









## Nedham Street

<b>ADDRESS (and Zone)</b>	Nedham Street, Cecil Road, Hartington Road, Florence Street and Melbourne Road Zone 7
<b>DESCRIPTION</b>	<p>Nedham Street is located within a dense residential area, under a mile to the east of the city centre's commercial area. The shops are focussed primarily around the five way junction of Nedham Street, Melbourne Road, Cecil Road, Hartington Road and Florence Street.</p> <p>The retail units are predominantly small independent operators offering a range of products and services that serve the local community's day-to-day needs. Surrounding the centre, there is dense terraced housing in all directions.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

View looking northwards from Melbourne Road



Community art on Florence Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	3	None, but doctor's surgery on edge of centre boundary	0 (+1)
Comparison	4 (+2)	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	1	None	0
Leisure Service	6		
Financial & Business Services	0		
Miscellaneous	0 (+1)		
Vacant	0		
<b>Total No. of Uses</b>	<b>14 (+3)</b>		



<p><b>USES</b></p>	<p>There are three convenience stores within Nedham Street's commercial centre, all of which are general stores providing a top-up shopping facility. There are also four comparison shops, two of which are clothes shops with the remaining units being a hardware store and a bookshop.</p> <p>The leisure service sector is extremely well represented with four hot food takeaways, a betting shop and an internet cafe. However, there is only one retail service unit, which is an optician, and there are no financial and business service operators or vacant units.</p> <p>There are two further comparison goods stores on the edge of the centre boundary, which are a pharmacy and hardware store. In addition, there is a doctor's surgery on the end of the row of retail units on Melbourne Road. There are also two places of worship in close proximity to the shops, which are located on either side of Florence Road.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian activity was at a reasonable level when visited around 11am on Monday 1<sup>st</sup> December 2014 and the level of activity was fairly consistent across the whole retail frontage. It is expected that number of people visiting the centre would increase around lunch time, which is a busier period of the day.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The shops are located within easy walking distance of a large number of people. Although, Nedham Street and Melbourne are reasonably busy, a traffic light controlled pedestrian crossing is provided towards the south of the shopping area on Melbourne Road, which caters for pedestrian movements between the two sides of the street. The footways are also sufficiently wide and are free of obstructions.</p> <p>There is a bus shelter 50 metres north of the centre boundary. This is served by the 17 bus service, which operates every 12 minutes. There is also good provision for cyclists with several hoops provided in different locations within the shopping area.</p> <p>The centre is also easily accessed using a car. It is difficult to park directly outside the shops as there is a blind bend and parking restrictions. However, there is an abundance of free and unrestricted on-street parking on the many side streets that lead off Nedham Street and Melbourne Road.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Nedham Street feels generally safe and secure. The building frontages throughout the shopping area are very close to the highway and there are many windows overlooking the street, which provide natural surveillance. There are also several pieces of community street art around the shopping area, which add to the sense that this is a safe area that is cared for.</p> <p>The main influencing factor on safety is the road that passes through the heart of the shopping area, which also has a tight bend. However, the mini-roundabout and traffic light controlled crossing both help to reduce vehicle speeds and allow pedestrians to cross the</p>



	road safely.
<b>ENVIRONMENTAL QUALITY</b>	<p>The road passing through the commercial area impacts on the Nedham Street's environmental quality, as it produces noise, pollution and a steady flow of traffic. However, the other aspects of the centre's environmental quality are reasonably good. The retail frontages are mainly of good quality and the buildings within and around the centre are generally attractive. The footways have been constructed using attractive brick paving, which act to differentiate the shopping area from the surrounding residential side streets. Several of the side roads leading away from the shopping area also have extended footways where trees, benches and areas of community street art have been installed. These positively impact the centre's environment by adding character, greenery and a sense of civic pride.</p>
<b>CONCLUSION</b>	<p>Nedham Street local centre is located around a five way junction within a wider dense terraced residential area. The centre comprises 14 small format and independent retail units that have a strong convenience, comparison and leisure service offer. There is also a doctor's surgery on the edge of the centre that would normally be considered to form part of the centre boundary. We therefore recommend that the boundary is extended to include this unit.</p> <p>The shopping area has good accessibility and would appear to benefit from reasonably high levels of pedestrian activity. In addition, the centre generally feels safe and secure. Nedham Street and Melbourne Road can be quite busy with a more or less constant flow of traffic. However, a combination of good quality buildings, trees and street art have gone a long way towards giving the shopping area a good environmental quality.</p> <p>Nedham Street's commercial centre appears to be performing well. Given the size of the centre and the types of occupier and products being sold, Nedham Street performs as a small local centre.</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – the community street art and trees add great value to the shopping area.</li> <li>≠ Strength – excellent accessibility.</li> <li>≠ Opportunity – to extend the commercial centre boundary to include the adjacent pharmacy, hardware store and doctor's surgery.</li> </ul>



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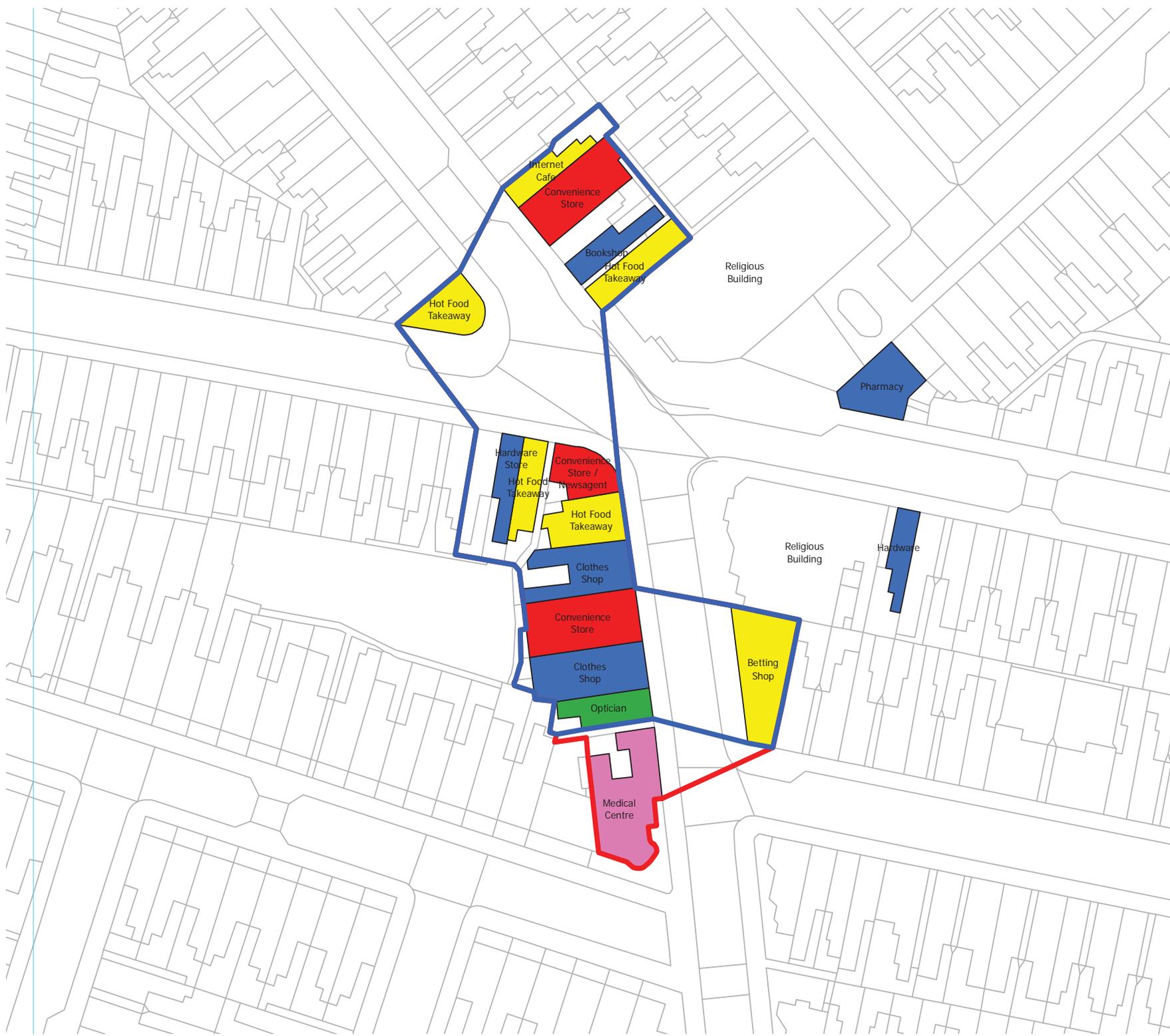
Leicester City Council & Blaby District Council

