

# Local Centres Study

Spring 2024

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# 1. Introduction and Purpose of the Study

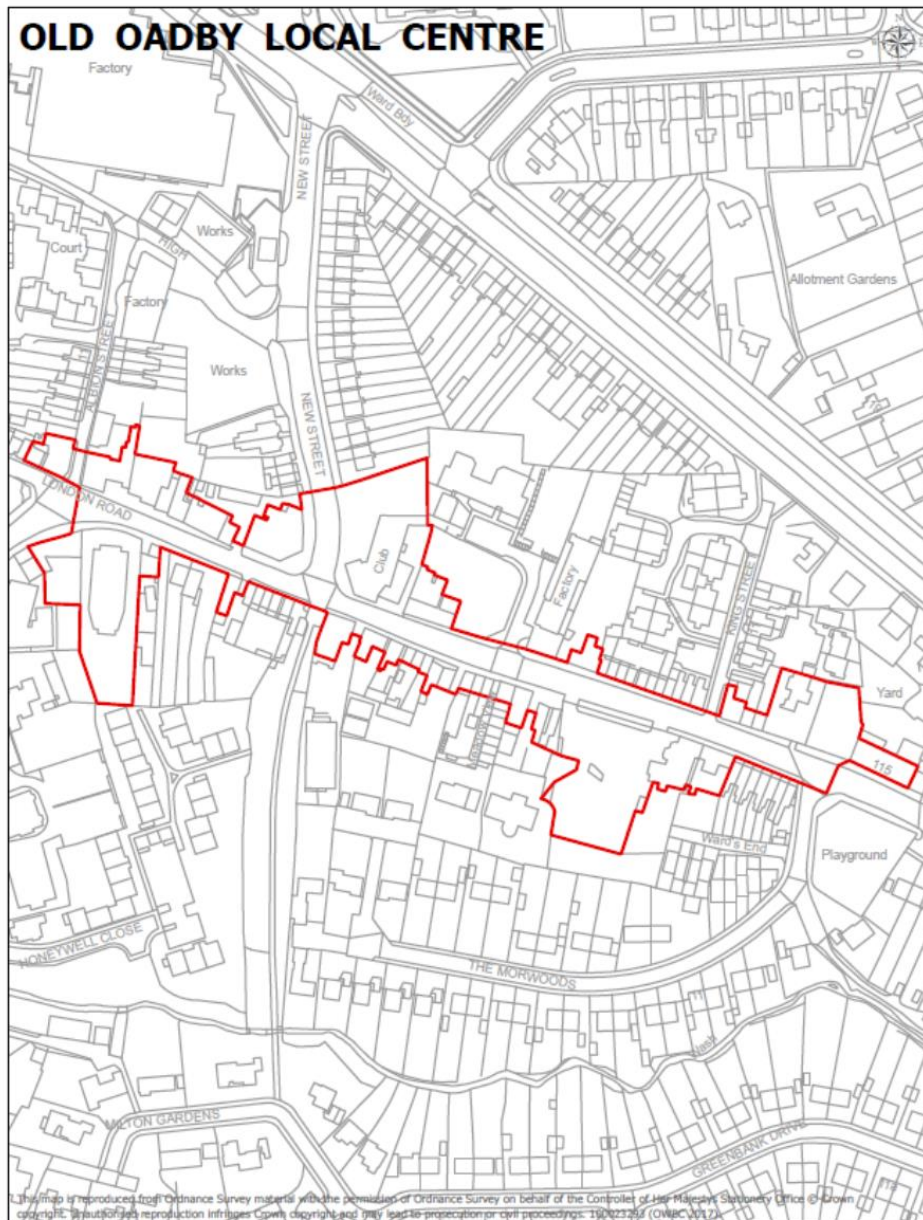
## Purpose of Study

- 1.1 The primary aim of this Study is to record the ground floor level land uses 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 'vitality and viability' in accordance with National Planning Policy Framework (NPPF, 2023) Paragraph 90. This Study also contributes towards the evidence base for the Local Plan.
- 1.2 There are 10 identified Local Centres across the Borough that together provide 97 units of Use Classes E commercial, business and service, Sui Generis, and C1 Hotels, boarding and guest houses. The Council undertook Local Centre site visits during Spring 2024 to inform the contents of this Study.
- 1.3 This Study finds there has been an increase in the number of E Class units, likely due to the increase in flexibility of this Class resulting from the changes to Use Class Order since 1<sup>st</sup> September 2020. The number of vacant units has increase by one since 2022. Overall, vacancy rates continue to be considered relatively low and the Local Centres continue to perform well.

## Definition of Local Centres

- 1.4 The National Planning Policy Framework (NPPF, 2023) 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.*
- 1.5 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 a biannual basis to ensure that the threshold of 3 units is complied with for all of the Council's identified Local Centres.
- 1.6 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



## Overview of centre

- 2.1 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.
- 2.2 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 and 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.
- 2.3 There are currently 31 units within the Old Oadby boundary, 11 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. Most of the units are operated by independent operators, rather than by mainstream stores selling convenience and comparison goods. There have been major changes since the 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 total number of units and percentage of total units are listed below in further detail within Table 1.

