

Local Centres Study

Summer 2022



**Evidence base underpinning the Local Plan
for the Borough of Oadby and Wigston**



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1. INTRODUCTION AND PURPOSE OF STUDY

- 1.1 The Council undertook Local Centre surveys during Summer 2022 to inform the contents of this Study.

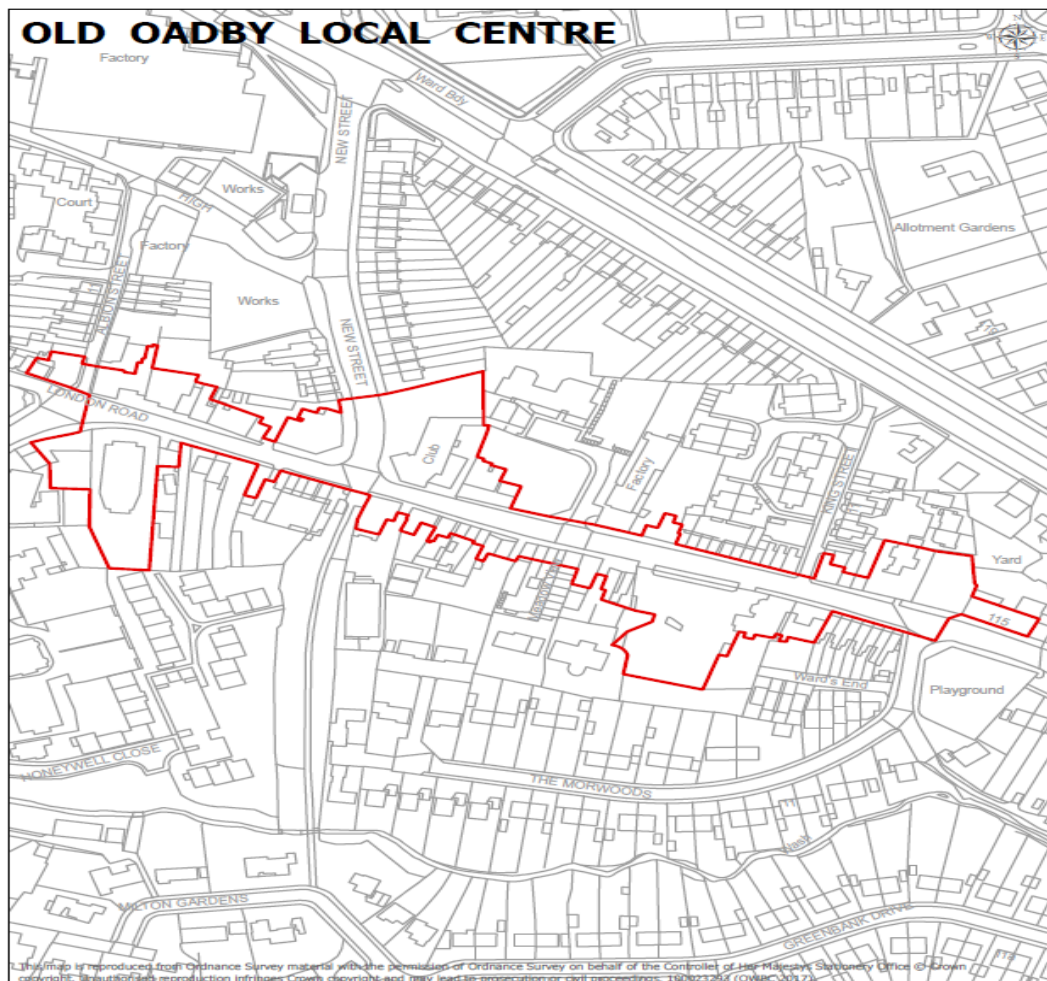
Purpose of Study

- 1.2 This study seeks to provide a robust and credible evidence base the primary aim of the survey was to record the land uses (ground floor level) in each of the Borough's identified Local Centres. This work will enable future monitoring of changes of use in the Local Centres, as well as keeping a check on each centre's viability and vitality in accordance with National Planning Policy Framework (NPPF, 2021) Paragraph 86.

Definition of Local Centres

- 1.3 The National Planning Policy Framework (NPPF, 2021) makes reference to local centres within its definition of town centres: *Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.*
- 1.4 For the purposes of this document **Local Centres** include a range of shops of a local nature, serving a small catchment. Typically, Local Centres might include, amongst other retail uses, a small supermarket, a newsagent, a sub-post office and / or a pharmacy. Other facilities could include a hot-food takeaways and a launderette. For the purposes of defining Local Centres, the Borough Council will set a threshold of 3 units (minimum) in order to be classified as a designated Local Centre. The Council will continue to monitor the Local Centres on an annual basis to ensure that the threshold of 3 units is complied with for all of the Council's identified Local Centres.
- 1.5 The facilities contained within Local Centres provide an important resource to the local community they serve. In many cases they provide a focal point to a community and are usually situated close to residential accommodation, thereby ensuring all residents, regardless of mobility are able to access facilities locally.

2. OLD OADBY, LONDON ROAD, OADBY



Overview of centre

- 2.1 Old Oadby London Road has not historically been defined a Local Centre, having previously being located within the town centre boundary and secondary shopping area of Oadby District Centre on the Proposals Map accompanying the Oadby & Wigston Local Plan (1999). Since the adoption of the Town Centres Area Action Plan, the area became essentially unidentified in planning policy terms, as the town centre boundary of Oadby was condensed to exclude the London Road area. The Retail Capacity Study (2016) advised that Old Oadby, London Road should be designated as a new Local Centre within the current Local Plan (adopted April 2019), due to the important role it plays within the local community.
- 2.2 There are currently 31 units within the Old Oadby boundary, 16 more than the second largest Local Centre of Leicester Road, Wigston. Old Oadby, London Road is the fourth largest centre after the town and district centres of Wigston, Oadby and South Wigston. All the units are operated by independent operators, rather than by mainstream stores selling convenience and comparison goods. There have been major changes to Use Classes as the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 has come into force, and there have been further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015. The types of uses, total number of units and percentage of total units are listed below in further detail within Table 1.
- 2.3 Old Oadby is located immediately to the southeast of Oadby District Centre. Whilst Old Oadby is very close to Oadby District Centre, there is a clear distinction between the two. The centre begins at the junction of Leicester Road / Albion Street / Wigston Road to the west and ends at the junction of London Road / Mount Road to the east. The centre is linear with units situated on either side of London Road.
- 2.4 Table 2 sets out the changes that have occurred within the Old Oadby centre within the past 5 years. To keep the data simple and avoid confusion the Use Classes listed in the last column are the Use Classes that the businesses would be classified as under the current planning system.

Table 1 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total (%)
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	20	64.5
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	7	22.6
Other	0	0
Vacant	4	12.9
Total	31	100

Table 2 – Description of units identified

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Business Use Class	Changes to business / use class in last 5 years
2	London Road	Oadby Tyre Services	Tyre Fitting / Repairs	Sui Generis	Sui Generis	No Change

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Business Use Class	Changes to business / use class in last 5 years
19	London Road	The Aloe Therapy Centre	Foot Care and Healing Treatments	Sui Generis	Sui Generis	No Change
21	London Road	Fox Inn	Pub	Sui Generis	Sui Generis	No Change
23	London Road	The Black Dog	Pub	Sui Generis	Sui Generis	No Change
12	London Road	A.J Adkinson Funeral Directors	Funeral Directors	E	E	No Change
29	London Road	Bibis Dhaba	Restaurant	E	E	Changes: Geelas Krupa Sanctua, E; Bibis Dhaba, E
31-33	London Road	Vacant	-	E	-	Changes: In-Toto Kitchens, E
35	London Road	Vacant	-	Sui Generis	-	Changes: Queen's Taxis, Sui Generis
37-41	London Road	Hamilton's Honour	Health and fitness facility	E	E	Changes: Michael John Flooring and Interiors, E
47	London Road	Bargain Buyz	Electrical appliances retail	E	E	Changes: Indus, E; Bargain Buyz Electrical Appliances, E
65A The Old School House	London Road	Eazi Business Ltd	Serviced Offices Current tenants: - Mobile apps for business (software company)	E	E	Changes: Previous unknown tenants; Eazi Business Ltd, E
67	London Road	Vacant	Offices	E	-	Changes: Xibis, E; CGI Web Design, E
91	London Road	Vacant	Antiques shop	E	-	Changes: John Hardy Antiques, E; Vacant
99	London Road	The Wheel Inn	Public house	Sui Generis	Sui Generis	No Change