Ref: A088154/047

Nedham Street

### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

January 2015

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## Netherhall Road

<b>ADDRESS (and Zone)</b>	Netherhall Road Zone 8
<b>DESCRIPTION</b>	<p>The Netherhall Road local centre is formed of a purpose built parade with two floors of residential accommodation above the shop units. Located within a residential estate, the shopping parade fronts Netherhall Road on a through road across the residential area. A number of community uses within separate buildings support the shopping parade.</p> <p>The centre is located on the outskirts of the Leicester administration area, 3.2 miles to the east of the city centre and outside the outer ring road of the city.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Shopping Parade Frontage



Armada Centre, Grantham Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	Medical Centre, Youth Centre, Neighbourhood Centre, Social Club, Church, (all outside centre boundary).	(5)
Comparison	3	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	5	Costcutter, Betfred, Post Office	3
Retail Service	2		
Financial & Business Services	0		
Miscellaneous	2 (+5)		
Vacant	2		
<b>Total No. of Uses</b>	<b>15 (+5)</b>		



<p><b>USES</b></p>	<p>Netherhall Road provides a top-up convenience shopping destination with demand met by a Costcutter store alongside a limited number of retail services such as a cafe, takeaway and hairdressers. Other key uses include a dentist and a pharmacy. St Elizabeth's Medical Centre, which is accommodated in a modern building with an associated car park, is also located on Netherhall Road but adjacent to the existing centre boundary.</p> <p>The Netherhall Neighbourhood Centre building, a public house/social club, church and a youth centre are found to the rear of the shopping parade, off Grantham Road. Although these facilities are located next to the shops, in practice they are fairly separated as they can only be accessed from Grantham Road, which is a short walk from Netherhall Road.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>At the time a visit was made to the centre at around 10am on Monday 10<sup>th</sup> November pedestrian activity appeared to be strong along the shopping parade frontage. The centre benefits from being located on a popular bus route with a number of pedestrians observed to be walking to the centre to access bus services.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Speed controlling measures are in place along Netherhall Road in the form of speed bumps which improve levels of safety for pedestrians. Pavements are generally spacious and well maintained. Level access is available to the shop units within the parade.</p> <p>Around 30 on street parking spaces are provided directly in front of the shopping parade. These are well used and appear to appropriately meet the needs of the centre. Further parking is provided within a designated car park for users of the St. Elizabeth's Medical Centre.</p> <p>The 38, 40 and 58 bus services can be accessed at the centre, providing regular services to the city centre and the district centres of Beaumont Leys and Hamilton.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Good levels of activity and natural surveillance are provided along the centre's shopping frontage ensuring that perceptions of safety are reasonable in this locality, certainly during daytime hours.</p> <p>To the rear of the shopping frontage along Grantham Street, where the neighbourhood centre, public house and youth centre are located, the character is different. Perceptions of safety on this street are far weaker as a result of much lower levels of footfall and limited natural surveillance with the street surrounded by significant open space. Crime prevention measures are also apparent at the rear of the shopping parade and the buildings on Grantham Street.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The environmental quality of the centre is considered to be average. The public realm, including grassed areas and pavements alongside the shopping parade, are generally well maintained and in a fair condition. The most apparent factors which detract from the quality of the environment are the frequency of vacant units and occupied units not providing an active frontage with metal shutters or screens in place. The medical centre is a more modern development which improves the appearance of the centre.</p>



	<p>Grantham Road behind the shopping parade is of lesser environmental quality with generally low quality buildings and a streetscene of limited interest.</p>
<p><b>CONCLUSION</b></p>	<p>The Netherhall Road centre provides a small scale, localised shopping and retail service offer which is supported by community and health related uses. Whilst the centre has a number of environmental issues, activity and footfall along the shopping frontage is considered relatively healthy. The health centre to the west of the existing designated boundary would normally be expected to form part of the centre. We therefore recommend that the boundary is extended to include this unit.</p> <p>There are no similar top-up shopping or service destinations within a short walking distance of this centre. The closest is Hamilton District Centre which is approximately 0.5 miles away, which provides a very different offer. As such, Netherhall Road provides an important centre for local residents in the area for a variety of purposes. The centre is considered to provide a level of provision consistent with that expected of a local centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – the shopping offer at the centre is supported by a number of key health and community services.</li> <li>≠ Weakness – the shopping offer is limited.</li> <li>≠ Opportunity – directly outside the centre’s existing boundary alongside Austin Rise and Grantham Road are residual areas of land and a number of lower quality single storey buildings within community uses positioned within spacious plots. These sites offer potential opportunities for environmental improvements which would complement the offer provided by the centre.</li> </ul>

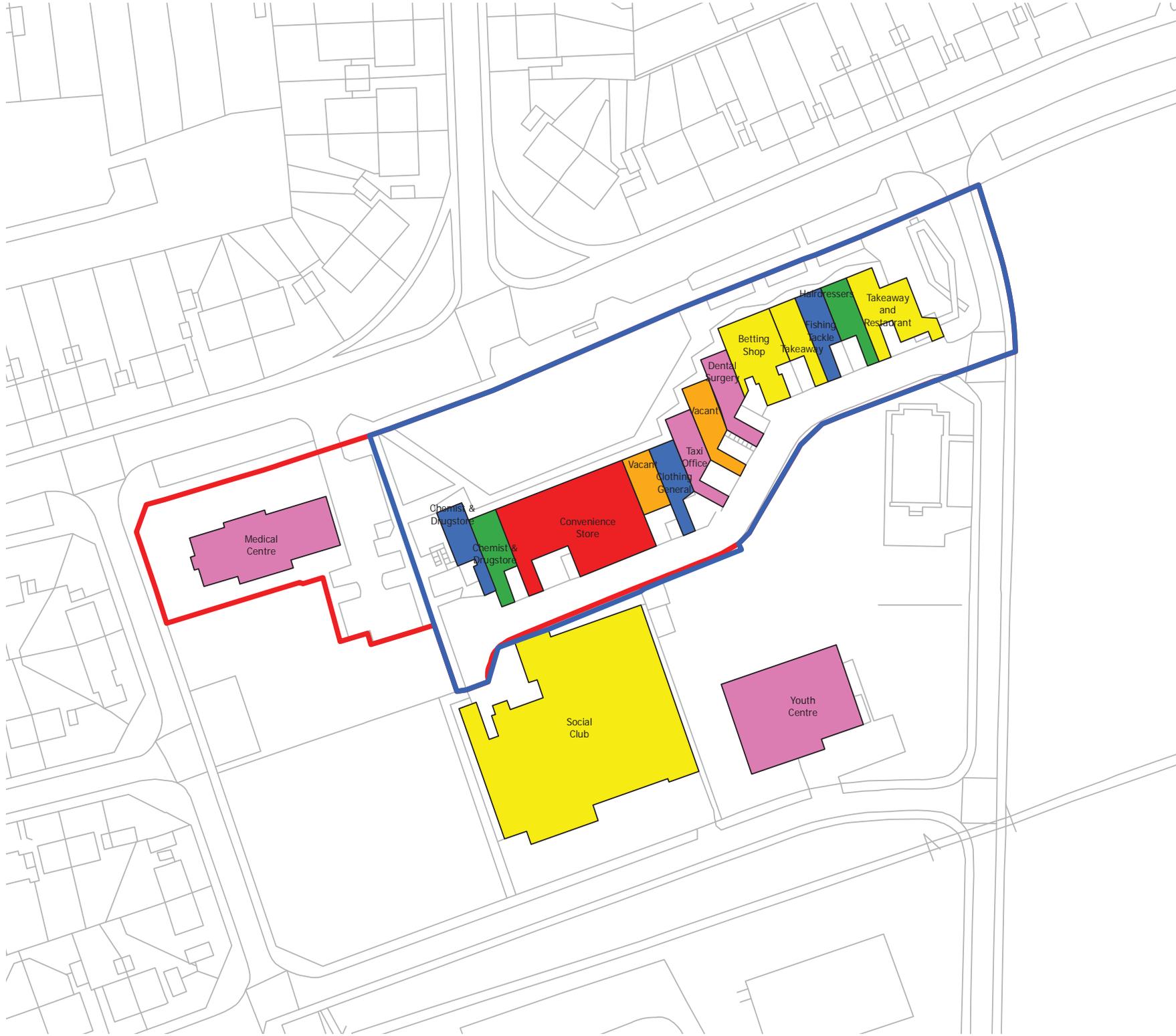


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Leicester City Council & Blaby District Council

