison Shopping

The Central Leicestershire Retail Study shows in the period 2006 to 2016 there is potential growth in comparison expenditure of £387m.

Figure 1: Oadby Primary Catchment Area Boundary




**Key**

Primary Catchment Area Boundary

BE group
01925 822112
Ingot House
Kelvin Close
Birchwood
Warrington
WA3 7PB
Tel: 01925 822112
Fax: 01925 822113

**Project**

Oadby and Wigston BC - Oadby Town Centre Masterplan

**Title**

Oadby Primary Catchment Area Boundary

| | |
|---|---|
| **Drwg No** | BEG/O6(p)/01 |
| **Scale** | Not to Scale |
| **Date** | May 2007 |
| **Checked by** | PMC |
| **Drawn by** | CW |

## Existing Facilities

Table 2 details existing comparison goods retail provision within the PCA as recorded by the Central Leicestershire Retail Study. Where possible, any increases in comparison floorspace between the date of the Retail Study (2003) and the present have also been included.

| Town/area | Net Floorspace (sqm) | Turnover 2006 (£) | Turnover per sqm 2006 (£) | Turnover from PCA (%) | Turnover from PCA 2006 (£m) |
|---|---|---|---|---|---|
| Oadby | 5762 | 20,262,987 | 3516 | 100 | 3516 |
| Wigston | 10,049 | 38,015,582 | 3783 | 88 | 3329 |
| South Wigston | 3754 | 13,713,147 | 3653 | 88 | 3214 |
| Evington Road | 2342 | 6,255,848 | 2671 | 88 | 2350 |
| Uppingham Road | 3899 | 10,409,897 | 2669 | 97 | 2589 |
| Leicester City Centre (southern half) | 116,766 | 430,246,350 | 3682 | 64 | 2430 |
| Narborough Road | 4309 | 10,053,611 | 2333 | 83 | 1936 |
| Fosse Park | 49,019 | 197,799,620 | 4035 | 57 | 2299 |
| Blaby | 2165 | 5,957,260 | 2751 | 96 | 2640 |
| Broughton Ashley | 200 | 860,543 | 4302 | 57 | 2452 |
| Hamilton | 1554 | 5,512,816 | 3547 | 78 | 2766 |
| **Total** | **199,819** | **739,087,661** | | | |

Table 2 – Existing Comparison Floorspace Provision within the PCA

Table 2 establishes the turnover, and turnover per square metre, of each retail centre in the PCA, for the year 2006, again based on the projections of the Central Leicestershire Retail Study. Data from that study also enables identification of the percentage of turnover derived from the residents of the PCA. 36 percent of Leicester City Centre's (southern half only) turnover and 43 percent of Fosse Park's turnover is derived from outside the PCA. However, the proportion of trade for other, smaller, centres derived from outside the PCA is far less – typically 0 to 17 percent. This confirms the more localised function of these centres.

The 2006 turnover for the PCA was £739m. The Central Leicestershire Retail Study argues that turnover grows at a defined rate based on increasing efficiency in the way retailers use their existing floorspace (e.g. by replacing low demand goods with higher demand products, obtaining better value for money from wholesalers etc.). Turnover will also increase as retailers increase the size of their floorspace, but this is harder to predict with any certainty. The per annum growth in turnover for comparison goods in the Leicester Conurbation is calculated to be 2.5 percent. Thus turnover in the PCA is projected to grow to £836m in 2011 and £946m in 2016.

## Commitments

Table 3 outlines further retail schemes with planning permission, or under construction, and what they will add to the retail floorspace of the PCA. The Table estimates their turnover for each of the test years based on examples of similar stores identified in the Central Leicestershire Retail Study.

| | Status | Net Comparison Floorspace (sqm) | Estimated Turnover (2006 levels) | Estimated Turnover (2011 levels) | Estimated Turnover (2016 levels) |
|---|---|---|---|---|---|
| Oadby | - | - | - | - | - |
| Oadby and Wigston | - | - | - | - | - |
| Leicester City Centre | - | - | - | - | |
| Fosse Park | - | - | - | - | |
| *Local Centres* | | | | | |
| Aldi, Blaby (25%Comparison) | Under Construction | 212 | 1,066,225 | 1,206,334 | 1,364,855 |
| **Total** | | **212** | **1,066,225** | **1,206,334** | **1,364,855** |

Table 3 – Commitments

As can be seen the current level of commitments is extremely small. There are no outstanding retail commitments in Oadby and Wigston or at Fosse Park. Although there are a number of outstanding retail commitments in Leicester City, these are located in the north or west of the city, outside of the PCA.