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Business Use Class	Changes to business / use class in last 5 years
115	London Road	The Sports Lounge Bar & Grill	Indian Restaurant and Sports Bar	E	E	Changes: Desi Lounge & Bar, E; The Sports Lounge Bar & Grill, E
66	London Road	Adrian	Hairdressers	E	E	No Change
64	London Road	Schoolwear Solutions	School uniform manufacturer	E	E	No Change
62B	London Road	Tak's House	Chinese Hot Food Takeaway	E	E	No change
62A	London Road	Salon 62	Hairdressers	E	E	No change
62	London Road	Select Convenience	Newsagent	E	E	Changes: Mercury News Shop, E; Select Convenience, E
60	London Road	Bennett's Motorcycle & Scooter Ltd	Motorcycle & Scooter showroom and sales	E	E	Changes: Mezaki Café, E; Paul's Kitchen, E; Bennett's Motorcycle & Scooter Ltd, E
54	London Road	The Retreat	Relaxation Treatments (Massage etc)	Sui Generis	Sui Generis	No change
52A	London Road	Creed Hair Design	Hairdressers	E	E	No change
52	London Road	Costas Fish Bar	Hot Food Takeaway	Sui Generis	Sui Generis	Changes: Zebari Pizza; Costas Fish Bar, Sui Generis
50	London Road	Gingerbread Cottage	Bakery (2 units)	E	E	No change
46	London Road	Crep Down Under	Sports Shoe retailer and customising.	E	E	Changes: Oadby Cobbler, E; Crep Down Under, E
44A	London Road	The Barber Shop	Hairdressers	E	E	No change
42	London Road	LCA Leicester Commercial Accountants	Accountants	E	E	Changes: E R Fox & Son (Textile Merchant), E; LCA Commercial Accountant, E
40	London Road	Busy Bees	Day Nursery and creche	E	E	No change
38	London Road	Swatlands	Restaurant	E	E	No change
24	London Road	Wilson B Ragg	Butchers	E	E	No change

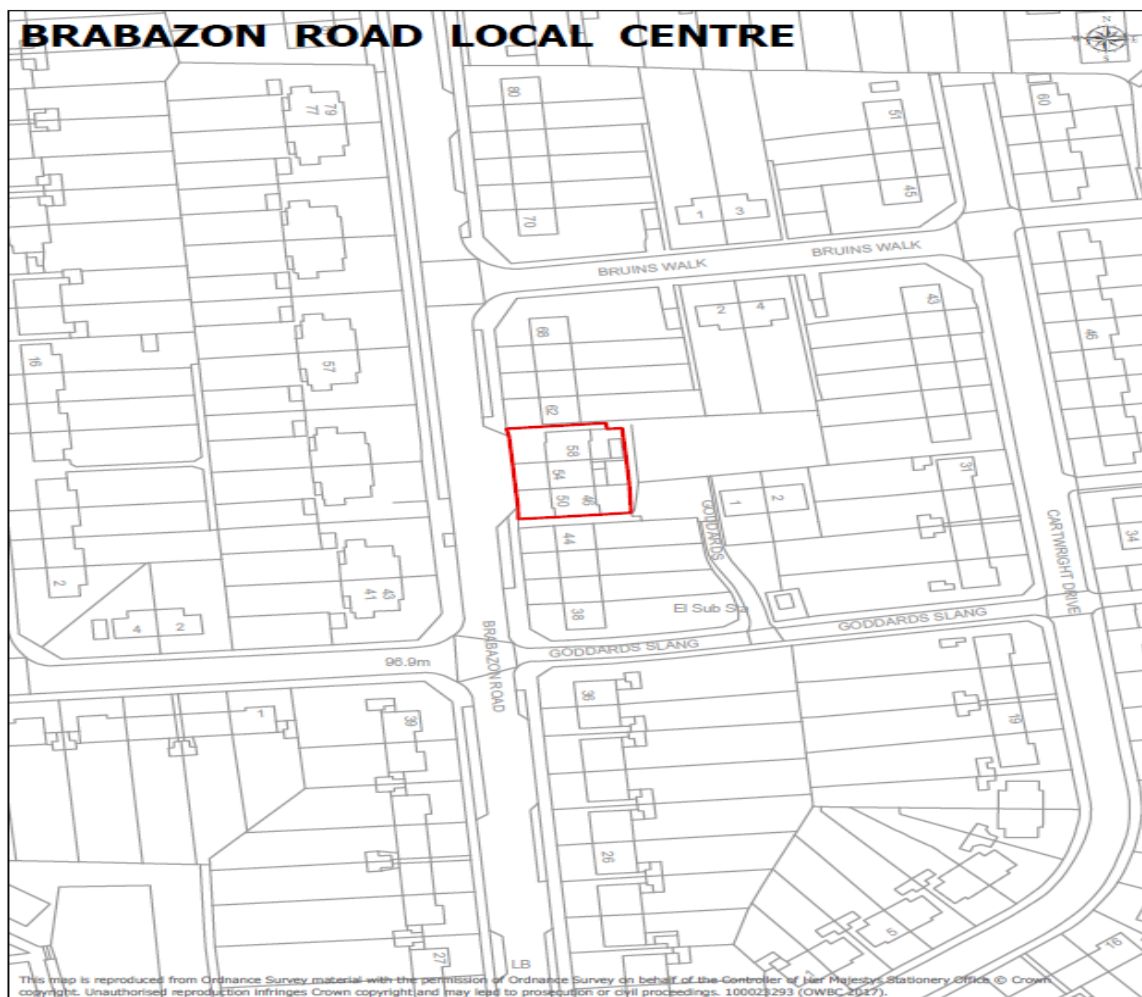
Leisure, civic and community facilities

- 2.5 Old Oadby local centre does not have any leisure, civic or community uses situated within its boundary, however there is a wide selection nearby. Although not specifically leisure, civic or community uses, the centre does benefit from a number of pubs, bars and restaurants.
- 2.6 The leisure, civic and community uses located nearby include libraries and GP surgeries. There are also primary and secondary schools located nearby, including Gartree High School and Beauchamp College, both of which are within a 15-minute walk.

Public transport

- 2.7 There are a number of bus stops situated within the Old Oadby boundary. They are outside the Wheel Inn Public House on London Road; Queen Street, adjacent to 133 London Road; and outside Alexandra Court, London Road. All stops provide the 31 service operated by Arriva Midlands. This service provides local residents and users of the centre with a reliable method of accessing Leicester City Centre. Old Oadby is also in close proximity to the Glen Road / Harborough Road (A6) junction, which also provides a key gateway into Leicester City Centre via Leicester Road / London Road. The nearest rail connection is approximately 3 miles away (1 hours walk) southwest in South Wigston.

3. BRABAZON ROAD, OADBY



Overview of centre

- 3.1 Brabazon Road Local Centre is located in the north of the Borough in Oadby. There are 3 units in total, all of which are occupied (see Table 3). Above all of the ground floor units, are residential flats. Brabazon Road was not identified in the Council's Core Strategy as a 'Local Centre', but for the purposes of this document and the current adopted Local Plan, it is recommended to be defined as such, because the units provide an important community hub for the residents occupying the dwellings

in the immediate vicinity to the centre. The Brabazon Road Local Centre also meets the threshold requirement of 3 units to be classified as a Local Centre within the Borough.

- 3.2 Brabazon Road is located to the southwest of Oadby District Centre. It is located on the east side of Brabazon Road, just south of Bruins Walk. The centre comprises of Sidhu Store – an off-licence and convenience shop (Use Class E), Decor Walls & Flooring (Use Class E) and Go For It Hairdresser salon (Use Class E) (see Table 4). On-street car parking is located directly to the front of the units.
- 3.3 A bus stop is located close to the Local Centre. The Retail Capacity Study (2016) advises that Brabazon Road, Oadby should be designated as a new Local Centre within the new Local Plan, due to the important role it plays within the local community which although it is small, it continues to do.
- 3.4 All units in this small cluster are now Use Class E with all premises having different business occupants since the last study in 2017. (see Table 4)

Table 3 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total (%)
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	3	100
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	0	0
Other	0	0
Vacant	0	0
Total	3	100

Table 4 – Description of units identified

Street No.	Street Name	Name of Premises	Business Type	Permitted Use Class	Use Class 2022	Changes to business/use class in last 5 years
56	Brabazon Road	Sidhu Store	Convenience store & off licence	E	E	No change
52-54	Brabazon Road	Decor Walls & Flooring	Party / Decorations	E	E	Changes: Sky's The Limit (Party Decorations), E; Decor Walls & Flooring, E
50	Brabazon Road	Go For It	Hair Salon	E	E	Changes: Tanya Hyde, Sui generis; Go For It, E