Ref: A088154/048

Netherhall Road



### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:750 @ A3

January 2015

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## Nicklaus Road

<b>ADDRESS (and Zone)</b>	Nicklaus Road Zone 14
<b>DESCRIPTION</b>	<p>Nicklaus Road encompasses a small standalone block of three commercial units alongside a separate detached public house. Both buildings are set back from the highway facing onto the Nicklaus Road street scene. To the rear is a sizable car park. A pedestrian walkway between the two buildings provides a route of access between Nicklaus Road and the car park. In the neighbouring vicinity is St Thodore's Church and a dental surgery.</p> <p>The Sainsbury's Melton Road Superstore is found less than 0.5 miles away from the shops to the west.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

View from Nicklaus Road



Rear of commercial units



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Dentist	(+1)
Comparison	0	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Services	0	None	0
Leisure Services	2		
Financial & Business Services	0		
Miscellaneous	0 (+1)		
Vacant	0		
<b>Total No. of Uses</b>	<b>4 (+1)</b>		



<p><b>USES</b></p>	<p>Nicklaus Road provides three commercial units, these being a hot food takeaway, newsagent and a convenience store which occupies the largest unit. A separate detached public house is located to the south. A large car park occupies land at the rear of the shops. The limited offering would appear to only support short visits by local residents.</p> <p>St Theodore's Church is located on the opposite side of Sandfield Close and a dental surgery is on the western side of Nicklaus Road. Behind the car park is Sandfield Close Primary School. The wider area is occupied predominantly by low-density residential housing.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian activity was found to be limited at the time of our site visit at around 10am on Friday 28<sup>th</sup> November. Pedestrian traffic at the time of our visit was modest and generally limited to local residents travelling along Nicklaus Road. Little interaction between the car park at the rear and the shopping parade was evident, with visitors to the shops choosing to park directly on Nicklaus Road or Sandfield Close.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Nicklaus Road's shops are located alongside a relatively quiet road through the surrounding housing estate. The car park at the rear of the shops is free and unrestricted, however, this did not appear to be well used in connection with the shops and services at the time of our visit. The pavements in front of the shopping parade and public house are adequately maintained. A zebra crossing is in place across Nicklaus Road a few metres from the shops.</p> <p>The number 22 bus which provides a regular service to and from Leicester city centre is accessed from in front of the public house.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Nicklaus Road is a relatively quiet through road across the housing estate. Highway safety is not an obvious issue, with a zebra crossing point available and the shops and public house being set back from the highway.</p> <p>Natural surveillance is provided along Nicklaus Road from the neighbouring residential properties, as well as from passing traffic. The car park environment appears less secure with little natural surveillance or passing traffic, with the area being screened from the road by the shopping development. Despite this, there are no apparent additional crime prevention measures installed to the rear, suggesting no persistent crime issues.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The retail units have a functional 1970s design. A generous paved space occupies the area in front of the shop units and alongside the public house. This space is bordered by large planters which were somewhat overgrown at the time of our visit and which detract from the appearance of the environment. No formal seating is provided, which may otherwise encourage pedestrians to stay within the shopping area for longer. The car park surface has been adequately maintained.</p>
<p><b>CONCLUSION</b></p>	<p>Nicklaus Road functions as a neighbourhood parade with a very limited retail and service offer. The centre predominantly serves quick convenience trips, although the public house provides an opportunity for a prolonged stay.</p>



	<p>Given the small scale format and limited range of shops and services provided at Nicklaus Road, we do not consider that Nicklaus Road's offer is consistent with the level of provision that would normally be expected within a local centre, more accurately performing the function of a neighbourhood parade.</p>
<b>KEY ISSUES/SWOT</b>	<p>≠ Weakness – very limited shopping and leisure provision, which is capable of serving only basic consumer needs.</p> <p>≠ Weakness – outdated and uninspiring built environment with signs of deterioration.</p>



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Leicester City Council & Blaby District Council

Ref: A088154/049

Nicklaus Road



### Key

- District Centre Boundary
- Recommended Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:500 @ A3

January 2015

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## Norwich Road

<b>ADDRESS (and Zone)</b>	Norwich Road Zone 10
<b>DESCRIPTION</b>	Norwich Road contains a row five shops, which are located on the northern side of the road. The shops occupy the ground floor of two three storey 1960/70s buildings, with residential uses on the upper two floors. Norwich Road is a relatively quiet suburban street, with semi-detached dwellings to the north, south and west, as well as a small employment estate to the east. The shops are located approximately 1.7 miles to the north of the city centre.
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Shopping parade facing west



Eastern end of shopping parade



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	None	0
Comparison	1	NATIONAL OPERATORS	TOTAL:
Retail Service	0	None	0
Leisure Service	1		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	2		
<b>Total No. of Uses</b>	<b>5</b>		



<p><b>USES</b></p>	<p>The shopping parade provides a limited shopping offer comprising a newsagent, pharmacy and a sandwich shop. Two of the five shop units were vacant at the time our survey was undertaken, with a former hairdressers appearing to have been recently vacated. Each shop is independently operated.</p> <p>There is an area of domestic garage blocks that is currently included within Norwich Road's designated boundary. These do not comprise main town centre uses and we recommend that the boundary is rationalised to exclude them.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian footfall and activity was limited at the time of our visit at around 11.30am on Monday 27<sup>th</sup> October. The majority of activity was centred around customers visiting the pharmacy.</p> <p>The shops are located on a quiet residential one-way street and there is little passing traffic. The shopping parade's location relies on the few shops attracting custom largely from the surrounding residential population.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The parade's location limits its potential and the likely number of customers which it attracts. It is located on a quiet one-way street, which does not serve as a main road through the area, and limits any potential for trade to be derived from passing traffic.</p> <p>Parking spaces are provided directly in front of the parade, with on street parking also available along Norwich Drive. Accordingly, the parking provision is considered to be adequate.</p> <p>No bus routes travel along Norwich street. However, local bus services can be accessed from Beaumont Leys Lane, a short walk away.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The local environment does not provide any particular safety concerns. Whilst the environmental quality is not of a particularly high standard, good levels of natural surveillance are provided from the upper floor residential windows above the shopping parade and from the surrounding residential dwellings which both look on to the streetscene,</p> <p>The parade itself does not have its own street lighting. However, the lighting on Norwich Road is considered to be of a satisfactory standard. Access to the shops does not create any discernible highway safety concerns. In addition, there were no evident issues relating to crime or anti-social behaviour were observed during our visit.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The terrace as a whole has a relatively poor visual appearance, with the two matching buildings which form the shopping terrace being dated and of little visual interest. There is little consistency in respect to the shopfronts or fascias in place along the parade. The ground floor unit of 37 Norwich Road, which is vacant and boarded up, reflects particularly poorly on the streetscene.</p>



<b>CONCLUSION</b>	<p>The terrace of shop units currently provides a relatively weak retail and service offering. The location of the centre is not in a visibly prominent location within the area and does not lend itself to attracting business from passing traffic. With two of five units currently vacant, the parade of shops cannot be considered to be in a healthy state, with signs that the location is failing to attract sufficient custom.</p> <p>Given the very limited range of shops and services currently provided at the centre, with only three units occupied at the time of our visit, we consider that Norwich Road currently performs the function of a neighbourhood parade. In addition, there is an area of domestic garage blocks that is currently included within Norwich Road's designated boundary. These do not comprise main town centre uses and we recommend that the boundary is rationalised to exclude them.</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"><li>≠ Weakness – the shopping parade does not occupy a prominently visible location, being located on a quiet residential street, with little passing traffic.</li><li>≠ Weakness – the environmental quality of the shopping terrace is poor and dated.</li><li>≠ Threat – vacant units and the poor visual amenity of the terrace will discourage potential new businesses from locating in this location.</li></ul>



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Leicester City Council  
& Blaby District Council

Ref: A088154/50

Norwich Road

### Key

-  Local Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

January 2015

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## Parkstone Road / Cardinals Walk

<b>ADDRESS (and Zone)</b>	Parkstone Road / Cardinals Walk Zone 8
<b>DESCRIPTION</b>	<p>Parkstone Road / Cardinals Walk was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).</p> <p>The shops are located approximately 5km driving distance to the east of Leicester city centre. The former local centre boundary contains seven retail units, which are positioned in pairs on the corners of the crossroad between Cardinals Walk and Parkstone Road.</p>
<b>CURRENT STATUS</b>	Not designated

### PHOTOGRAPHS:

Off licence and residential conversion



Butcher and convenience store



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	4	None	0
Comparison	1	NATIONAL OPERATORS	TOTAL:
Retail Service	1	Best One	1
Leisure Service	0		
Financial & Business Services	1		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>7</b>		