## Expenditure Flows

Table 4 illustrates the levels of available expenditure for the PCA for the test years. However, some of that expenditure will be spent outside the PCA (exported) and some will be brought in by shoppers living outside the PCA (imported). The Central Leicestershire Retail Study surveyed businesses across the PCA, in order to establish the origins of the expenditure. This enables a calculation of how much expenditure is retained in the PCA, how much is imported from outside, and how much is exported. The comparison growth rate of 3.6 percent per annum is then used to calculate expenditure figures for 2011 and 2016.

Table 4 indicates that of the £856m available expenditure in 2006, 51 percent is retained within the PCA, 17 percent is imported from the other areas in Central Leicestershire and 32 percent is exported to those areas. In calculating the figures for 2011 and 2016 it is assumed these percentages do not change. In practice there will be some variation, for example a growth in online shopping may mean that more expenditure is travelling to distribution companies outside of the PCA. However, such variation cannot be predicted with any certainty.

| | 2006 | 2011 | 2016 | Percent |
|---|---|---|---|---|
| Available Expenditure | 856,235,490 | 1,026,438,867 | 1,243,168,311 | 100 |
| Retained Expenditure | 436,680,099 | 523,483,823 | 634,015,839 | 51 |
| Imported Expenditure | 145,560,034 | 174,494,607 | 211,338,613 | 17 |
| Exported Expenditure | 273,995,357 | 328,460,437 | 397,813,859 | 32 |

Table 4 – Proportions of Comparison Expenditure in the PCA (£)

## Capacity Analysis

Table 5 draws all of this analysis together by:

- Detailing the total available expenditure
- Subtracting the leakage/outflow of trade from the area to facilities further afield
- Adding the inflow of trade from surrounding areas into the PCA
- Subtracting claims upon this expenditure from facilities within the PCA (including the turnover of new retail commitments for 2011 and 2016)

and so producing an overall indication of deficit/surplus expenditure, for 2006, 2011 and 2016.

| | 2006 | 2011 | 2016 |
|---|---|---|---|
| Total Available Expenditure, PCA | 856,235,490 | 1,026,438,867 | 1,243,168,311 |
| Leakage to other zones | 273,995,357 | 328,460,437 | 397,813,859 |
| Inflow from other zones | 145,560,034 | 174,494,607 | 211,338,613 |
| Actual available expenditure | 727,800,167 | 872,473,037 | 1,056,693,065 |
| Existing Claims on expenditure | 739,087,661 | 836,209,848 | 946,094,688 |
| Existing claims on expenditure plus new commitments (2011/2016 only) | | 837,416,182 | 947,459,543 |
| Deficit/Surplus | (-11,287,494) | 35,056,855 | 109,233,522 |
| Oadby Town Centre Illustration | | | |
| Net Floorspace equivalent (sqm) (@ £3516 per sqm) | - | 9980 | 31,067 |

Table 5 – Comparison Goods Calculation (£)

The capacity analysis shows a current small oversupply in provision of £11m. By 2011 this becomes a surplus of £35m, rising to £109m by 2016. Were all this surplus to be expressed solely in terms of Oadby town centre’s turnover levels, then it suggests there is no current need for further comparison goods floorspace. By 2016 there will be need for a further 31,067 sqm.

However, based on current floorspace distribution, Oadby town centre accounts for 2.9 percent of the PCA's comparison retail floorspace. Assuming Oadby continues to receive this same share of the additional capacity, then the town centre will require 289 sqm of additional floorspace by 2011, rising to 901 sqm by 2016.

## Convenience/ Food Goods Sector Analysis

### Introduction

This section analyses the capacity of the convenience/food goods sector, utilising the same methodology as that for comparison goods. The extent of the PCA and the population projections remain the same.