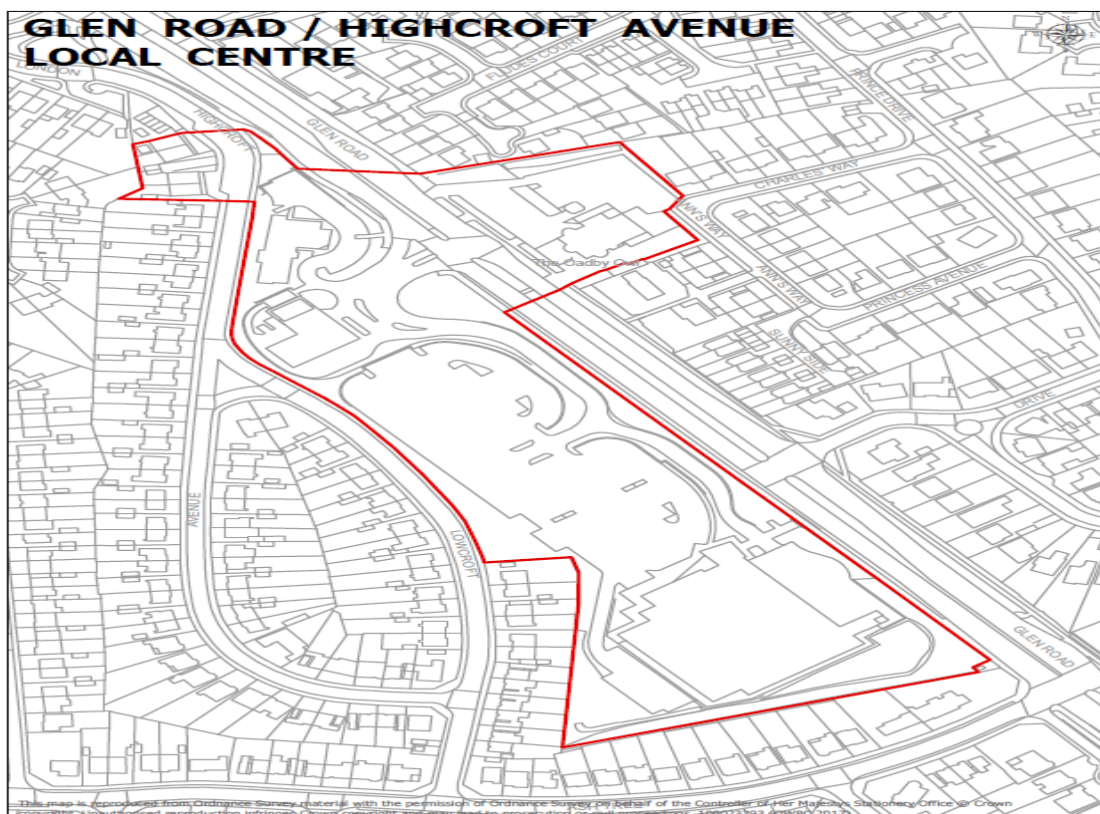
Leisure, civic and community facilities

- 3.5 There are no businesses in this Local Centre that provide leisure, civic or community functions.
- 3.6 The centre however is located approximately 5–10-minute walk southwest of Oadby District Centre which has a variety of shops and services, including Oadby Library and GP surgeries.
- 3.7 There are two nursery schools and one primary school within a 10-minute walk of this centre. However, there are no secondary schools within such short distance.

Public transport

- 3.8 The Arriva bus service, 31A, runs between Leicester City Centre and Coombe Rise, Oadby, via Brabazon Road, Oadby which appears to still be an operational route at the time of the survey. It takes approximately 20 minutes to travel from Leicester City Centre to Brabazon Road via this service. The nearest rail connection is approximately 3 miles away in South Wigston.

4. GLEN ROAD / HIGHCROFT AVENUE, OADBY



Overview of centre

- 4.1 The Glen Road / Highcroft Avenue local centre is located in Oadby. The centre is defined in the Council's Local Plan as a local centre. The centre is divided by Glen Road (the A6) with majority of the units located on the southwest side of Glen Road.

However, the Oadby Owl public house is located on the opposite side of Glen Road. Also on this side at No. 1 Glen Road is Shiny Car Wash and Elite Valeting (Sui Generis) with subdivision adding two smaller retail units to the site. The additional units are Hairtech & Co barber shop (Use Class E) and Joy Coffee Shop (Use Class E – subject to the granting of retrospective planning permission).

- 4.2 Glen Road is a busy road which can only be crossed safely at the pedestrian crossing, which is located outside the Oadby Owl public house. Glen Road / Highcroft Avenue now has a total of 11 units within the designated centre area (see Table 5), which is an increase of 3 from the last study in 2017.
- 4.3 In addition to the public house and Car Wash site units, the Local Centre comprises a Sainsbury's food store (5,717 sq. m gross / 3,289 sq. m net) and associated petrol station. The presence of Sainsbury's Supermarket makes this shopping area a lot more significant in retail floorspace terms than it otherwise would be. Also, on the southwest side of Glen Road is the Croft Medical Centre (Use Class E) and a small group of shops comprising Ace of Fades barber shop (Use Class E), Leicester Windows (Use Class E), Oadby Fish Bar (Use Class Sui Generis), and Domino's Pizza (Use Class Sui Generis) (see Table 6). The Sainsbury's food store, Croft Medical Centre and the Oadby Owl public house all have private car parks. The small group of shops have on-street parking available directly outside. A bus stop is located outside the Sainsbury's food store on the A6.
- 4.4 As mentioned, there are now 11 units that make up this local centre, which is an increase of 3 from the previous 2017 study, due to the addition of three units at No 1 Glen Road Shiny Car Wash site. Two changes to the existing units on Highcroft Avenue have taken place within the past 5 years with the unit occupied at the time of the last study in 2017 by the former Nacto Foods unit (Use Class E) now occupied by Ace of Fades barber shop (Use Class E) and Gina's Slice of Cake (Use Class E) occupied by Leicester Windows (Use Class E) (see Table 6). Both of these units complement the existing Sui Generis hot food takeaway units of Oadby Fish Bar and Domino's Pizza. There is a good mix of convenience and service retail provision within the Glen Road / Highcroft Avenue Local Centre and the Local Centre is thriving and successful, evidenced at the time of the survey by the volume of customers using the businesses that were open and the competition for parking spaces.

Table 5 – Local Centre survey of uses

Types of Uses	Total No. Units	% of Total
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	6	55
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	5	45
Other	0	0
Vacant	0	0
Total	11	100

Table 6 – Description of units identified

Street No.	Street Name	Name of Premises	Business Type	Permitted Use	Use Class 2022	Changes to business/use class in last 5 years
77	Highcroft Avenue	Ace of Fades Grooming	Barber shop	E	E	Changes: Nacto Select Indian Food Store, E; Ace of Fades Grooming, E
79	Highcroft Avenue	Leicester Windows	Window fitter retail shop	E	E	Changes: Gina's Slice Of Cake, E; Leicester Windows, E
81	Highcroft Avenue	Oadby Fish Bar	Hot Food Takeaway	Sui Generis	Sui Generis	No change
83	Highcroft Avenue	Domino's Pizza	Hot Food Takeaway	Sui Generis	Sui Generis	Changes: Bargain Booze Convenience Store, E; Domino's Pizza, Sui Generis
2	Glen Road	The Croft Medical Centre	Doctors Surgery	E	E	No change
N/A	Glen Road	Sainsbury's Petrol Station	Petrol Station	Sui Generis	Sui Generis	No change
N/A	Glen Road	Sainsbury's Supermarket	Supermarket	E	E	No change
7	Glen Road	Oadby Owl	Public House	Sui Generis	Sui Generis	No change
1	Glen Road	Shiny Car Wash	Car wash and valeting services	Sui Generis	Sui Generis	New unit
1	Glen Road	Hairtech & Co	Barber	E	E	New unit
1	Glen Road	Joy Coffee Shop	Coffee shop and hot food café	Retrospective planning application in progress.	E	New unit