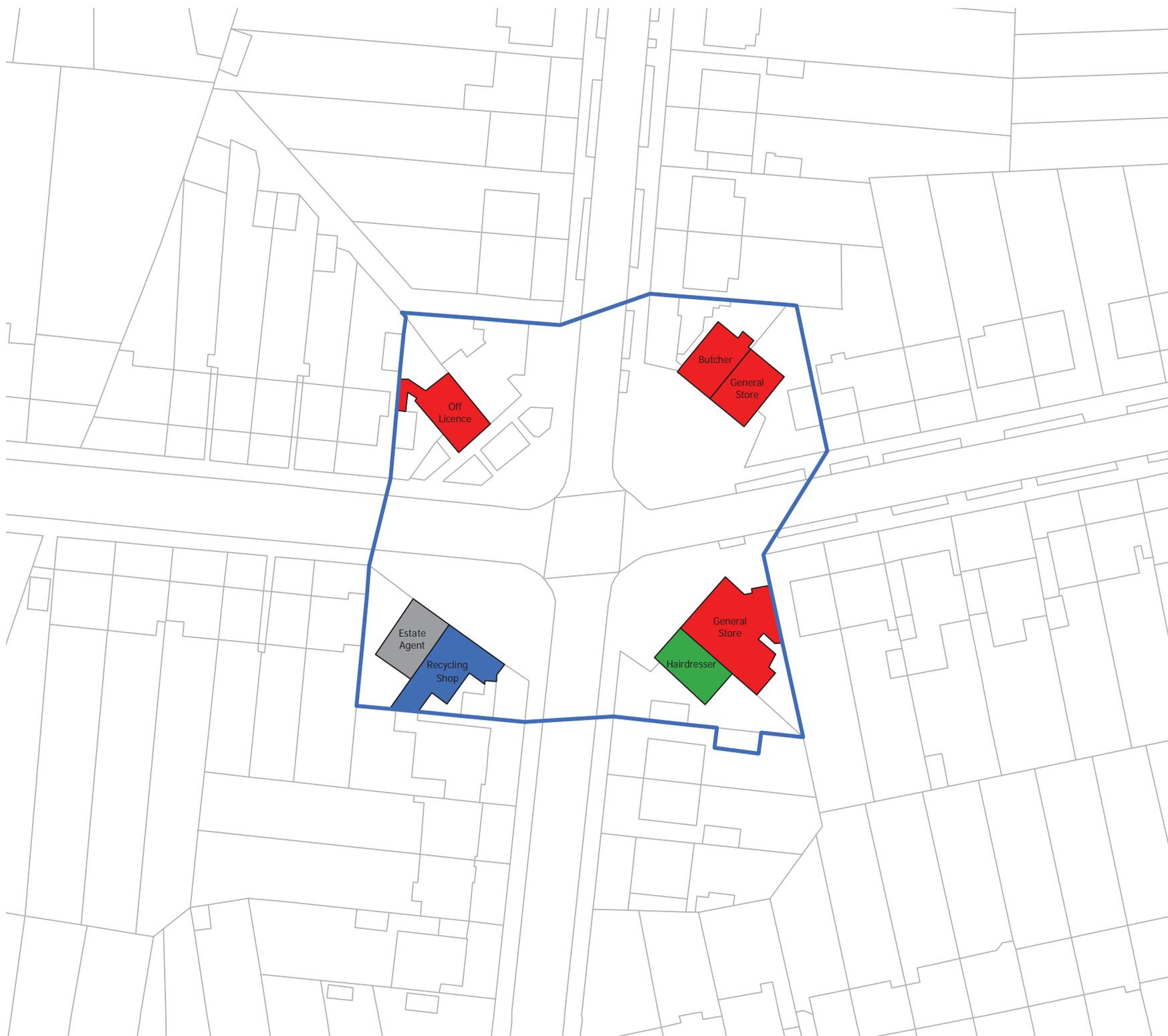
<b>USES</b>	The former local centre boundary has four convenience units, which are two general convenience stores, a butcher and an off licence. The former boundary also contains a cycling shop, a hairdresser and an estate agent, which are the only respective comparison, retail service and financial and business service units. A former retail unit has been converted into a residential dwelling, which is also located within the former local centre boundary.
<b>PEDESTRIAN FLOWS</b>	Pedestrian activity was at a reasonable level during our visit at around 3.30pm on Tuesday 19 <sup>th</sup> May 2015. The shops were all open and people were observed making linked shopping trips. The main focus of activity was around the butchers and the Best One convenience store. The shops were popular among school children and parents making their way back home, although they are also well placed to attract potential customers travelling along Parkstone Road and Cardinals Walk, which seemed to be a through walking route. The area also contains recycling facilities and two mobile fish and chip vans, which increase footfall around the shops.
<b>ACCESSIBILITY</b>	The shops are easily accessible by private automobiles. There is on street car parking provision further along Cardinals Walk and on Parkstone Road, although cars often park on the footway directly in front of the retail units. The shops are located within a residential area and can easily be accessed by people arriving on foot. The nearest bus stops are located approximately 120 metres to the south on Scraftoft Lane, which are the stopping point of regular bus services in each direction. However, the shops lack cycle parking facilities.
<b>PERCEPTION OF SAFETY</b>	The area around the shops generally feels safe and secure and we did not observe any indications that crime may be an issue in this location. The quiet residential area has a pleasant and safe character. In addition, the area in front of the shops is overlooked by housing and the retail frontage, which help to provide a good level of natural surveillance.
<b>ENVIRONMENTAL QUALITY</b>	The environmental quality of the area is reasonably good. Although there are no outstanding features, the shops fascias are reasonably well presented. Incorporating some greenery into the shop forecourt areas would improve their visual appearance. The parking arrangements could also be better coordinated. However, the area was generally clean and tidy during our visit and we found no major issues of concern.
<b>CONCLUSION</b>	Given the types of goods and services on offer and the number of retail units, we consider Parkstone Road / Cardinals Walk to perform the role of a neighbourhood parade. In addition, the units are fully occupied and the area appears to be in reasonably good overall health with no major concerns.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – the units are currently fully occupied.</li> <li>≠ Weakness – the parking arrangements in front of the shops are uncoordinated and detract from the visual appearance of the shop frontages.</li> <li>≠ Opportunity – to incorporate cycle parking facilities and some green features around the shops, which would improve the appearance of the area.</li> <li>≠ Threat – further residential conversions.</li> </ul>



Leicester City Council  
& Blaby District Council

Ref: A088154/105

Parkstone Road /  
Cardinals Walk



Key

- Former Local Centre Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:500 @ A3

May 2015

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## Petworth Drive

<b>ADDRESS (and Zone)</b>	Petworth Drive Zone 12
<b>DESCRIPTION</b>	<p>Petworth Drive was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).</p> <p>Petworth Drive is located approximately 1.5km driving distance to the west of Leicester city centre. The former local centre boundary contains two retail units, which are positioned on the northern side of Petworth Drive close to its junction with Henley Road.</p>
<b>CURRENT STATUS</b>	Not designated

### PHOTOGRAPHS:

Nisa Local at Petworth Drive



Hairdresser at Petworth Drive



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	None	0
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	1	None	0
Leisure Service	0		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>2</b>		



<b>USES</b>	Of the two units within the former local centre boundary, one is a Nisa Local convenience store and the other is a hairdresser. A former doctor's surgery is also located directly to the west of the two retail units, which is currently under offer. The shops are surrounded by low density semi-detached housing in all directions.
<b>PEDESTRIAN FLOWS</b>	We observed pedestrian activity to be at a fairly low level during our visit at around 2.30pm on Monday 18 <sup>th</sup> May 2015. This is not surprising given that there are only two occupied retail units in this location and that the hairdresser was closed on the day of our visit. Notwithstanding this, the retail units are well located at the junction of two reasonably busy roads that are a through route to the surrounding residential areas. Consequently, we expect that a lot of custom is generated from people driving or walking past the shops.
<b>ACCESSIBILITY</b>	There are bus stops located directly in front of the retail units and approximately 200 metres to the west. This enables passengers to visit the shops whilst making their journey on public transport. The retail units are also located at the heart of a residential area and there is reasonably good walking connectivity with the surrounding housing. Unrestricted car parking is provided directly in front of the units, although the location of the shops on a junction makes parking manoeuvres slightly more complicated. However, the shops lack cycle parking facilities.
<b>PERCEPTION OF SAFETY</b>	The area around the shops generally feels safe and secure and we did not observe any indications that crime may be an issue in this location. The quiet residential area has a pleasant and safe character. In addition, the area in front of the shops is overlooked by housing and the retail frontage, which both provide a good level of natural surveillance.
<b>ENVIRONMENTAL QUALITY</b>	The environmental quality of the area is reasonably good. The shops front onto a large grassed island within the centre of the junction, which contains a number of trees. The shop frontages are of reasonable quality, although the hairdresser is missing its nameboard. A litter bin is provided on the footway outside the shops but a small amount of litter was observed. Notwithstanding this, we found no major environmental issues of concern.
<b>CONCLUSION</b>	Although the two retail units provide an important local service, we do not consider the current amount of day to day goods or services to match the level of provision that would normally be expected within a neighbourhood parade. Notwithstanding this, the shops appear to be in reasonably good health and there are no major issues of concern.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – good sense of safety and security around the shop frontage and the surrounding area.</li> <li>≠ Weakness – limited retail offer is unlikely to generate many linked shopping trips.</li> <li>≠ Opportunity – to broaden the offer at this location through the reoccupation of the doctor's surgery.</li> <li>≠ Threat – residential conversions.</li> </ul>