*Table 1. 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	65%
F.1 Learning and non-residential institutions	0	0%
F.2 Local Community Uses	0	0%
Sui Generis	6	19%
Other	0	0%
Vacant	5	16%
<b>Total</b>	<b>31</b>	<b>100%</b>

- 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. Changes since the last Local Centre Study (2022) have been the addition of 31a London Road due to sub-division on a unit, and the loss of 35 London Road to residential use. There has been not net change to the number of units in the Old Oadby, London Road Local Centre.

Table 2. Descriptions of units identified.

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
2	London Road	Oadby Tyre Services	Tyre Fitting / Repairs	Sui Generis	Sui Generis	No Change
12	London Road	A.J Adkinson Funeral Directors	Funeral Directors	E	E	No Change
19	London Road	The Physio Orthopaedics Practice	Health Clinic	Sui Generis	Sui Generis	The Aloe Therapy Centre, Sui Generis
21	London Road	The Fox Inn	Pub	Sui Generis	Sui Generis	No Change
23	London Road	The Black Dog	Pub	Sui Generis	Sui Generis	No Change
24	London Road	Wilson B Ragg	Butchers	E	E	No Change
29	London Road	Vacant	–	E	–	Geelas Krupa Sanctua, E; Bibis Dhaba, E
31a	London Road	Hair and Booty	Hairdressers	E	E	In-Toto Kitchens, E
31-33	London Road	Future Baby	Offices	E	E	In-Toto Kitchens, E
37-41	London Road	Hamilton's Honour	Health and fitness facility	E	E	Michael John Flooring and Interiors, E
38	London Road	Vacant	–	E	–	Swatlands restaurant, E
40	London Road	Busy Bees	Day Nursery and creche	E	E	No Change
42	London Road	LCA Leicester Commercial Accountants	Accountants	E	E	E R Fox & Son (Textile Merchant), E
44A	London Road	The Barber Shop	Hairdressers	E	E	No Change
46	London Road	Vacant	–	E	–	Anand Shoes, E; Crep Down Under, E
47	London Road	Bargain Buyz	Electrical appliances retail	E	E	Indus, E

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
50	London Road	Gingerbread Cottage	Bakery (2 units)	E	E	No Change
52	London Road	Costas Fish Bar	Hot Food Takeaway	Sui Generis	Sui Generis	Zebedee, Sui Generis
52A	London Road	Creed Hair Design	Hairdressers	E	E	No Change
54	London Road	The Retreat	Relaxation Treatments (Massage etc)	E	E	No Change
60	London Road	Vacant	–	E	–	Paul's Kitchen, E; Motorcycle & Scooter showroom and sales, E
62	London Road	Select Convenience	Newsagent and convenience store	E	E	No Change
62A	London Road	Salon 62	Hairdressers	E	E	No Change
62B	London Road	Tak's house	Hot Food Takeaway	E	E	No Change
64	London Road	Schoolwear Solutions	School uniform manufacturer	E	E	No Change
65A	London Road	Eazi Business Ltd	Serviced Offices Current tenants: - Mobile apps for business (software company)	E	E	Previous unknown tenants
66	London Road	Adrian	Hairdressers	E	E	No Change
67	London Road	Este Medical Group	Offices	E	E	Xibis, E; CGI Web Design, E
91	London Road	Vacant	–	Permission for change of use to residential (C3)	–	John Hardy Antiques, E
99	London Road	The Wheel Inn	Public House	Sui Generis	Sui Generis	No Change
115	London Road	The Sports Lounge Bar & Grill	Indian Restaurant and Sports Bar	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. These are located 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 and 31A services operated by Arriva Midlands. Bus frequency is around every 30-40 minutes. 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 is located to the Southwest of Oadby District Centre. It is located on the East side of Brabazon Road, just South of Bruins Walk. There are three units in total, all of which are occupied, as shown in Table 3. Above all of the ground floor units are residential flats. On-street car parking is located directly to the front of the units.
- 3.2 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 Council intends to roll forward this allocation into the Local Plan review. The Brabazon Road Local Centre also meets the threshold requirement of 3 units to be classified as a Local Centre within the Borough.
- 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. All units in this small cluster are Use Class E, as shown in Table 3.

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%
<b>Total</b>	<b>3</b>	<b>100%</b>

Table 3. Survey of Uses

- 3.4 Sidhu Store is the only unit not having changed since the last Local Centre Study in 2022, as shown in Table 4.

Table 4. Description of units identified.

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
50	Brabazon Road	PKS Chartered Certified Accountants	Accountancy	E	E	Go For It, E
52-54	Brabazon Road	24/7 Helping Hands Service	Home Care Business	E	E	Vacant; Decor Walls & Flooring, E
56	Brabazon Road	Sidhu Store	Convenience store & off licence	E	E	No Change

### **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. Brabazon Local Centre is the closes centre to Brocks Hill Country Park, which is an approximate 10–15-minute walk away.
- 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 nearest bus stops on both sides of the road are located at a 1-minute walk South of the Local Centre. The Arriva 31 and 31A bus services runs between Leicester City Centre and the South of Oadby, via Brabazon Road. It takes approximately 20 minutes to travel from Leicester City Centre to Brabazon Road via this service. Buses are scheduled to leave every 30-40 minutes, however the regularity of buses is known to be unreliable. 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 and is defined as a Local Centre in the Council's Local Plan. The centre is divided by Glen Road (the A6) with majority of the units located on the Southwest side of Glen Road.
- 4.2 There is a good mix of convenience and service retail provision within this Local Centre. The Oadby Owl public house is located on the opposite side of Glen Road. At No. 1 Glen Road is Shiny Car Wash with a subdivision adding two smaller retail units to the site. The additional units are Hairtech & Co barber shop and the Deli Hub. The Local Centre also 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. On the Southwest side of Glen Road is the Croft Medical Centre and a small group of shops comprising Ace of Fades barber shop, Leicester Windows, Oadby Fish Bar, and Domino's Pizza. There are 11 units making up this Local Centre, as shown in Table 5. This Local Centre is considered as having a good and successful mix of convenience and service retail provision.