### Available Expenditure

The Central Leicestershire Retail Study states that in 2001 the available expenditure on non-food goods for a resident of the PCA area was £1272. The rate of growth in retail expenditure was estimated to be 0.1 percent per year. This is based on the long term growth rate for the period 1963 to 2000 and shows a far lower level of spending growth for convenience than for comparison goods. This growth rate has been used to calculate expenditure per head data for 2006, 2011 and 2016 (Table 6). The population projections are then used to identify total expenditure figures for the PCA, for each of the test years.

| | 2001 | 2006 | 2011 | 2016 |
|---|---|---|---|---|
| Expenditure per head (£) | 1272 | 1278 | 1284 | 1291 |
| Total expenditure (£) | 409,170,600 | 432,517,374 | 436,551,012 | 445,442,767 |

Table 6 – Expenditure for Comparison Shopping

The Central Leicestershire Retail Study shows in the period 2006 to 2016 there is only limited potential growth in comparison expenditure, of £12.9m.

### Existing Facilities

Table 7 details existing comparison goods retail provision within the PCA, as recorded by the Central Leicestershire Retail Study (using the 2006 estimated figures). Where possible, any increases in convenience floorspace between the date of the Retail Study (2003) and the present have also been included.

| Town/area | Net Floorspace (sqm) | Turnover 2006 (£) | Turnover per sqm 2006 (£) | Turnover from PCA (%) | Turnover from PCA 2006 (£m) |
|---|---|---|---|---|---|
| Oadby | 2978 | 10,724,549 | 3601 | 100 | 3601 |
| Wigston | 12,102 | 38,701,504 | 3197 | 88 | 2813 |
| South Oadby | 1202 | 3,704,137 | 3081 | 88 | 2711 |
| Evington Road | 3195 | 10,073,722 | 3152 | 88 | 2773 |
| Uppingham Road | 1751 | 8,100,783 | 4626 | 97 | 4487 |
| Leicester | 9692 | 50,092,157 | 5168 | 64 | 3370 |

| Town/area | Net Floorspace (sqm) | Turnover 2006 (£) | Turnover per sqm 2006 (£) | Turnover from PCA (%) | Turnover from PCA 2006 (£m) |
|---|---|---|---|---|---|
| City Centre (southern half) | | | | | |
| Baunstone | 1327 | 5,524,282 | 4162 | 90 | 3745 |
| Narborough Road | 2618 | 4,070,558 | 1554 | 83 | 1289 |
| Fosse Park | 16,531 | 84,628,493 | 5119 | 57 | 2917 |
| Blaby | 1671 | 7,006,340 | 4192 | 96 | 4024 |
| Crosby | 91 | 309,524 | 3401 | 97 | 3299 |
| Croft | 164 | 558,091 | 3402 | 98 | 3333 |
| Desford | 225 | 1,105,443 | 4913 | 89 | 4372 |
| Enderby | 1081 | 4,197,571 | 3883 | 86 | 3339 |
| Broughton Ashley | 1291 | 4,004,411 | 3101 | 96 | 2976 |
| Sileby | 6500 | 28,440,691 | 4375 | 85 | 3718 |
| Lutterworth | 2614 | 13,780,734 | 5271 | 88 | 4638 |
| Whetstone | 1133 | 3,851.995 | 3399 | 90 | 3059 |
| Hamilton | 3,626 | 13,257,539 | 3626 | 78 | 2851 |
| Kibworth | 1300 | 4,421,772 | 3401 | 90 | 3061 |
| Total | 71,902 | 292,706,153 | | | |

Table 7 – Existing Convenience Floorspace Provision within the PCA

Table 7 establishes the turnover, and turnover per square metre, of each retail centre in the PCA, for the year 2006. The data is used to determine the percentage of turnover derived from the residents of the PCA.

The 2006 turnover for the PCA was £292m. The Central Leicestershire Retail Study argues that turnover grows at a defined rate based on increasing efficiency in the way retailers use their floorspace. Also that efficiency growth in the convenience sector is far smaller than that in the comparison sector. The per annum growth in turnover for convenience goods in the Leicester Conurbation is calculated to be 0.1 percent.  Thus turnover in the PCA is projected to grow to £294m in 2011 and £295.6m in 2016.