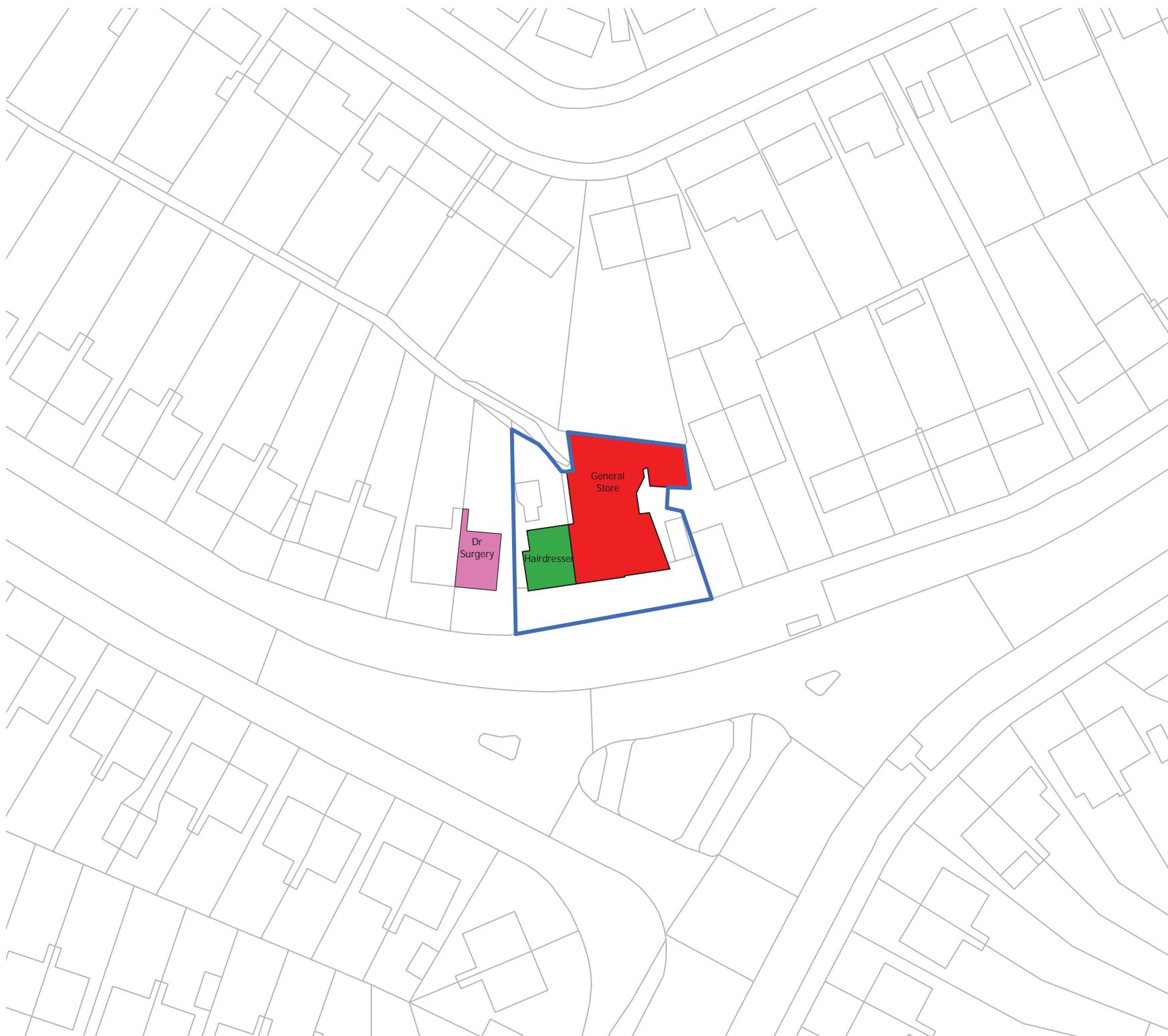


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Leicester City Council  
& Blaby District Council

Ref: A088154/106

Petworth Drive



### Key

- Former Local Centre Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:500 © A3

May 2015

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## Queen's Road

<b>ADDRESS (and Zone)</b>	Queen's Road, Clarendon Park Road Zone 11
<b>DESCRIPTION</b>	<p>Queen's Road has a large linear commercial centre with a wide range of shops and services. Queen's Road itself is relatively busy and runs north to south within the south-western part of Leicester.</p> <p>The surrounding area accommodates a number of large houses and is an affluent part of the city. Victoria Park and the University of Leicester are also located close by to the north. There are many independent shops and cafes within the centre and there is a bohemian feel in places. Despite this, there are areas that would benefit from improvement, most notably in the southern area. Indeed, several construction projects were underway, although there may be development opportunities within close proximity of the centre.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Zebra crossing in the centre of the shopping area



Greengrocer towards the north of Queen's Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	10 (+1)	Social Club	1
Comparison	18 (+1)	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	10 (+2)	Martin & Co, Age UK, Co-operative Pharmacy, William Hill, Costa, Subway, Oxfam, Natwest, Belvoir, Sainsburys Local, Bargain Booze, British Red Cross	12
Leisure Service	19		
Financial & Business Services	8		
Miscellaneous	0		
Vacant	5		
<b>Total No. of Uses</b>	<b>70 (+4)</b>		



<p><b>USES</b></p>	<p>The centre has a high proportion of convenience retailers offering a wide range of products, including a Sainsburys Local, two greengrocers, a butcher, a bakery, a health food shop and two general convenience stores / newsagents.</p> <p>There are also a considerable number of comparison units, including two pharmacies, a hardware store, bookshop, florist, jewellery shop, gift shops and five charity shops.</p> <p>The centre has an extremely high proportion of leisure service providers with 18 units within this sector. These comprise mainly of food and drink providers with four restaurants, six hot food takeaways and seven cafe / bars.</p> <p>The retail service sector is also strong with a good range of services on offer. These include a Post Office, four hairdressers, a launderette, a car repair / MOT garage and an optician. However, centre's range financial and business services is quite limited, as there are seven estate agents and a bank. In addition, although the centre's vacancy rate of 7.1% is well below the national average of 11.4%, there are five vacant units, four of which are located within the southern part of the centre.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian flows were moderate when visited around 1.30pm on Tuesday 4<sup>th</sup> November 2014. The flows were highest in the northern part of the centre where there is the highest concentration of units. However, this area also contains a high proportion of takeaways and restaurants, which were closed at the time of the visit. Evidently, the centre has a good evening economy too.</p> <p>The lowest pedestrian flows were observed around the southern part of the centre. This area has a greater mix of residential uses and is on the periphery of the commercial core.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Accessibility within the centre is very good. There are footpaths on both sides of the road, which are sufficiently wide and clear of obstructions. There are traffic light controlled crossings on all four arms of the Clarendon Park Road / Queen's Road junction and a further zebra crossing in the centre of the commercial core. The centre is also very flat and ideally suited for pedestrians.</p> <p>There is a large cycle parking area in front of the Co-operative Pharmacy with nine Sheffield Cycle stands providing capacity for 18 bicycles. A further row of seven Sheffield cycle stands is provided in front of the Sainsbury's Local on the opposite side of the road. These are located in highly prominent positions within the high street and are well overlooked.</p> <p>There is also very good public transport provision with stops located on both sides of Queens Road in two locations within the centre boundary. The stops within the commercial core have shelters and are served by a range of bus services (40, 44A 80, 80A, 83, 83A</p>