*Table 5. 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	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%
<b>Total</b>	<b>11</b>	<b>100%</b>

- 4.3 Glen Road is a busy road which can only be crossed safely at the pedestrian crossing located outside the Oadby Owl public house. In addition to the public house and Car Wash site units, 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 The change of Joy Coffee shop to The Deli Hub is the only change at this Local Centre since the last update in 2022 and is one of two units to have undergone change in the last 5 years, as shown in Table 6.

Table 6. Description of units identified.

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
1	Glen road	Shiny Car Wash	Car wash and valeting services	Sui Generis	Sui Generis	No Change
1	Glen road	The Deli Hub	Coffee shop and hot food café	E	E	Joy Coffee Shop, E
1	Glen road	Hairtech & Co	Hairdressers	E	E	No Change
2	Glen road	The Croft Medical Centre	Doctors Surgery	E	E	No Change
7	Glen road	The Oadby Owl	Public House	Sui Generis	Sui Generis	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 and Argos	Supermarket	E	E	No Change
77	Highcroft Avenue	Ace of Fades Grooming	Hairdressers	E	E	Nacto Select Indian Food Store, E.
79	Highcroft Avenue	Leicester Windows	Window fitter retail shop	E	E	Vacant
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	No Change

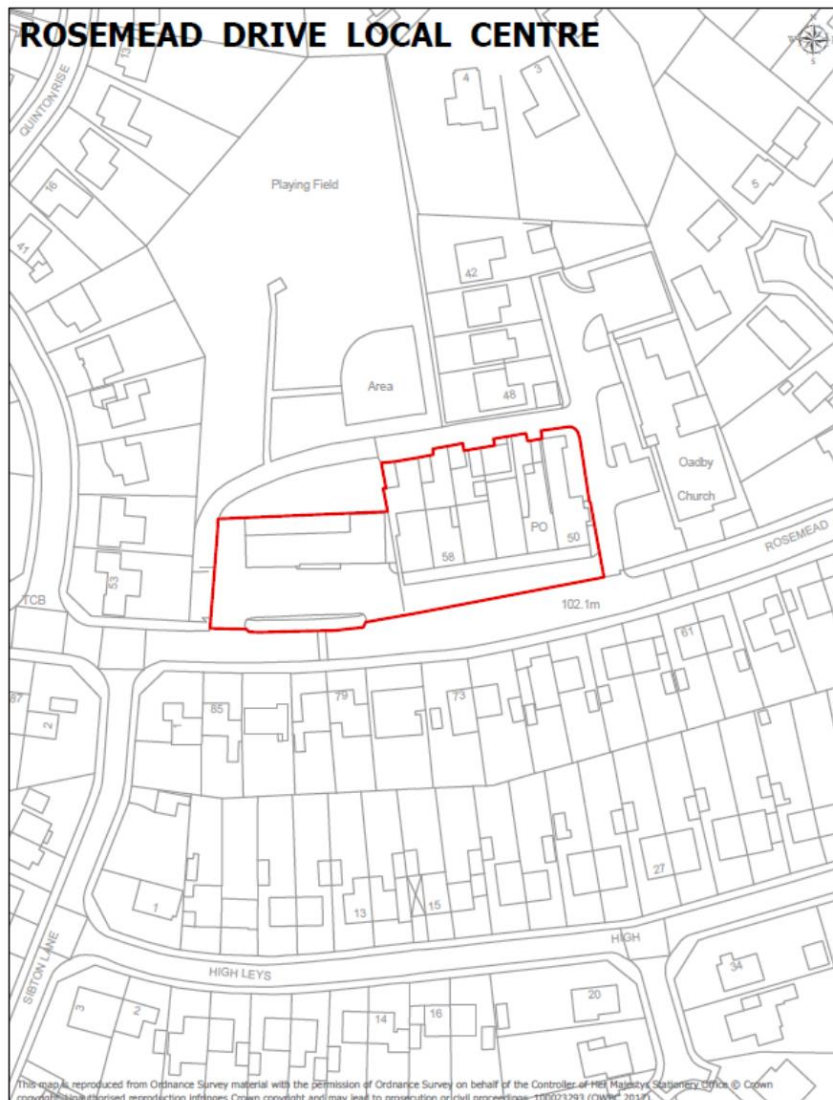
### Leisure, civic and community facilities

- 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. The 31 and 31A travelling across Oadby and Leicester City are scheduled every 30-40 minutes. The X3 and X7 travelling across Leicester, Oadby, Kibworth, Market Harborough (and Northampton for the X7) are scheduled hourly and the X31 travelling across Leicester, Oadby and Great Glen is timetables as infrequent, operating Monday to Friday only. 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, most of which are E use class, as shown in Table 7.