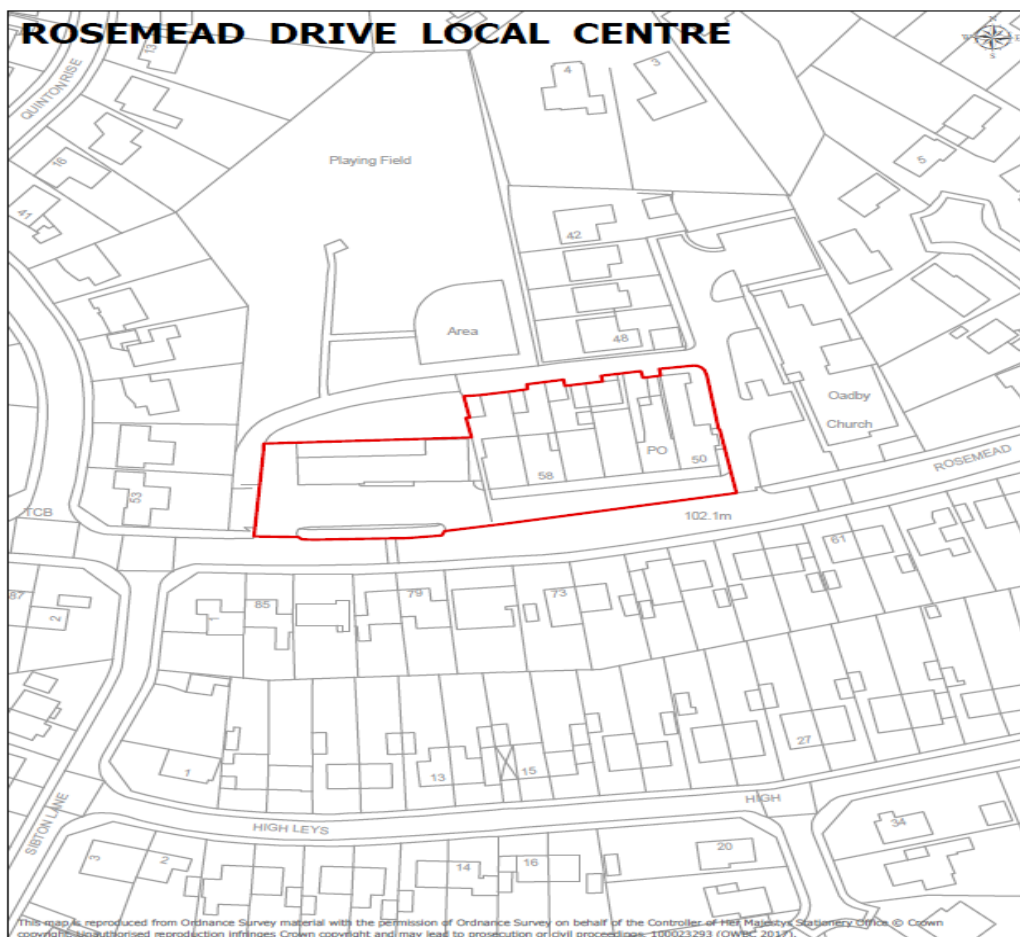
Leisure, civic and community facilities

- 4.5 This local centre has one civic and community facility, the GP surgery (Croft medical Centre). The centre is approximately a 10–15-minute walk south-east of Oadby District Centre also. There are three primary schools and two secondary schools within 10-minute walking distance of the centre, including Gartree High School and Beauchamp College.

Public transport

- 4.6 There are two bus stops in this centre on either side of the A6 Glen Road. A total of five services stop at this stop, providing regular routes to Leicester City Centre; Oadby District Centre; Oadby Grange Estate; Rothwell; Great Easton; Kibworth; Market Harborough; and, Northampton, though there are reports that there is a county-wide issue of bus routes not operating according to timetables. The nearest rail connection is 3.5 miles away at South Wigston.

5. ROSEMEAD DRIVE, OADBY



Overview of centre

- 5.1 Rosemead Drive, Oadby is located to the south-east of Oadby District Centre. The local centre is located on the north side of Rosemead Drive, close to Brambling Way and Sibton Lane. It was originally defined in the Council's Core Strategy. Rosemead Drive has a total of eight units within its centre area (see Table 7).

- 5.2 The centre comprises of St Peter's Auto Centre (Use Class Sui Generis), Mezza Mangal (Use Class E, Sajja Beauty (Use Class Sui Generis), The Dog Lab (Use Class E), La Femme Belle / Louise Flynn (Use Class E), Oriental Chef (Use Class sui generis), Mercury News Shop (Use Class E) and GP3 Financial Solutions Ltd (Use Class E). Rosemead Drive does not contain any comparison goods units. On-street parking is available directly to the front of the units. It was seemingly well used at the time of survey as the parking area was full. Over the past 5 years the total number of units has remained the same, although the Local Centre now contains more service units and no comparison retail units. Since the latest changes to permitted development rights, many retail and services uses are grouped together in Use Class E.
- 5.3 As mentioned above just one change has taken place in the past 5 years, with Sani's Gent's Hair Studio (Use Class E) having been replaced by The Dog Lab – a canine fertility service (Use Class E) (see Table 8). There are currently no vacant units, as illustrated below in Table 7.

Table 7 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total (%)
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	5	62.5
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	3	37.5
Other	0	0
Vacant	0	0
Total	8	100

Table 8 – Description of units identified

Street No.	Street Name	Name of Premises	Business Type	Permitted Use Class	Use Class 2022	Changes to business/use class in last 5 years
50	Rosemead Drive	Gp3 Financial Solutions Ltd	Financial Services	E	E	No change
52	Rosemead Drive	Mercury News Shop	Newsagent & Sub-Post Office	E	E	No change
54A	Rosemead Drive	Oriental Chef	Hot Food Takeaway	Sui generis	Sui generis	No change
56	Rosemead Drive	La Femme Belle / Louise Flynn	Hairdressers / Beauty Salon	E	E	No change

Street No.	Street Name	Name of Premises	Business Type	Permitted Use Class	Use Class 2022	Changes to business/use class in last 5 years
58	Rosemead Drive	The Dog Lab	Canine fertility treatment service	E	E	Changes: Sani's Gent's Hair studio, E; The Dog Lab, E
58	Rosemead Drive	Sajja Beauty	Beauty Salon	Sui Generis	Sui Generis	No change
60	Rosemead Drive	Mezze Mangal	Turkish Restaurant	E	E	No change
N/A	Rosemead Drive	St Peters Auto Centre Ltd	Car Showroom	Sui Generis	Sui Generis	No change

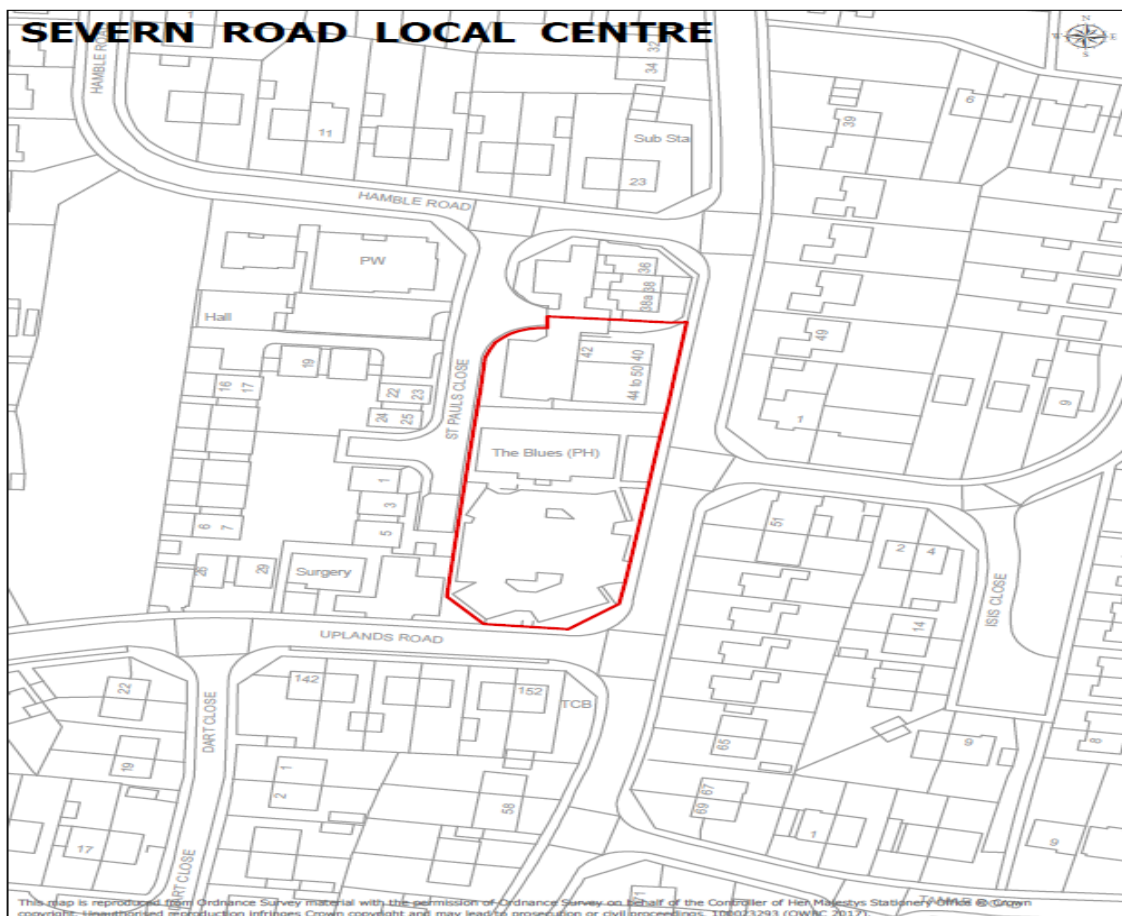
Leisure, civic and community facilities

- 5.4 Although there are no leisure, civic or community uses as such, there are three businesses providing services or goods that aren't typically available in other local centres within the Borough. The site is located within a predominately residential area and has a playing field to the north and a church to the east, therefore there are leisure and civic / community uses situated close by. Rosemead Drive Local Centre is within 10 minutes walking distance of two nursery schools, two primary schools and two high schools (one incorporating a college).

Public transport

- 5.5 An Arriva bus service from Leicester City Centre to Coombe Rise (31A) passes by the centre and stops at a stop outside St Peter's Auto Centre Ltd. The nearest rail connection is 3 miles to the west at South Wigston.