	<p>and X80), which operate regularly to the city centre and the surrounding communities.</p> <p>Vehicular accessibility, however, is an issue. Although limited short-stay on-street car parking provision is available within the centre, there is no designated car park that serves the shopping area. In addition, parking on the side streets is extremely competitive as it is shared with the surrounding housing.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The perception of safety within the centre is good. The streets receive sufficiently high pedestrian flows to create a more or less constant presence in the street. In addition, several of the cafes and shops extend onto the footway with outdoor seating areas or stands, which add to this effect.</p> <p>The shop frontages appear to be well maintained and there were no signs of vandalism or crime. In addition, the buildings along the street are two storeys in height and have a large number of windows overlooking the street, which creates a strong sense of natural surveillance.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The environmental quality within the centre is relatively good. The busy road that passes through the centre is busy and noisy, but the slow moving traffic also creates a sense of a bustling commercial environment. The centre appeared to be very clean and both sides of the road north of Clarendon Park Road appeared to be well laid out with uniform smart looking black bollards, a brick paved footway, benches, cycle hoops and trees. Some of the shop frontages in this part of the centre are also particularly good. For example, the Barceloneta and Graham Parson fruit &amp; veg store frontages add significantly to the vibrancy of the centre.</p> <p>The environment of the southern part of the centre is of lesser quality. There was a redevelopment in progress on the eastern side of Queen's Road at the time of the centre's inspection. However, when this is complete, the re-use of the site should make a positive contribution to the centre. However, the buildings on either side of All Fours Garage appear to be run down and the former Barclays Bank building is now vacant. This part of the centre has further redevelopment potential.</p>
<p><b>CONCLUSION</b></p>	<p>Queen's Road's local centre has an excellent range of shops and a particularly strong convenience and leisure service offer. The level of vacancy is also below the national average. The centre has good overall accessibility, although parking availability is a major constraint. The shopping area's environmental quality and perception of safety are also relatively good, although the southern part of the centre could be improved considerably.</p> <p>Queen's Road lacks the community facilities that are usually found within a district centre. However, the centre has a large number of retail units within a concentrated area. These have a diverse range of products and services on offer and Queen's Road functions well as a local centre. There are also some additional uses on Clarendon Park Road and Montague Road that would normally be considered to be part of the commercial centre. As such,</p>



	<p>there is scope to extend the defined centre boundary to incorporate these uses.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – excellent range of shops, particularly the convenience offer.</li> <li>≠ Strength – public transport connections.</li> <li>≠ Weakness – parking availability.</li> <li>≠ Opportunity – opportunities for improvements in the southern part of the centre.</li> <li>≠ Opportunity – there is a derelict brownfield plot in the southern part of the centre, directly to the south of Bulwer Road. Whilst this may be suitable for a variety of purposes, it would make an excellent short-stay car park to serve the centre. This would have the added benefit of increasing footfall within the southern part of the centre.</li> <li>≠ Threat – the southern part of the centre has potential for conversion to residential uses, particularly given the centre’s excellent accessibility and the high house prices in the surrounding residential areas.</li> </ul>



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# Leicester City Council & Blaby District Council

Ref: A088154/051

Queen's Road

## Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:1,000 @ A3

January 2015

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## Raven Road

<b>ADDRESS (and Zone)</b>	Raven Road Zone 12
<b>DESCRIPTION</b>	<p>Raven Road was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).</p> <p>The shops are located approximately 4km driving distance to the west of Leicester city centre. The former local centre boundary contains four retail units, which are located within a quiet residential area predominantly comprising semi detached housing.</p>
<b>CURRENT STATUS</b>	Not designated

**PHOTOGRAPHS:**

The two southernmost retail units at Raven Road



The two northernmost retail units at Raven Road's



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	None	0
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	1	None	0
Leisure Service	2		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>4</b>		



<b>USES</b>	The four retail units within the former local centre boundary are fully occupied. The retail offer includes one convenience unit, which is a general store, and three leisure service units, which are a hot food takeaway, a training and fitness studio and a cafe. We consider these units to collectively provide the day to day goods and services that may be found in a small neighbourhood parade.
<b>PEDESTRIAN FLOWS</b>	Pedestrian activity was low when visited around 2pm on Monday 18 <sup>th</sup> May 2015. Raven Road receives very low levels of pedestrian through flow. The four retail units were all open at the time of our visit but a very limited number of customers were observed visiting the shops and the recently opened cafe was particularly quiet.
<b>ACCESSIBILITY</b>	The shops are easily accessible by private automobiles. Parking bays are provided directly in front of the retail units and the roads are relatively free of vehicular traffic. The shops are located within a residential area and can easily be accessed by people arriving on foot. The nearest bus stops are located approximately 240 metres to the south on Woodshaw Rise, although we do not envisage that many people arrive at the shops via public transport. In addition, the shops lack cycle parking facilities.
<b>PERCEPTION OF SAFETY</b>	The area around the shops generally feels safe and secure and we did not observe any indications that crime may be an issue in this location. The quiet residential area has a pleasant and safe character. In addition, the area in front of the shops is overlooked by housing and the retail frontage, which help to provide a good level of natural surveillance.
<b>ENVIRONMENTAL QUALITY</b>	The environmental quality of the area is of a reasonable standard. The shop frontages were generally clean and tidy during our visit. The shops were typical of what may be expected within a residential area like this and we found no major issues of concern.
<b>CONCLUSION</b>	Given the types of goods and services on offer and the number of retail units, we consider that Raven Road performs the role of a small neighbourhood parade. In addition, the units are fully occupied and the area appears to be in reasonably good overall health with no major concerns.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – the units are currently fully occupied.</li> <li>≠ Weakness – limited level of footfall around the shops.</li> <li>≠ Opportunity – to incorporate some features around the shops, which would improve their appearance.</li> <li>≠ Threat – residential conversions.</li> </ul>



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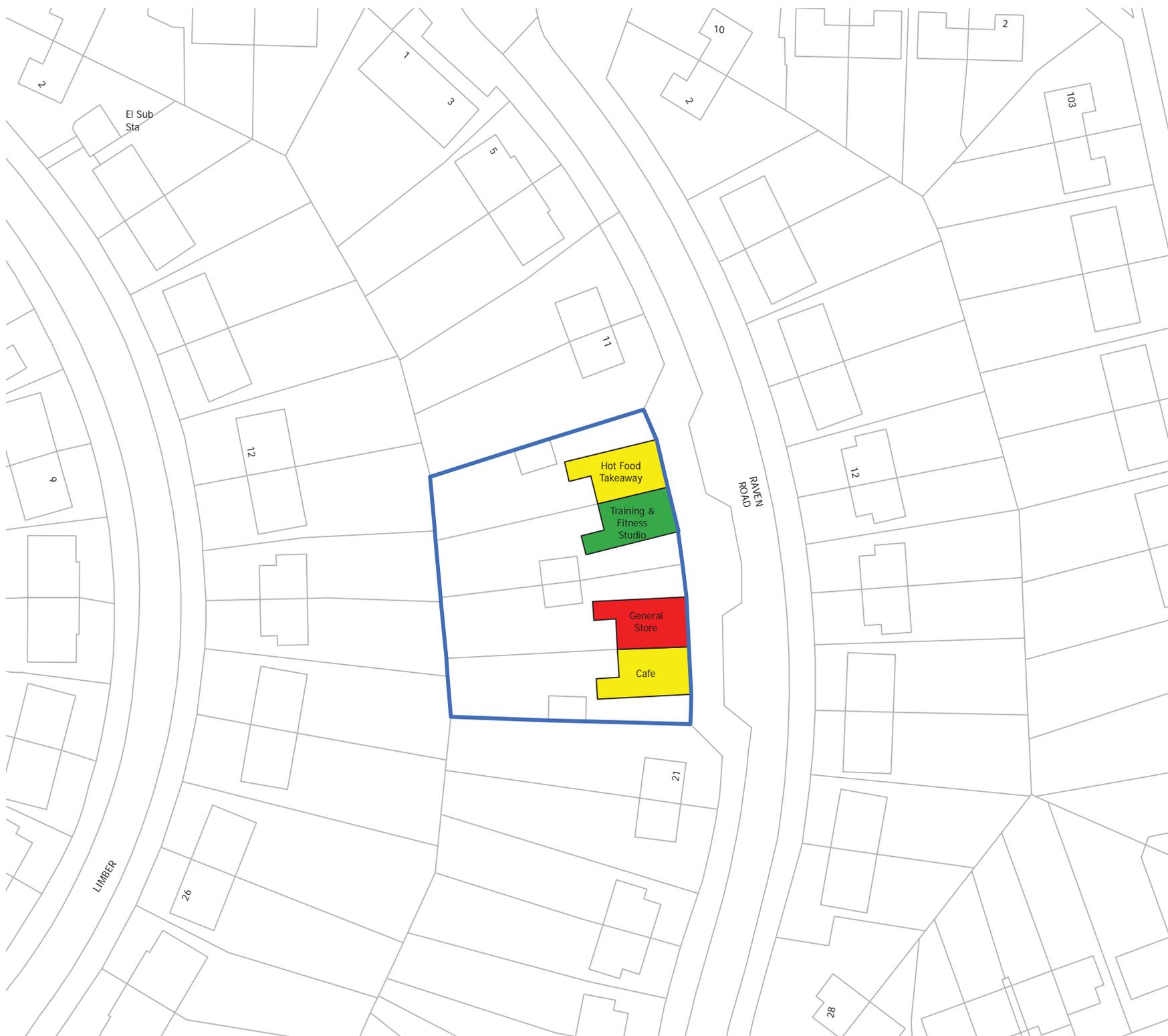
# Leicester City Council & Blaby District Council