Table 7. 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	6	75%
F.1 Learning and non-residential institutions	0	0%
F.2 Local Community Uses	0	0%
Sui Generis	2	25%
Other	0	0%
Vacant	0	0%
Total	8	100%

- 5.2 The centre comprises of St Peter's Auto Centre, Mezze Mangal, 5 Star Barbers, Oriental Nails, La Femme Bell / Louise Flynn, Oriental Chef, Mercury News Shop (Use Class E) and GP3 Financial Solutions Ltd. Rosemead Drive does not contain any comparison goods units. On-street parking is available directly to the front of the units.
- 5.3 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. There have been two changes to the use of units within the Rosemead Local Centre since the last update in 2022. Oriental Nails has replaced The Dog Lab, and 5 Star Barbers has replaced Sajja Beauty. All six other retail spaces have remained the same for the last five years, as shown in Table 8.

Table 8. Description of units identified.

Street number	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the 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
58	Rosemead Drive	Oriental Nails	Beauty Salon	E	E	Sani's Gent's Hair Studio, E; The Dog Lab, E
58	Rosemead Drive	5 Star Barbers	Hairdressers	Sui Generis	E	Sajja Beauty, Sui Generis
60	Rosemead Drive	Mezze Mangal	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 There are no leisure, civic or community uses in this Local Centre, however, is located within a predominately residential area and has a playing field to the North and a church to the East, with many civic and community spaces 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 The 31 bus stops outside St Peter's Auto Centre Ltd every 30-40 minutes and the 31A bus stops in Briar walk (a 2-minutes walk away from the Local Centre) also every 30-40 minutes. 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 West side of Severn Road, between Uplands Road and Hamble Road and has three units its designated area. All units have permission for E class use, but one unit is vacant, as shown in the table below.

Table 9. 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%
<b>Total</b>	<b>3</b>	<b>100%</b>

- 6.2 The centre comprises of a small Tesco food store (399 sq. m gross / 266 sq. m net), a double-unit pharmacy and a currently vacant unit. This vacant unit has been as so for the last 5 years and was last occupied by Mace convenience store. The Tesco food store, previously a Co-op food store, is the only change to this Centre since the last update.
- 6.3 The Tesco 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 Tesco car park on Uplands Road which provides an invaluable local facility.

Table 10. Description of units identified.

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
40-44	Severn Road	Severn Pharmacy	Chemist	E	E	Severn Chemist
48	Severn Road	Severn Pharmacy	Vacant	E	–	No Change
167	Uplands Road	Tesco	Convenience food store	E	E	Co-operative, E

## Leisure, civic and community facilities

- 6.4 The site is located within a residential area and provides the local population with basic everyday convenience and service 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 31 and 31A bus services pass through this centre along Severn Road and stops outside Tesco food store. Both services are scheduled every 30-40 minutes. 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 20 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 serves residents in the Borough of Oadby and Wigston but also those from Leicestershire City Centre. 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 below for a breakdown of uses classes at this centre.

*Table 11. Survey of Uses*

Types of Uses	Total no. units	Percentage of Total
C1 Hotels, boarding and guest houses	1	5%
E Commercial, business and service	17	85%
F.1 Learning and non-residential institutions	0	0%
F.2 Local Community Uses	0	0%
Sui Generis	1	5%
Other	0	0%
Vacant	1	5%
<b>Total</b>	<b>20</b>	<b>100%</b>

- 7.3 The centre includes a relatively large Shell Garage, incorporating a Spar convenience store, Starbucks café and restaurant called Chopped. Since the last Local Centre update, these units are now monitored independently. The centre also comprises of a Sainsbury's Local food store (378 sq. gross / 166 sq. m net) with a Subway sandwich shop and has a private car park on the corner of Granville Road. The other retail / service units tend to have on-street parking directly in front of the stores.
- 7.4 Since the last update, there has been the addition of Caped Cuts in a previously vacant unit and The Bed shop has replaced Webster Cycles. 283 Leicestershire Road is now used by two businesses. One unit, previously the American sweet shop is currently vacant. These changes are illustrated below in Table 12.

Table 12. Description of units identified.