6. SEVERN ROAD, OADBY



Overview of centre

- 6.1 The Severn Road Local Centre in Oadby is located in the north-east of the Borough and was first identified as a local centre within the Council's Core Strategy. The centre is located to the east of Oadby District Centre. The centre is located on the west side of Severn Road, between Uplands Road and Hamble Road and has three units its designated area. The centre meets the threshold requirement of 3 units to be classified as a local centre within the Borough. Further, one of the retail units is a double unit.

- 6.2 The centre comprises of a small Co-op food store (399 sq. m gross / 266 sq. m net), a double-unit pharmacy and a retail unit that until recently was occupied by Mace convenience stores but is now vacant. The Co-op food store has a private car park. Additional parking is provided to the rear of the other two units and can be accessed via St. Paul's Close. A bus stop is located close to the local centre. There is also a GP surgery adjacent to the Co-op car park on Uplands Road which provides an invaluable local facility.
- 6.3 The units all have Use Class E permission (see Table 10). The Co-operative food store (Use Class E); Severn Chemists (Use Class E) occupies a double unit and a third retail unit, formerly MACE Stores is Use Class E though has recently become vacant (see Table 10).

Table 9 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total (%)
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	2	67
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	0	0
Other	0	0
Vacant	1	33
Total	3	100

Table 10 – Description of units identified

Street No.	Street Name	Name of Premises	Business Type	Permitted Use Class	Use Class 2022	Changes to business/use class in last 5 years
40	Severn Road	Severn Chemists	Pharmacy	E	E	No change
44	Severn Road	MACE Stores	Convenience store	E	-	Changes: MACE Stores, E; Vacant
167	Uplands Road	Co-Op	Convenience food store	E	E	No change

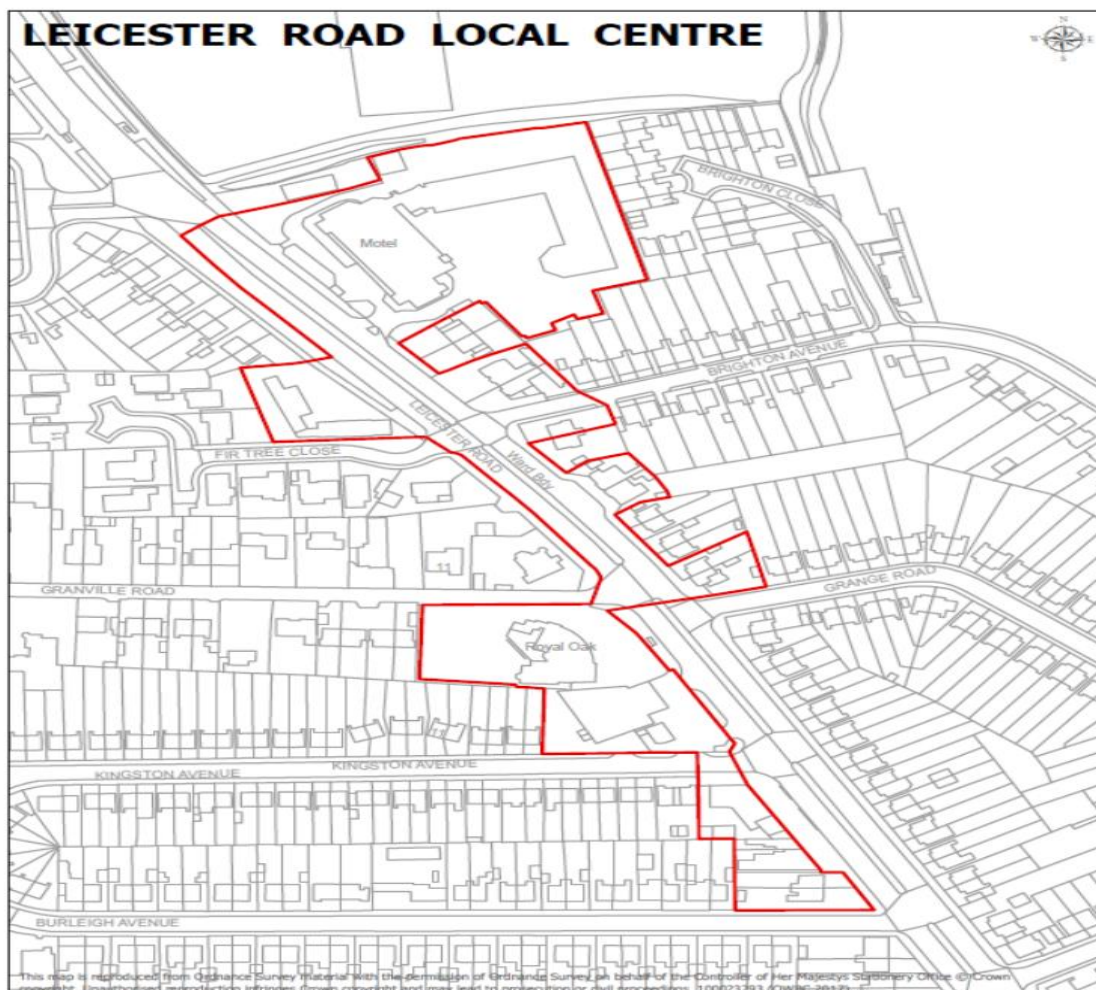
Leisure, civic and community facilities

- 6.4 The site is located within a residential area and provides the local population with basic everyday convenience, service and catering supplies. Although there are no specific leisure, civic or community facilities situated within the centre there is a Church, nursery, primary school, GP surgery and a high school, all within 5 minutes walking distance.

Public transport

- 6.5 The Arriva bus service (no. 31) from Leicester City Centre to Oadby Grange passes through this centre along Severn Road and stops outside the Co-operative food store. The nearest rail connection is 3.8 miles to the north in Leicester City.

7. LEICESTER ROAD, WIGSTON



Overview of centre

- 7.1 Leicester Road Local Centre, Wigston, is located to the far north of Wigston and is located along a key access route into the Borough. It is approximately 1 mile north of Wigston Town Centre, or a 20-minute walk. Units are located either side of Leicester Road, which is a busy dual carriageway road and can be difficult to cross at times. The centre was first identified within the Core Strategy as a local centre.
- 7.2 In total, there are 19 businesses in this centre, making it the second largest local centre and the fifth largest centre in the Borough, with only Wigston Town Centre, Oadby District Centre, South Wigston District Centre and Old Oadby Local Centre larger in size. Due to its location and proximity to the Borough's boundary, this centre actually serves residents from Leicester City as well as those in the Borough of Oadby and Wigston. A large proportion of the retail mix is service provision, with the addition of a small selection of convenience and comparison retail. The centre also includes a national chain hotel 'The Holiday Inn' (see Table 11).
- 7.3 The centre now includes a Shell Garage, incorporating a Spar convenience store and café; a Sainsbury's Local food store (378 sq. gross / 166 sq. m net) which includes a Subway sandwich shop and has a private car park. The other retail / service units tend to have on-street parking directly in front of the stores. A bus stop is located outside the Sainsbury's Local food store.
- 7.4 There have been a total of 8 changes within this local centre over the past 5 years. The key changes within this local centre are Potters Superstore (E) has recently become vacant; Shell Garage has taken over the Scraftoft Garage site and the Holiday Inn (C1) now occupying the site of the former Ramada Stage Hotel (C1). All of these changes have been illustrated below in Table 12.

Table 11 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total (%)
C1 Hotels, boarding and guest houses	1	5.26
E Commercial, business and service	14	73.68
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	2	10.53
Other	1	5.26
Vacant	1	5.26
Total	19	100*

* Due to rounding, the total is actually 99.99%

Table 12 – Description of units identified

Street No.	Street Name	Name of Premises	Business Type	Permitted Use	Use Class 2022	Changes to business/use class in last 5 years
264-266	Leicester Road	Natural Smiles	Dental Surgery	E	E	No change
268	Leicester Road	SHBS Ltd	IT Services	E	E	No change

Street No.	Street Name	Name of Premises	Business Type	Permitted Use	Use Class 2022	Changes to business/use class in last 5 years
268A	Leicester Road	Headquarters Hairdressers	Hairdressers	E	E	No change
270	Leicester Road	Websters Cycles	Cycle Sales and Repair	E	E	No change
271	Leicester Road	Dream Beauty Salon	Beauty Salon	E	Sui generis	Changes: Cash For Clothes / Shoes, E; Dream Beauty Salon, Sui generis
273	Leicester Road	Base Hair Salon	Hairdressers	E	E	No Change
282	Leicester Road	Shell Station	Petrol station and retail	Sui Generis	Sui Generis	Changes: Scraptoft garage, sui generis; Shell Station, sui generis
281 / 281A	Leicester Road	Vacant	Vacant	E	-	Changes: Potters Superstore (Flooring), E; Vacant
281	Leicester Road	@281 Coffee Shop	Coffee Shop	E	E	19/00205/FUL: Change of use and convert residential garage to café - 281 Leicester Road
287	Leicester Road	Wigston Dental Care	Dentist	E	E	Not in previous study
289	Leicester Road	Ameri-cans and Treats	Café & sweet shop	E	E	Changes: Party Supplies Sales, E; Ameri-cans and Treats, E
289A	Leicester Road	Derek's Barber Shop	Hairdressers	E	E	No Change
291	Leicester Road	The Bath House	Bathroom Sales	E	E	Changes: Bathrooms by Regency, E; The Bath House, E