## Commitments

Table 8 outlines future retail schemes with planning permission, or under construction, and what they will add to the retail floorspace of the PCA.  It estimates turnover for each of the test years, based on examples of similar stores identified in the Central Leicestershire Retail Study.

| | Status | Net Convenience Floorspace (sqm) | Estimated Turnover (2006 levels) | Estimated Turnover (2011 levels) | Estimated Turnover (2016 levels) |
|---|---|---|---|---|---|
| Oadby | - | - | - | - | - |
| Oadby and Wigston | - | - | - | - | - |
| Leicester City Centre (southern half) | - | - | - | - | - |
| Fosse Park | - | - | - | - | - |
| *Local Centres* | | | | | |
| Aldi, Blaby (75%Convenience) | Under Construction | 637 | £2,585,690 | 2,598,642 | 2,611,659 |
| **Total** | | **637** | **£2,585,690** | **2,598,642** | **2,611,659** |

Table 8 – Commitments

As can be seen the current level of commitments is limited to one Aldi foodstore, currently under construction in Blaby. There are no outstanding retail commitments in Oadby and Wigston or at Fosse Park. There are a number of outstanding retail commitments in Leicester but all are located in the north and west of the city, outside of the PCA.

## Expenditure Flows

Table 9 illustrates the levels of available expenditure within the PCA for the test years. The Central Leicestershire Retail Study again established the origins of the expenditure, allowing a calculation of how much of that expenditure is retained in the PCA, how much is imported from outside, and how much is exported. The convenience growth rate of 0.1 percent per year has been used to calculate the growth in each category of expenditure to 2011 and 2016.

Table 9 shows that in 2006, 57 percent of available expenditure was retained within the PCA, 13 percent imported from the other areas in Central Leicestershire and 30 percent exported to those areas. These percentages have been applied to the figures for 2011 and 2016.

| | 2006 | 2011 | 2016 | Percent |
|---|---|---|---|---|
| Available Expenditure | 432,517,374 | 436,551,012 | 445,442,767 | 100 |
| Retained Expenditure | 246,534,904 | 248,834,077 | 253,902,378 | 57 |
| Imported Expenditure | 56,227,258 | 56,751,632 | 57,907,559 | 13 |
| Exported Expenditure | 129,755,212 | 130,965,303 | 133,632,830 | 30 |

Table 9 – Proportions of Convenience Expenditure in the PCA (£)

## Capacity Analysis

Table 10 draws all of this analysis together by:

- Detailing the total available expenditure
- Subtracting the leakage/outflow of trade from the area to facilities further afield
- Adding the inflow of trade from surrounding areas into the PCA
- Subtracting claims upon this expenditure from facilities within the PCA (including the turnover of new retail commitments for 2011 and 2016)

and so producing an overall indication of surplus expenditure, for 2006, 2011 and 2016.

| | 2006 | 2011 | 2016 |
|---|---|---|---|
| Total Available Expenditure, PCA | 432,517,374 | 436,551,012 | 445,442,767 |
| Leakage to other zones | 129,755,212 | 130,965,303 | 133,632,830 |
| Inflow from other zones | 56,227,258 | 56,751,632 | 57,907,559 |
| Actual available expenditure | 358,989,420 | 362,337,341 | 369,717,496 |
| Existing claims on expenditure | 292,706,153 | 294,172,611 | 295,646,417 |
| Existing claims on expenditure plus new commitments (2011/2016 only) | | 296,771,253 | 298,258,076 |
| Surplus | 66,283,267 | 65,566,088 | 71,459,420 |
| Oadby Town Centre Illustration | | | |
| Net Floorspace equivalent (sqm) (@ £3601 per sqm) | 18,406 | 18,207 | 19,844 |

Table 10 – Convenience Goods Calculation (£)

There is a current capacity surplus of £66m. This will reduce slightly by 2011 (the result of the introduction of new retail commitments into the turnover figures), and then rise to £71m by 2016. Were all this surplus to be expressed solely in terms of Oadby town centre's turnover levels, then it suggests a need now for a further 18,406 sqm of comparison goods floorspace.