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the 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
268A	Leicester Road	Caped Cuts	Hairdressers	E	E	Vacant
270	Leicester Road	The Bed Shop	Furniture store	E	E	Webster Cycles, E
271	Leicester Road	Dream Beauty Salon	Beauty Salon	E	E	No Change
273	Leicester Road	Base Unisex Hair Studios	Hairdressers	E	E	No Change
282	Leicester Road	Shell Petrol Station	Petrol station	Sui Generis	Sui Generis	Scraptoft garage, Sui Generis
282	Leicester Road	Starbucks	Café	E	E	Scraptoft garage, Sui Generis
282	Leicester Road	Spar	Convenience Store	E	E	Scraptoft garage, Sui Generis
282	Leicester Road	Chopped	Restaurant and Takeaway	E	E	Scraptoft garage, Sui Generis
283	Leicester Road	Perfect Paws	Pet Grooming Service	E	E	Potters Superstore, E
283	Leicester Road	Perfect Paws	Hairdresser	E	E	Potters Superstore, E
287	Leicester Road	Wigston Dental Care	Dental Surgery	E	E	No Change
289	Leicester Road	Vacant	–	E	–	Fun House Party Supplies, E; Ameri-cans sweet shop, E
289A	Leicester Road	Derek's Barber Shop	Hairdressers	E	E	No Change
291	Leicester Road	The Bath House	Bathroom Sales	E	E	No Change
299	Leicester Road	Holiday Inn and Bella Italia	Hotel and restaurant	C1	C1	No Change
306-308	Leicester Road	The Cradle Day Nursery	Day Nursery	E	E	No Change
N/A	Leicester Road	Sainsbury's Local	Supermarket	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 The 47, 48 and 49 bus routes pass through Leicester Road. Bus stops are located outside the Sainsburys and near the Holiday Inn. The 47 and 48 bus routes connect Wigston with both Leicester City and South Wigston. These buses are scheduled every 12-30 minutes. The 49 bus route connects Wigston with Leicester City, Wigston Harcourt and Fleckney. The nearest rail connection is 2 miles in South Wigston.

## 8. Kelmarsh Avenue, Wigston



## Overview of centre

- 8.1 Kelmarsh Avenue Local Centre is located in a relatively central position within the Borough of Oadby and Wigston. It is 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.
- 8.2 As shown in Table 13, the centre comprises of three E class units: a Costcutter, Jane’s Hair & Beauty and Cuisine of India.

*Table 13. 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%
<b>Total</b>	<b>3</b>	<b>100%</b>

8.3

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. The only change since the last update in 2022 and only change in the last 5 years is the replacement the existing newsagents with a Costcutter newsagent and convenience store. This is shown in Table 14.

*Table 14. Description of units identified.*

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
38	Kelmarsh Avenue	Jane's Hair and Beauty	Hairdressers	E	E	No Change
42	Kelmarsh Avenue	Costcutter	Newsagent and convenience store	E	E	Mercury News, E; Select Convenience
N/A	Kelmarsh Avenue	Cuisine of India	Restaurant	E	E	No Change

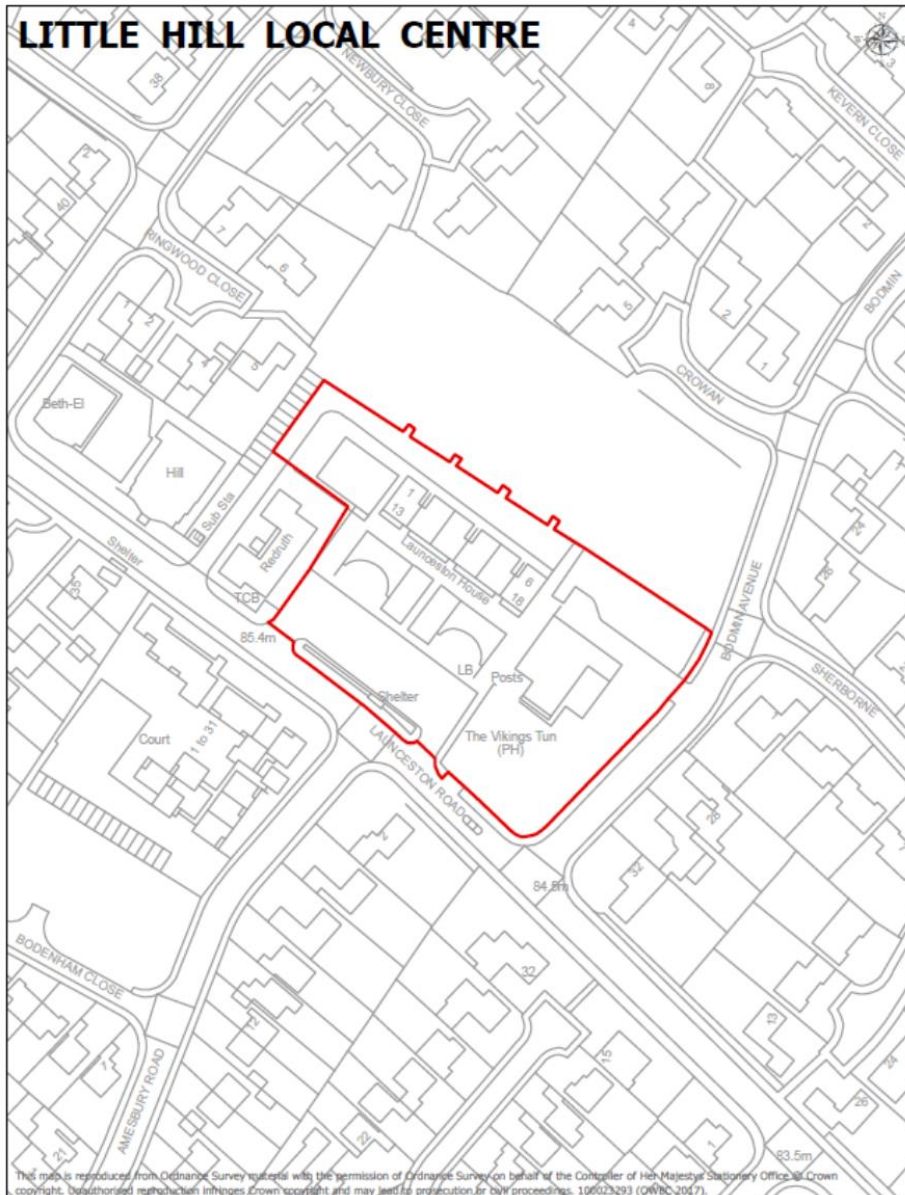
### **Leisure, civic and community facilities**