Street No.	Street Name	Name of Premises	Business Type	Permitted Use	Use Class 2022	Changes to business/use class in last 5 years
299	Leicester Road	Holiday Inn Leicester	Hotel	C1	C1	Changes: Ramada Stage Hotel; The Holiday Inn, C1
306 - 308	Leicester Road	The Cradle Day Nursery	Day Nursery	E	E	No change
N/A	Leicester Road	Sainsbury's Local	Convenience food store	E	E	No change
N/A	Leicester Road	Subway	Sandwich Shop	E	E	No change

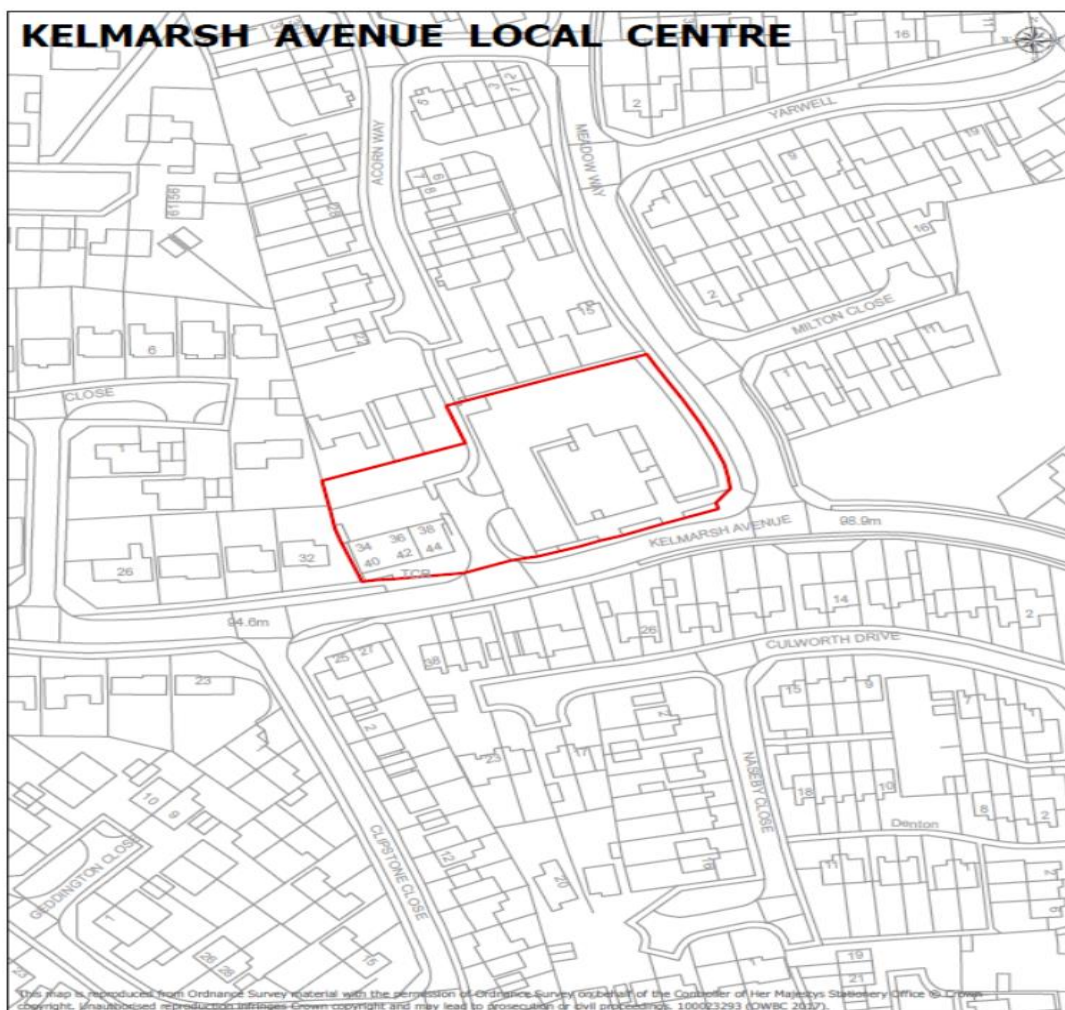
Leisure, civic and community facilities

- 7.5 The local centre has three leisure civic and community uses: consisting of a dentist surgery, a children's day nursery and a hotel. There is also an Infants School and a Primary School approximately 10 minutes walk north of this centre, albeit in Leicester City. There is also the Freer Community Centre approximately 5 minutes walk south of the local centre.

Public transport

- 7.6 Public transport (bus) connections along Leicester Road are frequent and offer the public a regular and affordable mode of transport both into the City of Leicester, as well as to Wigston Town Centre. The nearest rail connection is 2 miles in South Wigston.

8. KELMARSH AVENUE, WIGSTON



Overview of centre

- 8.1 Kelmarsh Avenue Local Centre, Wigston, is located in a relatively central position within the Borough of Oadby and Wigston, approximately a 5–10-minute walk to the south-east of Wigston Town Centre. The local centre is located on the north side of Kelmarsh Avenue on the corner with Meadow Way. It was first identified within the Council's Core Strategy (2010) as a local centre. The centre meets the threshold requirement of 3 units to be classified as a local centre within the Borough.
- 8.2 The centre comprises of a Mercury News Shop (Use Class E), Jane's Hair & Beauty (Use Class E) and Cuisine of India (Use Class E) (see Table 14). Kelmarsh Avenue does not contain any comparison units. The Cuisine of India restaurant has a private car park. Additional parking is provided to the rear of the other units and can be accessed off Kelmarsh Avenue. A bus stop is located directly in front of the Kelmarsh Avenue shops.
- 8.3 There have been no changes to the Kelmarsh Avenue Local Centre since the 2017 study.

Table 13 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total (%)
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	3	100
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	0	0
Other	0	0
Vacant	0	0
Total	3	100

Table 14 – Description of units identified

Street No.	Street Name	Name of Premises	Business Type	Use Class 2022	Changes to business/use class in last 5 years
38	Kelmarsh Avenue	Jane's Hair and Beauty	Hairdressers	E	No change
42	Kelmarsh Avenue	Mercury News	Newsagent	E	No change
NA	Kelmarsh Avenue	Cuisine of India	Restaurant	E	No change

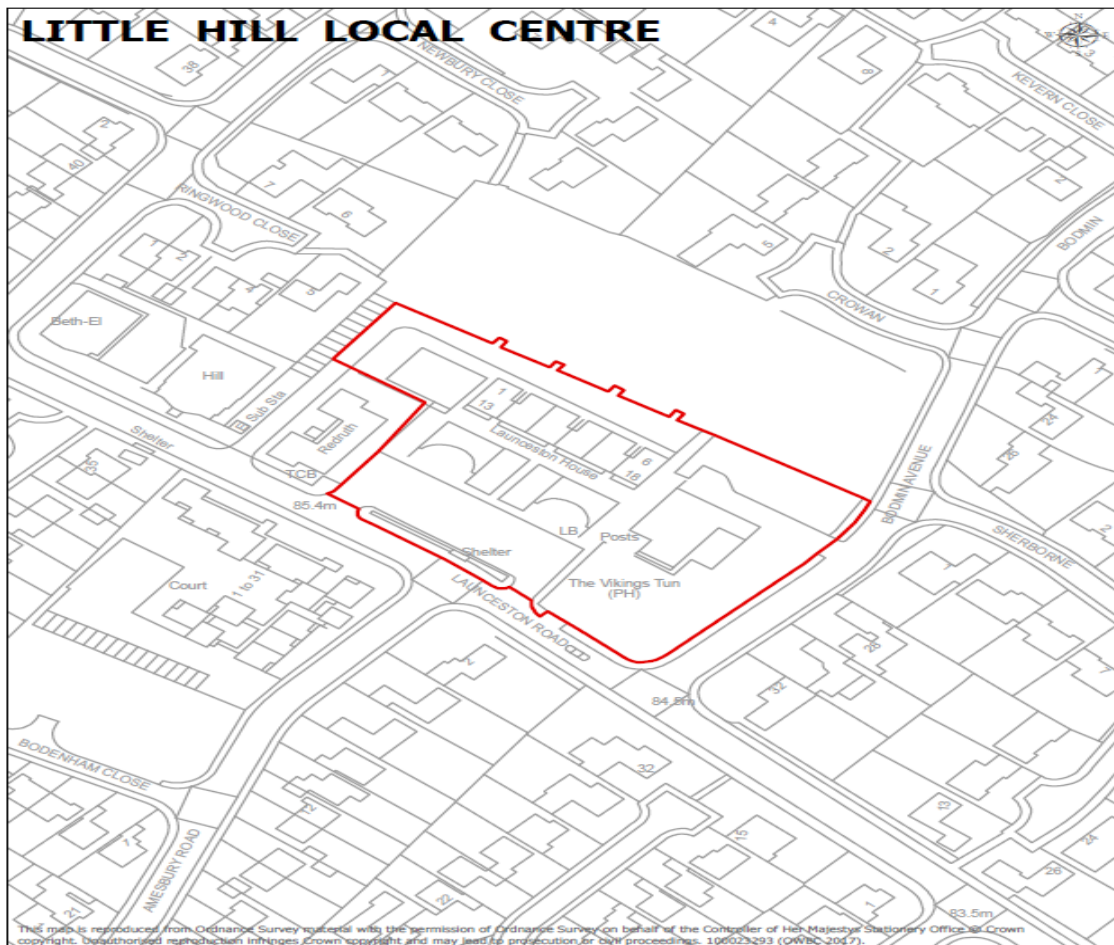
Leisure, civic and community facilities

- 8.4 There are no leisure, civic or community facilities located within this local centre. There is however a primary school within approximately a 5-minute walk, north of the centre.