However, based on current floorspace distribution, Oadby town centre accounts for 2.9 percent of the PCA's convenience retail floorspace. Assuming this same share of the additional capacity, then the town centre currently requires 534 sqm of additional floorspace, rising to 575 sqm by 2016.

## Summary

This chapter has addressed the retail capacity of Oadby town centre, and its future needs. Separate figures are provided for convenience and comparison goods (Table 11). The figures indicate there will be sufficient capacity for a small increase in comparison floorspace provision in the years after 2011. For the convenience sector there is current capacity for a small food store. Based on the population, turnover and expenditure forecasts, by 2016 Oadby town centre could sustain a further 1476 sqm of retail floorspace beyond that presently provided.

| | 2006 | 2011 | 2016 |
|---|---|---|---|
| Comparison | - | 289 | 901 |
| Convenience | 534 | 528 | 575 |
| **Total** | **534** | **817** | **1476** |

Table 11 – The Floorspace Capacity of Oadby town centre (sqm)

# Appendix Three

# Urban Capacity Study

# Urban Land Capacity Study

## Introduction

This chapter looks at the possible sources of housing land supply in Oadby town centre, over the Local Development Framework (LDF) period of 2006-2021. Current Government policy aims to reduce the loss of greenfield land to development and encourages the use of previously developed land. Planning Policy Statement Three: Housing, commits local planning authorities to promoting sustainable patterns of development. It has changed the emphasis away from Housing Land Availability Studies to Urban Capacity Studies, which aim to establish how much additional development can be accommodated in an urban area.

It is important to remember that urban areas such as Oadby town centre are not just made up of housing but also need such land for shops, open space, community facilities and employment. If there is an imbalance in these factors the quality of the local environment and the quality of life for the people who live and work there can be detrimentally affected. It is therefore necessary to look at the area as a whole in considering where to allocate different types of development and to ensure that factors such as open space are not overlooked.

Information for this chapter has been taken from the Urban Housing Potential Study (2003) combined with updated figures from the Annual Monitoring Reports of Oadby and Wigston Borough Council Planning Services. The Adopted Local Plan (1999), Leicestershire, Leicester and Rutland Structure Plan (2005) and Regional Spatial Strategy (RSS) (2006) provide policy and allocations data.

## Housing Land Study

Annual Monitoring Reports provide information on the number of dwellings completed for the period April 2001 to April 2006 (Table 1). The figures are net, with losses through the conversion or demolition of housing taken into account.

There have been few housing completions in Oadby town centre in recent years. Almost all the completions in 2005/6 relate to the Hermitage redevelopment, on Wigston Road. All completions have occurred on brownfield land. 84 percent of completions have occurred on the outskirts of Oadby, mainly at Florence Wragg Way.

| Area | Number of Units | | | | | |
|---|---|---|---|---|---|---|
| | 2001/2 | 2002/3 | 2003/4 | 2004/5 | 2005/6 | Total (percent) |
| Oadby Town Centre | - | - | - | - | 27 | 27 (10) |
| Elsewhere in Oadby Urban Area | 4 | 6 | 4 | - | 5 | 19 (6) |
| Adjoining the Urban Area | 53 | 57 | 44 | 54 | 24 | 232 (84) |
| Other Locations in Oadby | - | - | - | - | - | 0 (0) |
| Total | 57 | 63 | 48 | 54 | 56 | 278 (100) |

Table 1 – Net Housing Completions by Area and Year (2001/2 – 2005/6)

Annual Monitoring Reports provide information on the residential 'land bank' – the amount of land for housing that is either under construction, has planning permission or is allocated in the adopted Local Plan. To this can be added the 80 dwellings of The Hermitage redevelopment which were under construction as of 2006 (now largely complete). Table 2 shows that 80 percent of Oadby's land bank can be found in the town centre, comprising primarily of The Hermitage and an outstanding planning permission for 15 dwellings on the PAL International Site, Sandhurst Street. There are no outstanding housing land allocations remaining in Oadby.