- 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 47 and 48 bus services stop at bus stops located outside Costcutter. These services are scheduled every 12-30 minutes. It takes approximately 30 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 dwellings. The centre is located on the North-East side of Launceston Road, at the junction with Amesbury Road. The centre is located to the Southwest of Wigston Town Centre. Although relatively small, 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 as a Local Centre in the Council's Core Strategy.
- 9.2 There were a total of six units within the designated centre area, predominantly of use class E, as shown in Table 15 below.

*Table 15. 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	83%
F.1 Learning and non-residential institutions	0	0%
F.2 Local Community Uses	0	0%
Sui Generis	1	17%
Other	0	0%
Vacant	0	0%
<b>Total</b>	<b>6</b>	<b>100%</b>

- 9.3 There is a small Co-op (483 sq. m gross / 322 sq. m net) alongside Little Hill newsagent, a sub-post office and convenience store, and many independent shops. Since the last Local Centre update, the previously empty unit has been filled by Oh so Pretty, as shown in 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.

*Table 16. Description of units identified.*

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
1	Launceston Road	Little Hill Fish Bar	Hot Food Takeaway	Sui Generis	Sui Generis	No Change
2	Launceston Road	El Cabello	Restaurant	E	E	Evo Tanning, Sui Generis
3-4	Launceston Road	Little Hill Pharmacy	Pharmacy	E	E	No Change
5-6	Launceston Road	Little Hill News	Convenience store (including post office and bargain booze)	E	E	No Change
N /A	Launceston Road	Oh so Pretty	Beauty Salon	E	E	Vacant; Fade O'Clock, E
N /A	Launceston Road	Co-operative	Convenience food store (including post-office)	E	E	No Change

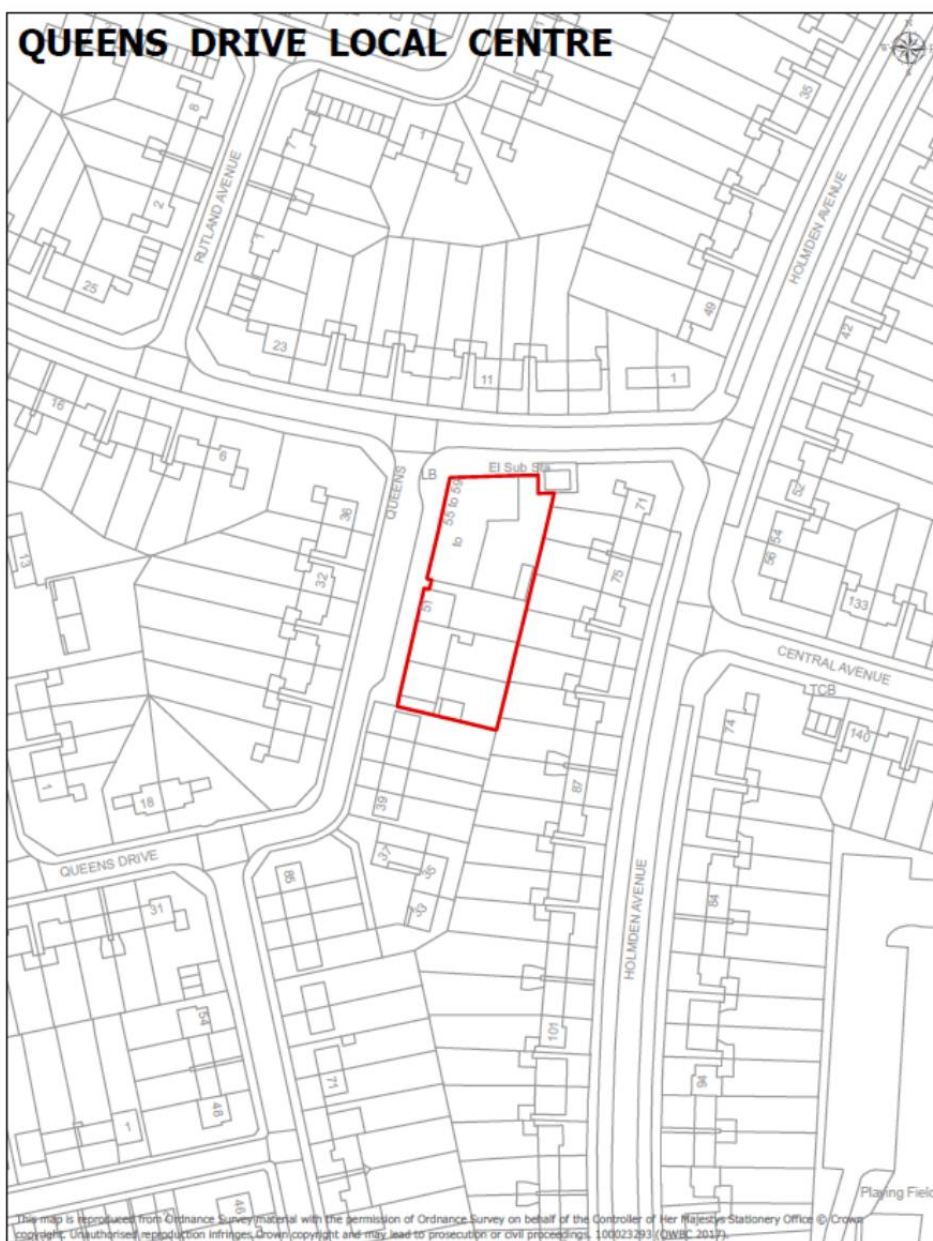
### **Leisure, civic and community facilities**