Public transport

- 8.5 The 47A, 49 and 49B Arriva bus services all serve this Centre and provide regular daily services into Leicester City every 20 minutes. It takes approximately 25 minutes to get to the centre of Leicester City from this location by bus. The nearest rail connection is 1.7 miles (35-minute walk) to the west, in South Wigston.

9. LITTLE HILL SHOPPING PARADE, WIGSTON



Overview of centre

- 9.1 Little Hill Local Centre, on Launceston Road in Wigston, is a local centre situated in the south of the Borough and is surrounded by residential in every direction. The centre is located to the southwest of Wigston Town Centre. The centre is located on the north-east side of Launceston Road, at the junction with Amesbury Road. Although relatively small in size, this centre is very well used by its local population. The centre is approximately 1 mile south (20 minutes' walk) of Wigston Town Centre and was first identified in the Council's Core Strategy as a Local Centre.
- 9.2 There were a total of six units within the designated centre area at the time of the 2017 survey (see Table 15). The centre comprises of a Today's Local (Use Class E), Little Hill Fish Bar (Use Class Sui Generis), EVO Tanning (Use Class Sui Generis), Little Hill Pharmacy (Use Class E), Select Convenience including Bargain Booze (Use Class E) and a small Co-op food store (483 sq. m gross / 322 sq. m net) (Use Class E) (see Table 16). The Co-op food store has a private car park. There is also a car park to front of the other units, which is well used. A bus stop is located directly to the front of units also.
- 9.3 The changes that have taken place over the past 5 years are the change of use of Evo Tanning (Use Class Sui Generis) from Serenity Hair, and the change of both Little Hill Pharmacy and Select Convenience to occupying two units, due to recent expansions. Select Convenience also incorporates a sub-post office which provides a valuable community resource to the local population. All of the changes are illustrated below in Table 16.

Table 15 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total %
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	4	66.67
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	1	16.67
Other (Residential Dwellings C3)	0	0
Vacant	1	16.67
Total	6	100*

* Due to rounding, the total is actually 100.01%

Table 16 – Description of units identified

Street Number	Street Name	Name of Premises	Business Type	Permitted Use Class	Use Class 2022	Changes to business/use class in last 5 years
N/A	Launceston Road	-	Vacant	E	-	Changes: Today's Local, E; Fade O'clock, E; Vacant.
N/A	Launceston Road	Midlands Co-Operative	Convenience Store	E	E	No change
1	Launceston Road	Little Hill Fish Bar	Hot Food Takeaway	Sui Generis	Sui Generis	No change
2	Launceston Road	El Cabello	Hair Salon	E	E	Changes: Evo Tanning, sui generis; El Cabello, E
3-4	Launceston Road	Little Hill Pharmacy Ltd	Chemist	E	E	No change
5– 6	Launceston Road	Select Convenience	Convenience Store (Inc Post Office & Bargain Booze)	E	E	No change

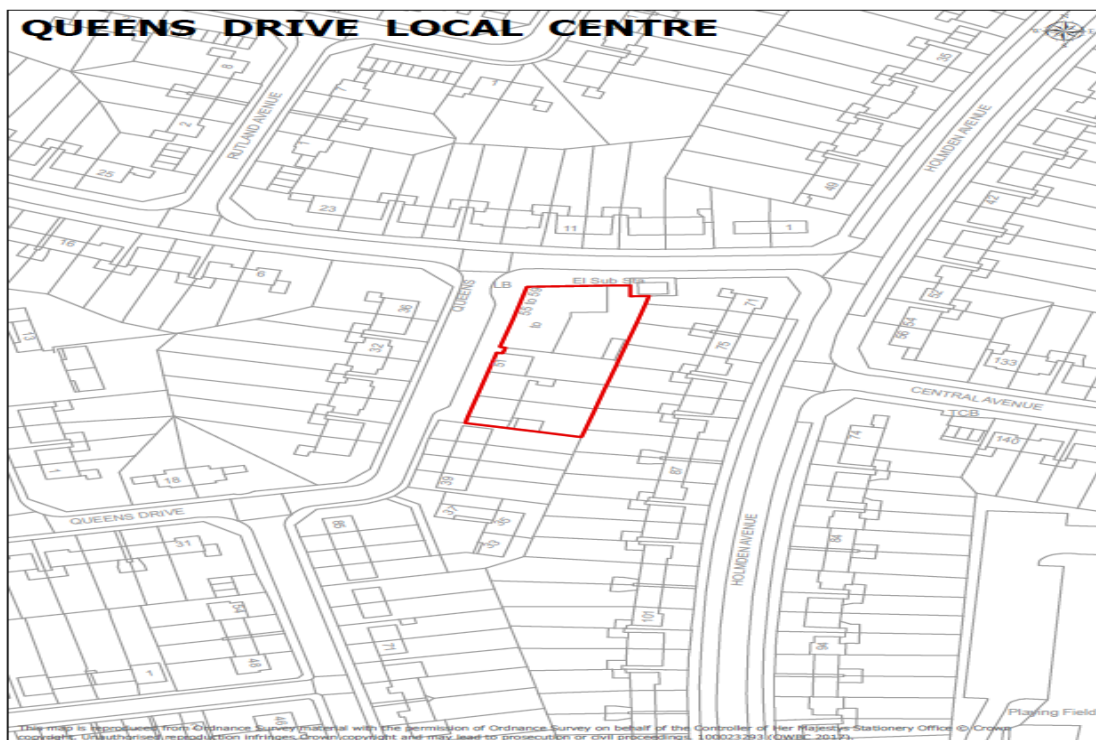
Leisure, civic and community facilities

- 9.4 There are no specific leisure, civic or community facility uses within this centre, however there is a wide selection of schools within a 10-minute walk both to the south-east and also the north-west of the Little Hill Local Centre. There is also a church, recreational ground and small community facility nearby.

Public transport

- 9.5 The 47, 47A, 48 and 48A Arriva bus services operate circular routes that frequently pass along Launceston Road in both directions and stop outside Little Hill Local Centre. This service provides local residents and users of the centre with a reliable method of accessing Leicester City Centre and other parts of the Borough.
- 9.6 The nearest rail connection is approximately 2 miles (40-minute walk) to the north-west in South Wigston.

10. QUEEN'S DRIVE, WIGSTON



Overview of centre

- 10.1 Queens Drive Local Centre in Wigston is situated centrally within the Borough, surrounded by residential in every direction. Queens Drive is located to the west of Wigston Town Centre and is roughly equidistant from Wigston Town Centre and South Wigston District Centre. A large industrial estate is located close by to the west. The local centre is located on the east-side of Queens Drive on the corner with West Avenue. This centre was first identified as a Local Centre within the Council's

Core Strategy. Despite its size, this centre plays an important role in the community and benefits from having a small number of free parking spaces directly to the front of the units, parallel with the street. The Spar convenience store also has a cashpoint which provides a useful local community resource. The Queens Drive Local Centre also meets the threshold requirement of 3 units to be classified as a Local Centre within the Borough.

- 10.2 Queens Drive has three units within the designated area (see Table 17). The centre comprises of a Spar (Use Class E), Essential Cuts (Use Class E) and Blue Breeze Chippy (Use Class sui generis) (see Table 18). The centre does not contain any comparison retail units. Parking is on-street only; however, parking was plentiful, though in demand at the time of the 2022 survey. A bus stop is located directly outside the fish bar along West Avenue. The number and composition of units has remained the same over the past 5 years.