| Area | Under Construction | Outstanding Planning Permissions | Outstanding Allocations | Total Units (percent) |
|---|---|---|---|---|
| Oadby Town Centre | 83 | 17 | - | 100 (80) |
| Elsewhere in Oadby Urban Area | 8 | 17 | - | 25 (20) |
| Adjoining the Urban Area | - | - | - | - |
| Other Locations in Oadby | 91 | 34 | - | - |
| Total | - | - | - | 125 (100) |

Table 2 – Residential Land Bank as of 1st April 2006

The Structure Plan proposes that 1700 dwellings should be provided in the Borough between 1st April 1996 and 31st March 2016. As of April 2006, 907 dwellings had been completed at an average rate of 90.7 per year. This leaves a residual of 793 to be provided at an equated annual rate of 80 per year. Removing the existing commitments (dwellings under construction, outstanding planning permissions and outstanding allocations), 439 dwellings have still to be provided across the Borough.

These figures have been reviewed in the Draft RSS and are proposed to be reduced to 55 dwellings a year for the Borough (subject to the Examination in Public). At this rate 825 new dwellings will be required from 2006 to the end of the masterplan period, in 2021.

The current rate of completions (90.7 per year) suggests that that the Borough will not struggle to meet this target. However, it cannot be assumed that this level of completions and new applications will be maintained indefinitely. Thus, the full range of options must be considered for securing the long-term provision of housing. This section will consider what capacity exists in Wigston town centre to contribute towards meeting this need.

The Leicestershire, Leicester and Rutland Structure Plan require that the density for new housing in town centres should be a minimum of 40 dwellings per hectare (Housing Policy Five). This density will be used for any sites outside the town centre boundary considered in this study (where the Council would wish to encourage housing developments rather than flats).

However, Oadby and Wigston Borough Council will seek to ensure that densities for all developments in the town centre itself exceed this figure. Thus a figure of 50 dwellings per hectare (the current Structure Plan requirement for Leicester City Centre developments) has been applied as a more useful minimum standard (particularly as City Centre developments are now being provided at levels far exceeding this). Oadby now falls within the Leicester Primary Urban Area (PUA), and will be expected to provide developments at a density comparable to other PUA centres (relative to its size). This higher figure has therefore been used to guide considerations of capacity on potential sites.

## Housing Capacity Study

Central Government is committed to maximising the re-use of previously developed land. Wigston town centre is one source of previously developed land in Oadby and Wigston. The main sources of capacity it can provide are:

- Previously developed, vacant employment land and buildings
- Land allocated in the Local Plan for uses other than housing
- Subdivision of existing housing
- Flats over shops
- Vacant dwellings
- Intensification of land use
- Redevelopment of existing housing.

In addition to these generic sources of capacity, the Baseline and the subsequent Issues and Options Report have identified 12 Opportunity Sites where the masterplan's intervention will potentially be focused. These are:

- Petrol Station, Leicester Road/Stoughton Road
- Brooksby Drive Car Park/adjacent office
- Sandhurst Street Car Park/Library
- Oadby Precinct Centre
- Shopping Parade, Chestnut Avenue
- Invicta Plastics/Vantis Accountants site
- Signature Night Club, New Street/London Road
- St Peter's Church Hall
- New Inn Pub and Car Park
- Medical Centre adjacent to The Old Library Pub
- Industrial/commercial premises, High Street/New Street
- British Legion and Walter Charles Centre.

The capacity of these sites will be considered.

### Previously developed vacant land and buildings

These are sites that have previously been developed, but are not continuing in that use or are being converted for a new use.

The town centre only has one possible site, which falls into this category, a small piece of land (0.06 ha, potentially providing no more than three dwellings) containing a single vacant workshop at the southern end of Chapel Street. The site is constrained by its limited accessibility – Chapel Street is only the width of one car at this point.

**Capacity available: Three dwellings.**

### Land allocated in the Local Plan for uses other than housing

In some cases it may be appropriate to change the proposed use of land rather than have a over-allocation. However, this option is not available in the town centre as there are no Local Plan allocations (either residential or non-residential) that have not been taken up.

**Capacity available: None.**

### The subdivision of existing housing

The subdivision of existing housing into two or more dwellings is a significant potential source of new housing, especially in areas containing large older properties. Such properties can be found along London Road and Harborough Road. However, it is important to ensure that any such development provides good quality accommodation in the form of separate and self-contained units to avoid the creation of houses in multiple occupation (HIMOs).