- 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 and 48 bus services operate circular routes that frequently pass along Launceston Road in both directions and stop outside Little Hill Local Centre car park. Both services are scheduled every 12-30 minutes. The nearest rail connection is approximately 2 miles (a 40-minute walk) to the North-West in South Wigston.

## 10. Queens Drive, Wigston





## Overview of centre

- 10.1 Queens Drive Local Centre is located to the West of Wigston Town Centre and is roughly equidistant from Wigston Town Centre and South Wigston District Centre. The Centre is on the East-side of Queens Drive on the corner with West Avenue and has a large industrial estate to the West. It is otherwise surrounded by residential dwellings. This centre was first identified as a Local Centre within the Council’s Core Strategy. Queens Drive Centre has a total of three units, as shown by Use Class in table 17. Despite its relatively small size, this centre plays an important role in the community and benefits from having a small number of free on-street 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.

*Table 17. 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%
<b>Total</b>	<b>3</b>	<b>100%</b>

- 10.2 The centre comprises of a Spar, Essential Cuts and Blue Breeze Chippy. The centre does not contain any comparison retail units. The number and composition of units has remained the same over the past 5 years, as shown in Table 18 below.

*Table 18. Description of units identified.*

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
47-49	Queens Drive	Spar	Convenience Store	E	E	No change
51	Queens Drive	Essentials Cuts	Hairdressers	E	E	No change
NA	Queens Drive	Blue Breeze Chippy	Hot food takeaway	Sui Generis	Sui Generis	No change

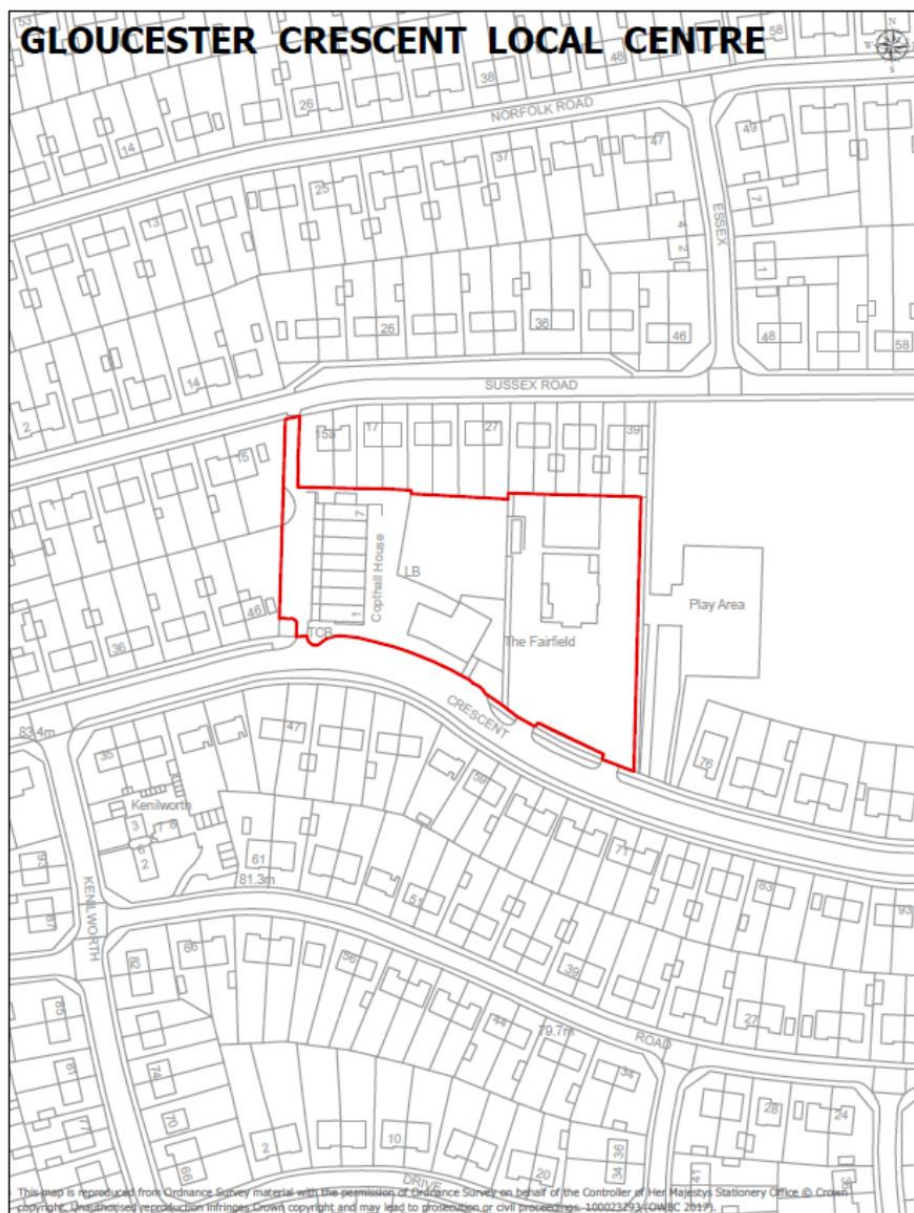
### **Leisure, civic and community facilities**