Table 17 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total (%)
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	2	67
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	1	33
Other	0	0
Vacant	0	0
Total	3	100

Table 18 – Description of units identified

Street Number	Street Name	Name of Premises	Business Type	Permitted Use	Use Class 2017	Changes to business/use class in last 5 years
NA	Queens Drive	Blue Breeze Chippy	Hot food takeaway	Sui Generis	Sui Generis	Changes: Andy's Fish Bar, sui generis; Blue Breeze Chippy, sui generis
51	Queens Drive	Essential Cuts	Hairdressers	E	E	No change
47-49	Queens Drive	Spar	Convenience store	E	E	No change

Leisure, civic and community facilities

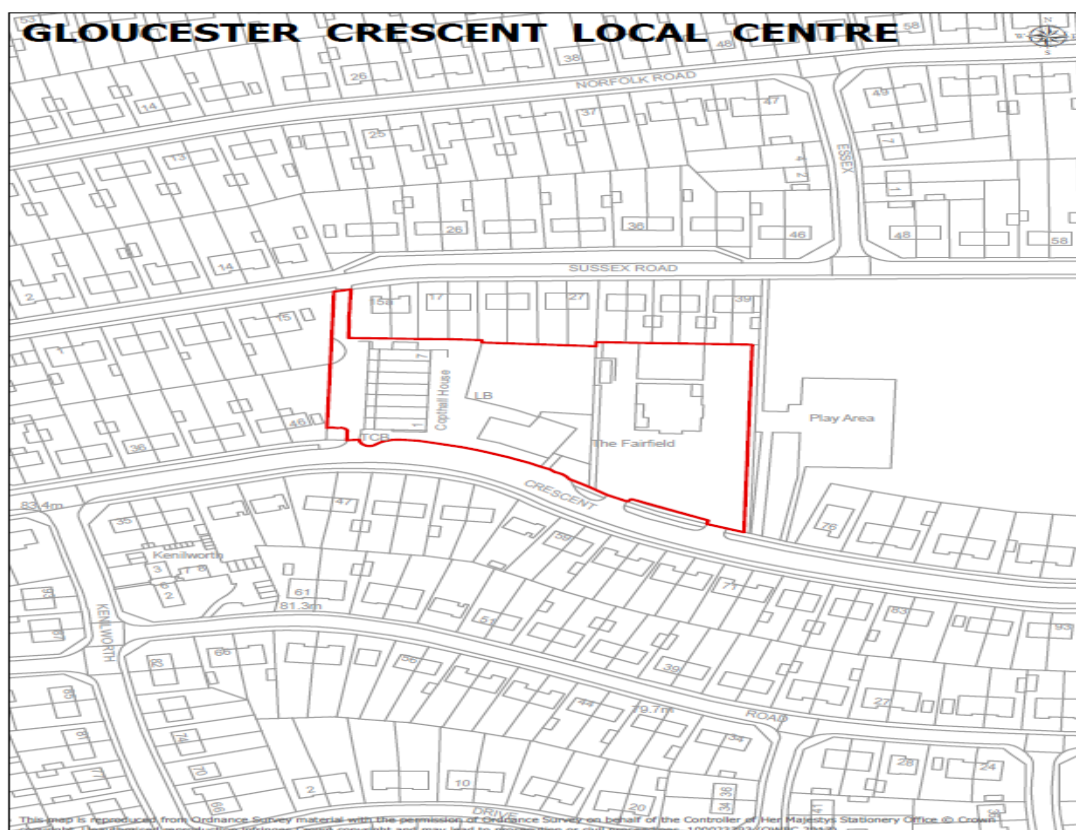
- 10.3 There are currently no specific leisure, civic or community uses located within this centre. There are a wide selection of schools and nurseries within a 10-minute walk both to the south and west of Queens Drive Local Centre. There is also a recreational ground (Aylestone Lane Park) and small community facility nearby (Central Avenue Christian Church).

Public transport

- 10.4 The 49A Arriva bus service operates a circular route that frequently passes along West Avenue in both directions, with bus stops adjacent to Queens Drive. This

service provides local residents and users of the centre with a reliable method of accessing Leicester City Centre and Wigston Town Centre. The nearest rail connection is 1 mile west in South Wigston (20 minutes' walk).

11. GLOUCESTER CRESCENT, SOUTH WIGSTON



Overview of centre

- 11.1 Gloucester Crescent Local Centre, South Wigston is located in the western part of the Borough of Oadby and Wigston. Gloucester Crescent is located to the north of

South Wigston District Centre. It was first defined in the Council's Core Strategy as a Local Centre. The centre is located on the north side of Gloucester Crescent and is parallel to Sussex Road.

- 11.2 There are a total of 9 units in the centre (see Table 19) which comprises of a small standalone One Stop food store (444 sq. m gross / 195 sq. m net) (Use Class E), Olympus Fish Bar (Use Class Sui Generis), Friendly Locks @Fairfield (Use Class E), AK Store Newsagents (Use Class E); Shed Loada Ink tattoo parlour (Use Class Sui Generis); Royal Garden Chinese takeaway (Use Class Sui Generis); Milners bakery (Use Class E), Soul Cuisine Bar & Bistro (Use Class E) and The Fairfield Inn (Use Class Sui Generis). The centre does not contain any comparison retail units. On-street parking is available directly to the front and side of the units along Gloucester Crescent; and parking was well-used at the time of the 2022 survey. A bus stop is located outside the One Stop food store and a large green space is located just to the north and the Fairfield public house is located directly to the east. The local centre was previously extended to include the public house and its car park, as recommended in the NLP (2016) Retail Capacity Study.
- 11.3 Two changes that have emerged in this centre recently are, His / Her Hair Boss (Use Class A1) occupying a previous hairdressers (Hell's Razor) and Safe Ten Solaris (Use Class Sui Generis) replacing a previously vacant unit (see Table 20). All of the units were occupied at the time of the 2022 survey. This centre is surrounded by both residential dwellings and industrial employment uses. For this reason, the majority of the local centre's businesses sell everyday consumer items such as food, beverages and takeaway food which cater for the local community's everyday basic needs.

Table 19 – Local Centre survey of uses

Types of Uses	Total No. Units	Percentage of Total (%)
C1 Hotels, boarding and guest houses	0	0
E Commercial, business and service	5	55.56
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui generis	4	44.44
Other	0	0
Vacant	0	0
Total	9	100

Table 20 – Description of units identified

Street No.	Street Name	Name of Premises	Business Type	Permitted Use Class	Use Class 2017	Changes to business/use class in last 5 years
Unit 8, Shire Court	Gloucester Crescent	One Stop	Convenience Store	E	E	Changes: Sainsbury's Local, E; One Stop, E
Unit 7, Shire Court	Gloucester Crescent	Soul Cuisine Bar & Bistro	Café	E	E	Changes: Jannine's Café, E; Soul Cuisine, E
Unit 6, Shire Court	Gloucester Crescent	Royal Garden	Hot Food Takeaway	Sui generis	Sui generis	No Change
Unit 5, Shire Court	Gloucester Crescent	Milners Bakery	Bakery	E	E	No Change
Unit 4, Shire Court	Gloucester Crescent	Shed Loada Ink	Hairdressers	Sui generis	Sui generis	Changes: His/Her Hair Boss, E; Shed Loada Ink, Sui generis
Unit 3, Shire Court	Gloucester Crescent	AK Store Newsagents, E	Newsagents & Off-Licence	E	E	Changes: News & Booze, E; AK Store Newsagents, E
Unit 2, Shire Court	Gloucester Crescent	Friendly Locks @Fairfield, E	Hairdressers	E	E	Change (Vacant-Safe Ten Solaris, Sui generis; Friendly Locks @Fairfield, E
Unit 1, Shire Court	Gloucester Crescent	Olympus Fish Bar	Hot Food Takeaway	Sui generis	Sui generis	No Change
NA	Gloucester Crescent	The Fairfield Inn	Public House	Sui generis	Sui generis	No Change

Leisure, civic and community facilities

- 11.4 There are no specific leisure, civic or community uses within the centre, though the Local Centre includes a public house (Sui Generis). There are also a number of community facilities located close by, including is a nursery, primary school and high school and an abundance of open space – all within a 10-minute walking distance to the north and west.

Public transport

- 11.5 The Arriva bus service (No. 49) from Leicester City Centre to South Wigston passes by the Local Centre on Gloucester Crescent and stops at the bus stops outside The Fairfield Pub, on both sides of the road. The nearest rail connection is 0.5 miles (10-minute walk) to the south at South Wigston.

ANNEX 1

Use Class Order since 1st September 2020

Use Class	Uses included
Class E Commercial, Business and Service Use	Commercial, Business and Service Use, or part use, for all or any of the following purposes: a) Shop other than for the sale of hot food b) Food and drink which is mostly consumed on the premises c) the following kinds of services principally to visiting members of the public i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms) e) Medical services not attached to the residence of the practitioner f) Non-residential creche, day centre or nursery g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)
Class F1 Learning and non-residential institutions	Class F1 Learning and non-residential institutions Any use not including residential use – a) For the provision of education b) For the display of artwork (not for sale or hire) c) As a museum d) As a public library or public reading room e) As a public hall or exhibition hall f) For, or in connection with, public worship or religious instruction g) As a law court
Class F2 Local Community Uses	Class F2 Local Community Uses a) A shop of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location b) Community halls and meeting places c) Outdoor sport or recreation (not involving motorised vehicles or firearms) d) Swimming pool or ice-skating rink

For a comprehensive overview, please visit the [Planning Portal](#).