By examining past trends it is possible to determine the additional capacity that subdivision can provide. Data on subdivisions in the town centre is available from 2001 to 2006. Over this period only one unit has been created in this way. This suggests that subdivision cannot be relied upon to provide significant additional dwellings in Oadby town centre.

**Capacity available: Minimal (one or two dwellings).**

### Flats over shops

Oadby town centre contains 124 retail units, a portion of which have potential to convert their upper floor space into dwellings. A small number of offices may also have upper floor space available. Table 3 shows the number of units that could be created should the upper floors of each shop or office be used for residential space. In some cases upper floors are actively used for retail or office space, rather than simply for storage, so figures show the minimum numbers (excluding those in use) and maximum numbers (including those in use). The figures allow for the fact that some buildings are three storeys in height, and thus counting the additional floor as a potential second flat. The small number of upper floor flats already in existence (12) is excluded.

| Street | Minimum Potential Units | Maximum Potential Units |
|---|---|---|
| The Parade | 35 | 66 |
| London Road | 10 | 26 |
| Church Street | 4 | 4 |
| Chapel Street | 6 | 6 |
| Chestnut Avenue | 4 | 6 |
| Brooksby Drive | 1 | 3 |
| North Street | 0 | 1 |
| Total | 60 | 112 |

Table 3 – Number of potential units above shops/offices

In the town centre a large number of upper floors are in use (frequently as separate office space), so the minimum capacity for conversion is 60 (retaining all active space) and the maximum is 112 (using all available space). This is an estimated figure as some buildings may be capable of accommodating more than one unit on a floor, while others may have constraints limiting conversion, such as the lack of a separate entrance/staircase from that of the ground floor space. Only detailed property inspections could determine exact figures.

**Capacity available: Minimum of 60 dwellings, maximum of 112 dwellings (dependant on further inspection).**

### Vacant Dwellings

There is some capacity in the number of vacant dwellings that can be brought back into use. Common practice is to base the capacity from vacant dwellings on the extent to which vacancy rates exceed national or local averages.  In England the Government is seeking to reduce the vacancy rate to three percent of the total dwelling stock.

Council tax information and visual inspections have been used to ascertain the number of vacant dwellings in each town centre street. As none were identified, it must be assumed that the number of vacant town centre properties is negligible.

**Capacity available: None.**

### Intensification of land use

Intensification can create additional dwellings through the more effective use of land, for example by developing infill plots, backland development, garages, etc. Oadby town centre has some potential for intensification as many houses are found on large land plots (i.e. they have bigger gardens), notably on Brooksby Drive, London Road and Harborough Road.

However, it can be argued that the town centre provides a good mix of properties, from flats and terraces to large detached homes. Increasing the density of a town centre that already has a high residential population may decrease its attractiveness to the full range of potential occupiers.  Developments of garages and backland may particularly impact on amenity, because of problems of overlooking and access.

An examination of housing plots in the town centre identifies a minimum of five properties that have been created in this way: on London Road, King Street and Harborough Road, with outstanding planning permissions for two more (29a and 54 London Road). However, no new properties have been created by intensification since 2001.

**Capacity available: Minimal (one or two dwellings).**

### Redevelopment of existing housing

The redevelopment of existing housing can be a source of capacity, though this is usually occurs in areas of poor quality housing needing regeneration. No regeneration schemes of this type are planned for the town centre (and none of the Masterplan Opportunities Sites contain existing homes). Visual inspection of the town centre did not identify any individual properties that may potentially merit redevelopment in the near future.

**Capacity available: None.**

## Masterplan Opportunity Sites

12 sites have been identified as having redevelopment potential, primarily containing existing industrial and commercial uses, although two are car parks. However, some will be discounted through subsequent analysis and consultation in the Masterplanning process, while new ones may be added. Further, most sites will be considered for a mix of uses, rather than purely for housing. Table 4 considers the capacity provided by each site under three scenarios: if the entire site was developed for housing, if half of the site was developed for housing, or if one quarter was developed for housing. The table also considers the capacity provided if the site was developed at the lower density of 40 dwellings per hectare.