- 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 There are no longer bus routes travelling through West Avenue where the corner of this Local Centre lies. The nearest bus routes are the 40 and 44A passing on Aylestone Lane. The 44A is scheduled every 30 minutes – hourly and the 40 is scheduled hourly but does not run in the evenings. Other bus routes can be found on Station Road. These are the 47 and 48, both scheduled every 12-30 minutes. Bus stops on Aylestone Lane and Station Road are a 10-minute walk away from this Local 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 is located to the North of South Wigston on the North side of Gloucester Crescent and is parallel to Sussex Road. The Centre is largely surrounded by residential dwellings and the William Gunning Park to the East as well as an industrial employment further East. It is an approximate 15-minute walk from the South Wigston Town Centre. Gloucester Crescent was first defined as a Local Centre in the Council's Core Strategy. The local centre was previously extended to include the public house and its car park, as recommended in the NLP (2016) Retail Capacity Study.
- 11.2 There are a total of 9 units in the centre, as shown by Use Class in Table 19. Other than the One Stop food store (444 sq. m gross / 195 sq. m net), the Centre boasts a large number of independent units. 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 is considered well-used. Most 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. 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	44%
F.1 Learning and non-residential institutions	0	0%
F.2 Local Community Uses	0	0%
Sui Generis	4	44%
Other	0	0%
Vacant	1	11%
Total	9	100%

- 11.3 The Centre has seen a number of changes since the last Local Centre update in 2022 with the additions of Fade Zone hairdressers, For you Essentials off-licence, and the Hin Glish restaurant. Unit 6 is currently the only vacant unit. Table 20 below contains further details.

Table 20. Description of units identified.

Street No.	Street name	Name of premises	Business type	Permitted Use Class	Use Class 2024	Changes to business / use class in the last 5 years
Unit 1, Shire Court	Gloucester Crescent	Olympus Fish bar	Hot Food Takeaway	Sui Generis	Sui Generis	No change
Unit 2, Shire Court	Gloucester Crescent	Fade Zone	Hairdressers	E	E	Hot Tan, Sui Generis; Vacant
Unit 3, Shire Court	Gloucester Crescent	For You Essentials	Off Liscence	E	E	News and Booze, E
Unit 4, Shire Court	Gloucester Crescent	Shed Loana Ink	Tattoo and Body piercings studio	Sui Generis	Sui Generis	His/Her Hair Boss, E
Unit 5, Shire Court	Gloucester Crescent	Milners Bakery	Bakery	E	E	No Change
Unit 6, Shire Court	Gloucester Crescent	Vacant	Hot Food Takeaway	Sui Generis	–	Royal Garden, Sui Generis;
Unit 7, Shire Court	Gloucester Crescent	Hin Glish	Restaurant and Takeaway	Sui Generis	Sui Generis	Jannie's Café, E; Soul Cuisine Bar & Bistro, Sui Generis
Unit 8, Shire Court	Gloucester Crescent	One Stop	Convenience store	E	E	Sainsbury's Local, E
N/A	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. 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 44 bus service travels through Gloucester Crescent, and bus stops are located between One Stop and The Fairfield Inn. The 44 bus is scheduled every 30 minutes and is timetabled as infrequent in the evenings. The nearest rail connection is 0.5 miles (10-minute walk) to the South at South Wigston.

## 12. Conclusion

- 12.1 Overall, this Study finds that the Borough’s Local Centres continue to perform well and serve their local community with a variety of different services.
- 12.2 The total net number of units increased from 96 units in the 2022 update to 97 units in this update. This is due to the monitoring process being more specific with sub-divisions and counting them as individual units when occupied by different businesses.
- 12.3 All but one of the ten Local Centres have seen some level of change to the businesses occupying them. As table 21 shows, there has been an overall increase in the number of E class units and a decrease in the number of Sui Generis units since the last update in 2022. While there has been an increase of one vacant unit across the Local Centres, it is considered that vacancy rates remain relatively low.

*Table 21. Survey of uses in 2022 and 2024*

Types of Uses	All units in the 2022 Local Centre Study	All units in the 2024 Local Centre Study
C1 Hotels, boarding and guest houses	1	1
E Commercial, business and service	64	68
F.1 Learning and non-residential institutions	0	0
F.2 Local Community Uses	0	0
Sui Generis	23	20
Other	1	0
Vacant	7	8
Total	96	97

## Annex 1

### Use Class Order since 1<sup>st</sup> September 2020

Use Class	Uses included
<b>Class E Commercial, Business and Service Use</b>	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)
<b>Class F1 Learning and non- residential institutions</b>	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
<b>Class F2 Local Community Uses</b>	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](#).