Ref: A088154/107

Raven Road

## Key

-  Former Local Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 © A3

May 2015

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## Redmarle Road

<b>ADDRESS (and Zone)</b>	Redmarle Road Zone 12
<b>DESCRIPTION</b>	<p>Redmarle Road was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).</p> <p>Redmarle Road is located approximately 3.5km driving distance to the west of Leicester city centre. The former local centre boundary contains three retail units, although the area seems to be struggling and has a high vacancy rate.</p>
<b>CURRENT STATUS</b>	Not designated

**PHOTOGRAPHS:**

Retail units at Redmarle Road



Graffiti on the former chemist store



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	None	0
Comparison	0	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	0	None	0
Leisure Service	0		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	2		
<b>Total No. of Uses</b>	<b>3</b>		



<b>USES</b>	Of the three units within the former local centre boundary, one in a general convenience store and the remaining two units are vacant. The shops are mainly surrounded by semi-detached housing, although Braunstone Park is located approximately 50 metres to the south.
<b>PEDESTRIAN FLOWS</b>	Redmarle Road is a quiet and residential in character and does not a particularly busy pedestrian through route. Notwithstanding this, the convenience store seemed to be receiving a steady flow of customers at the time of our visit and is clearly an important and well used local facility. However, this is the only occupied retail unit in this location and the overall level of pedestrian activity is low.
<b>ACCESSIBILITY</b>	The shop is most easily accessed by private car or on foot. There are unrestricted car parking bays directly in front of the shops and the surrounding approach roads are mostly quiet and free of traffic. Being close to a residential area puts the shops within walking distance of reasonably large population. The nearest bus stops are located approximately 150 metres to the north on Winstanley Road, which are the stopping point of regular bus services in each direction. However, the shops lack cycle parking facilities.
<b>PERCEPTION OF SAFETY</b>	The two vacant units have graffiti on their shutters, which detracts from the feeling of safety. The closed shutters also reduce the natural surveillance around the shop forecourt. Notwithstanding this, the shops are overlooked by the neighbouring housing and although there are some issues, the area generally feels safe and secure.
<b>ENVIRONMENTAL QUALITY</b>	The environment around the shops is of mixed quality. The front gardens of neighbouring houses offer some greenery. In addition, the area appeared to be free of litter and there are two litter bins in front of the shops. However, the graffiti on the shutters of both vacant units takes away from the appearance of the shop frontage. In addition, the shop forecourt has low quality concrete bollards and paving that is broken and uneven in places.
<b>CONCLUSION</b>	We consider that Redmarle Road has an insufficient retail offer or the number of units that would normally be expected within a neighbourhood parade. We therefore recommend that the shops should remain undesignated. The general convenience store provides an important local facility, although this location suffers from low pedestrian activity, high vacancy levels and some environmental issues.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – the shop provides an important facility for the local community.</li> <li>≠ Weakness – limited retail offer and high vacancy rate.</li> <li>≠ Opportunity – to broaden the retail offer through the occupation of the two retail units.</li> <li>≠ Threat – residential conversions.</li> </ul>

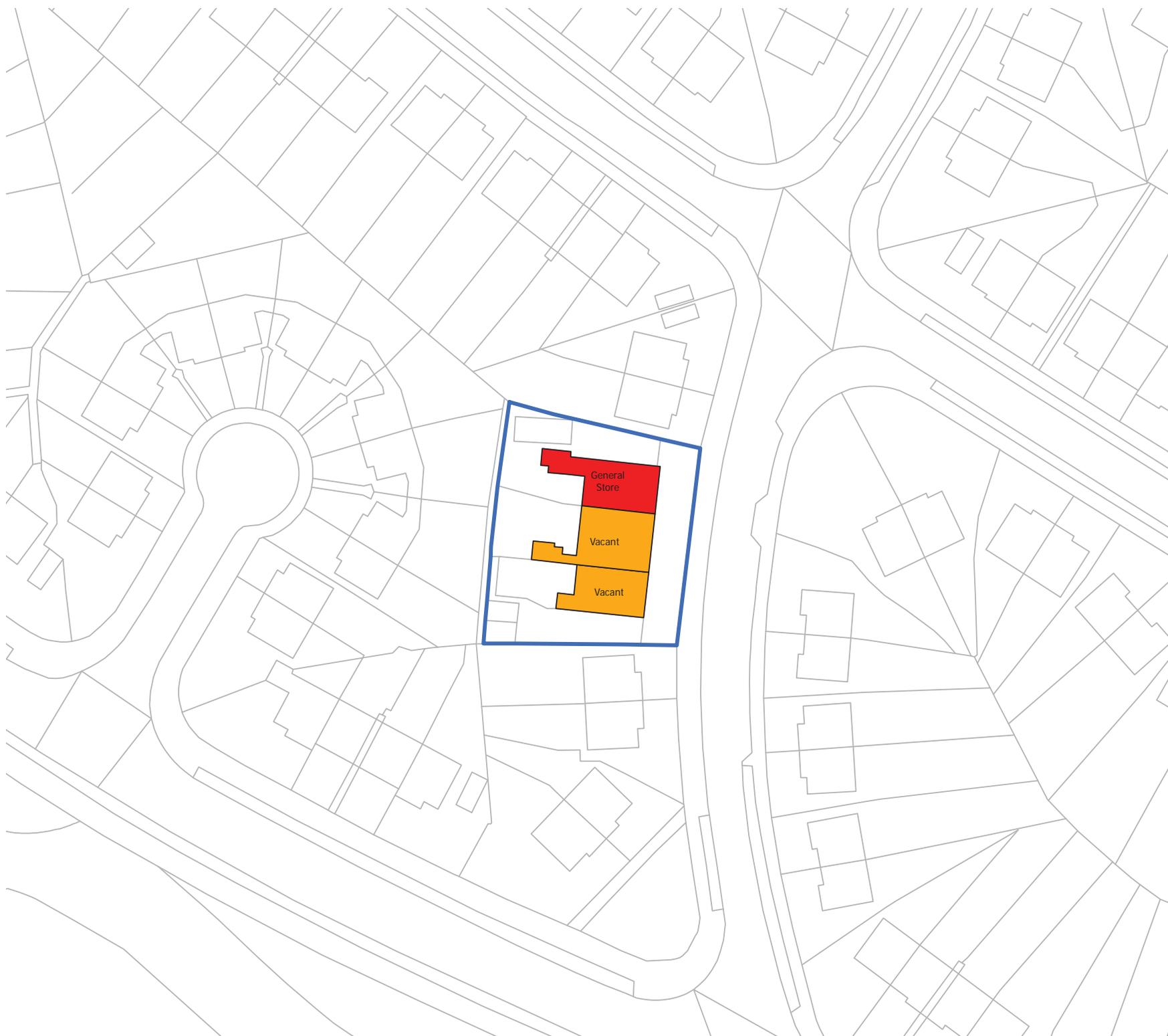


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Leicester City Council  
& Blaby District Council

Ref: A088154/108

Redmarle Road



Key

-  Former Local Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

May 2015

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## Rowlatts Hill Road (Radstone Walk)

<b>ADDRESS (and Zone)</b>	Rowlatts Hill Road (Radstone Walk) Zone 7
<b>DESCRIPTION</b>	<p>Rowlatts Hill Road (Radstone Walk) was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).</p> <p>Rowlatts Hill Road (Radstone Walk) is located approximately 3.5km driving distance to the east of Leicester city centre. The former local centre boundary contains four retail units, although the area seems to be struggling and has a high vacancy rate.</p>
<b>CURRENT STATUS</b>	Not designated

### PHOTOGRAPHS:

Front of the retail units facing onto a central courtyard



The rear of retail units, which face onto Radstone Walk



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	None	0
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	0	None	0
Leisure Service	0		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	3		
<b>Total No. of Uses</b>	<b>4</b>		