Any release of non-residential sites must however take into account the Borough's need for industrial and commercial land. The Oadby and Wigston Employment Land Study (BE Group, 2006) identified a shortfall of 4.67 to 6.02 ha in the current supply of employment land. This suggests that employment land needs to be added, not removed.

| Site | Housing Capacity | | |
|---|---|---|---|
| | 100 percent housing | 50 percent housing | 25 percent housing |
| Petrol Station, Leicester Road/Stoughton Road | 1 | 0 | 0 |
| Brooksby Drive Car Park/adjacent office | 60 | 30 | 15 |
| Sandhurst Street Car Park/Library | 65 | 32 | 16 |
| Oadby Precinct Centre | 25 | 12 | 6 |
| Shopping Parade, Chestnut Avenue | 15 | 7 | 3 |
| Invicta Plastics/Vantis Accountants | 90 | 45 | 22 |
| Signature Night Club, New Street/London Road | 14 | 7 | 3 |
| St Peter's Church Hall | 21 | 11 | 5 |
| New Inn Pub and Car Park | 30 | 15 | 7 |
| Medical Centre adjacent to The Old Library Pub | 17 | 9 | 4 |
| Industrial/commercial premises, High Street/New Street | 44 | 22 | 11 |
| British Legion and Walter Charles Centre. | 30 | 15 | 7 |
| Total | 412 | 205 | 99 |

Table 4 – Capacity of the Opportunity Sites

**Capacity available: Minimum of 99 dwellings, maximum of 412 dwellings**

## Summary

From the original Structure Plan allocation of 1700 dwellings for the Borough between 1st April 1996 and 31st March 2016, as of April 2006, 439 dwellings have still to be provided. This is proposed to be superseded by the RSS requirement for 55 dwellings per year, producing a need for 825 dwellings to 2021. Although current rates of completion suggest that (in the short term) this will be met, it cannot be assumed that this level of completions and new applications will be maintained indefinitely. Thus the full range of options must be considered for securing the long-term provision of housing. This section has considered what additional capacity exists in Oadby town centre to meet some of this need.

The town centre is active and comparatively successful, particularly in its property market. The 110 dwellings being developed on brownfield sites in the town centre is evidence of this. This success reduces some of the capacity that might be available in a less economically successful area, including from: vacant brownfield sites, vacant dwellings, unused planning allocations and regeneration sites (all elements of centres suffering from decline).

As the primary retail centre for Oadby, the most obvious source of capacity would be flats over shops. This could produce between 60 units and 112 units, although the higher figure would mean the loss of a significant portion of the town centre's office space, which is generally over shops.

A key development site is the Sandhurst Street Car Park and Library. This site could provide up to 65 dwellings. However, this would be against the Sandhurst Street Planning Brief, which suggests a mixed-use development with the retention of as much car parking space as possible. Following the design layout set out in the Planning Brief approximately 30 dwellings could be developed.

The 12 Opportunity Sites identified in the Baseline and Issues and Options Reports could provide up to 412 dwellings. However, the town centre and the wider Borough also have employment and shopping/leisure needs that must be met. Other policy commitments must also be considered, including protecting the integrity of the St Pauls Conservation Area in the centre of the town centre, as well as the design standards indicated in the Residential Supplementary Planning Guidance (SPG). Thus only a half (205 dwellings) or a quarter (99 dwellings) of the land highlighted may be developed for housing in practice.

Together these options provide the capacity for a minimum 164 additional dwellings and a maximum of 531 (See Table 5).

| Source | Minimum Capacity | Maximum Capacity |
|---|---|---|
| Previously developed, vacant employment land and buildings | 3 | 3 |
| Land allocated in the Local Plan for uses other than housing | 0 | 0 |
| Subdivision of existing housing | 1 | 2 |
| Flats over shops | 60 | 112 |
| Vacant dwellings | 0 | 0 |
| Intensification of land use | 1 | 2 |
| Redevelopment of existing housing | 0 | 0 |
| Opportunity Sites | 99 | 412 |
| **Total** | **164** | **531** |

Table 5 – Available Capacity