<b>USES</b>	Of the four retail units at Radstone Walk, three are vacant and one is a general convenience store. The shops are located within a residential area containing flats, terraced and semi-detached housing.
<b>PEDESTRIAN FLOWS</b>	The area around the shops was observed to be very quiet when visited around 11am on Tuesday 19 <sup>th</sup> May 2015. This is not surprising given that there is only one occupied retail unit. Notwithstanding this, the configuration of the retail units is such that the back of the units face onto the road and the front of the units face onto a central courtyard area. There is little indication from the road that the shops exist. Furthermore, Rowllatts Hill Road is not a particularly busy through route for either pedestrians or traffic. The shops are located off this road to the rear of Radstone Walk, which is an even quieter adjoining road. These are undoubtedly contributing factors to the low pedestrian activity..
<b>ACCESSIBILITY</b>	The shops are within the centre of a residential area. The walking routes to the shops are generally OK, although people have to walk down alleyways that are not overlooked. Car parking is available to the rear of the retail units. However, Radstone Walk is fairly detached from public transport services, as the nearest bus stops are located approximately 250 metres away on Wicklow Drive. The area also lacks cycle parking facilities.
<b>PERCEPTION OF SAFETY</b>	The shop forecourt is not particularly well overlooked as three of the units are vacant and the courtyard in front of the shops has tall brick-built walls, which offer no natural surveillance. In addition, the alleyways that customers must walk through to access the shops are not at all overlooked. The courtyard area is in need of maintenance and adds little to the sense of safety in this location. The retail units also have intrusive security features, which are imposing and are an indication that crime may be an issue in the area.
<b>ENVIRONMENTAL QUALITY</b>	The retail units are of dated appearance, typical of the 1960s, with ground floor retail use and first floor flats. The large paved courtyard detracts from the environmental quality in front of the shops, as it has weeds growing through the paving and poor quality planted areas. Furthermore, the rear of the retail units, which face onto Radstone Walk, are unsightly and do not make a good first impression to potential customers.
<b>CONCLUSION</b>	We consider that retail offer at Rowllatts Hill Road (Radstone Walk) does not match the level of provision that would normally be expected within a neighbourhood parade. We therefore recommend that the shops should remain undesignated. Furthermore, we consider the dated design of the retail units does not meet modern requirements and there are issues with the sense of safety and security, low levels of pedestrian activity and the environmental quality.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – provides facilities within the middle of a residential area.</li> <li>≠ Weakness – three vacant retail units and a poor sense of safety and security.</li> <li>≠ Opportunity – to redevelop the retail units in line with modern retailer requirements.</li> <li>≠ Threat – if the remaining retail unit were to become vacant, the area would lose its retail facilities completely.</li> </ul>

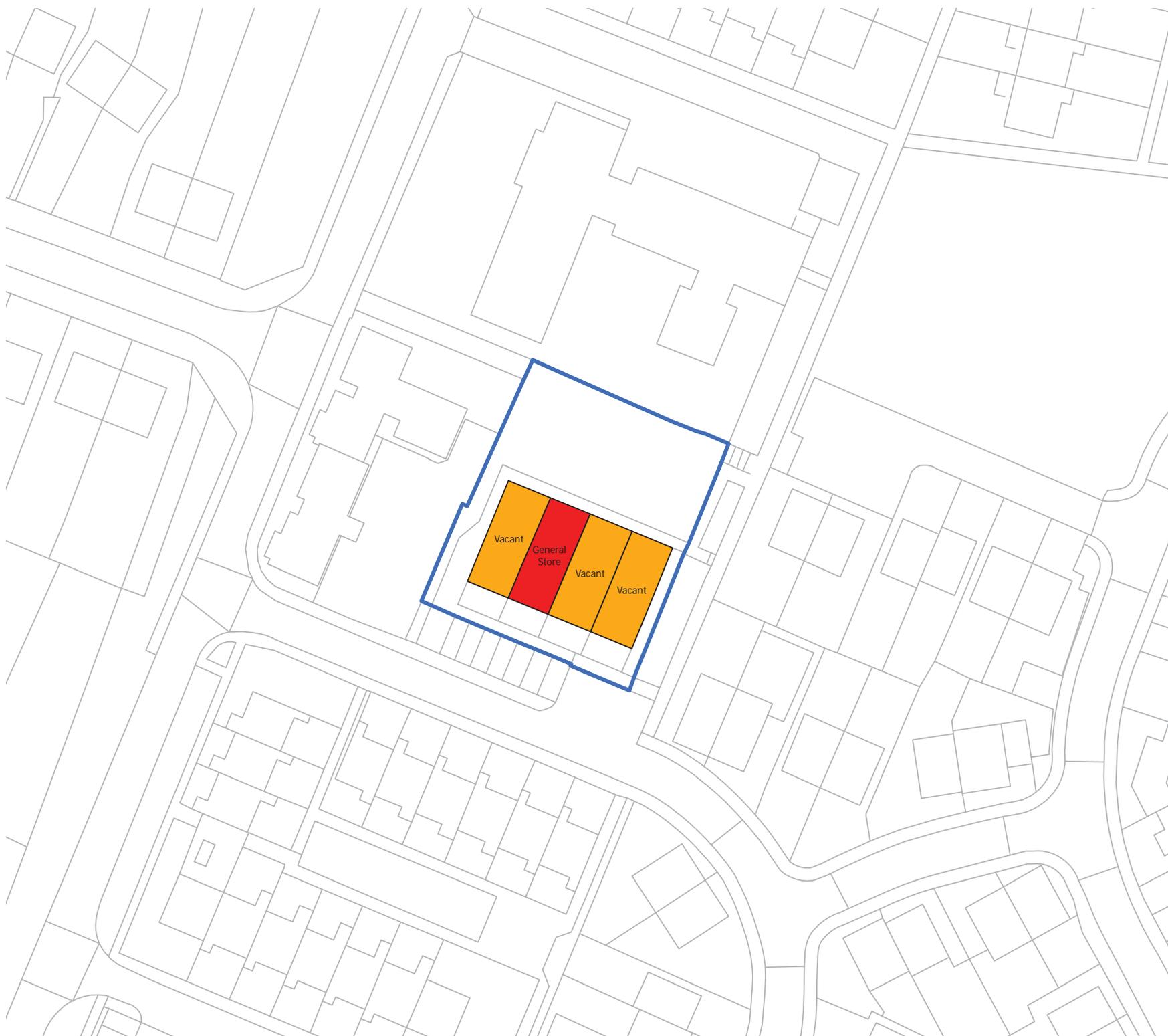


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Leicester City Council  
& Blaby District Council

Ref: A088154/109

Rowlatts Hill Road  
(Radstone Walk)



### Key

- Former Local Centre Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

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May 2015

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## Ryder Road (Braunstone Firth)

<b>ADDRESS (and Zone)</b>	Ryder Road Zone 12
<b>DESCRIPTION</b>	The shops at Ryder Road sit within a purpose built retail parade of four units. The parade is located on the southern edge of a modern housing estate. To the south is Sunningdale Business Park, a large employment estate, and the parade is located approximately 3 miles to the west of the city centre. The parade appears to have been built at the same time as the residential development to the north, but is separated from the estate by an area of parkland.
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Ryder Road shopping parade



Bus stop on Ryder Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	None	0
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	0	Tesco Express	1
Leisure Service	3		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>4</b>		



<p><b>USES</b></p>	<p>Ryder Road's parade is very small with only four retail units. However, they are all fully occupied, though three of the units accommodate hot foot takeaways. The remaining and largest unit is a Tesco Express, which provides a top up shopping facility for the surrounding community. Although there are no financial and business service units, the Tesco Express does have an external ATM machine that provides free cash withdrawals.</p> <p>Given the limited number of retail units and the level of service provision, we consider Ryder Road currently performs at the level of a neighbourhood parade.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian activity around the shopping area was observed to be relatively high when visited around 12.30pm on Wednesday 26<sup>th</sup> November 2014. Although two of the hot food takeaways were closed, the fish and chip shop was open and was attracting a large number of customers. There was also a steady flow of customers entering and leaving the Tesco Express. However, pedestrian activity between the shops and the wider residential area was limited, as most customers appeared to visit the shops by car.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The parade is most easily accessed by car. There is a large car park with 31 parking spaces and three additional disabled bays. This appeared to be well used at the time of our visit.</p> <p>Pedestrian routes along Ryder Road and through the park connect the parade to the residential area to the north. However, these routes are not overlooked by housing or other development and may feel unsafe for some users, especially in hours of darkness. In addition, the separation of the shops from the residential and employment areas and the large number of readily available parking spaces make it easy to access the shops using a car.</p> <p>No cycle parking facilities were observed during our visit. However, a bus stand is located adjacent to the shops on Ryder Road, which is served by the 12 and 14 bus services.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The levels of safety and security within the shopping area are generally good, owing to the open and well kept retail frontages and the high levels of footfall. However, as discussed above, the route between the parade and the residential area to the north is poorly overlooked and may feel unsafe for some users.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The shop frontages are all of a good standard and are of a modern design. The parade is within an area of parkland and has landscaped and treed areas within the car park and benefits from good amount of greenery in view of the shopping area. There are also numerous bins located around the shops and very little litter was observed during the visit. Although there are no particular outstanding features, the parade is functional and achieves a reasonably good overall level of environmental quality.</p>
<p><b>CONCLUSION</b></p>	<p>Ryder Road comprises is a small parade of four retail units, three of which are hot food takeaways and the remaining unit is a Tesco Express. The shops serve the residential area to the north and the employment estate to the south. The environmental quality appears to be generally good and the shops have a modern and well maintained frontage. In addition,</p>



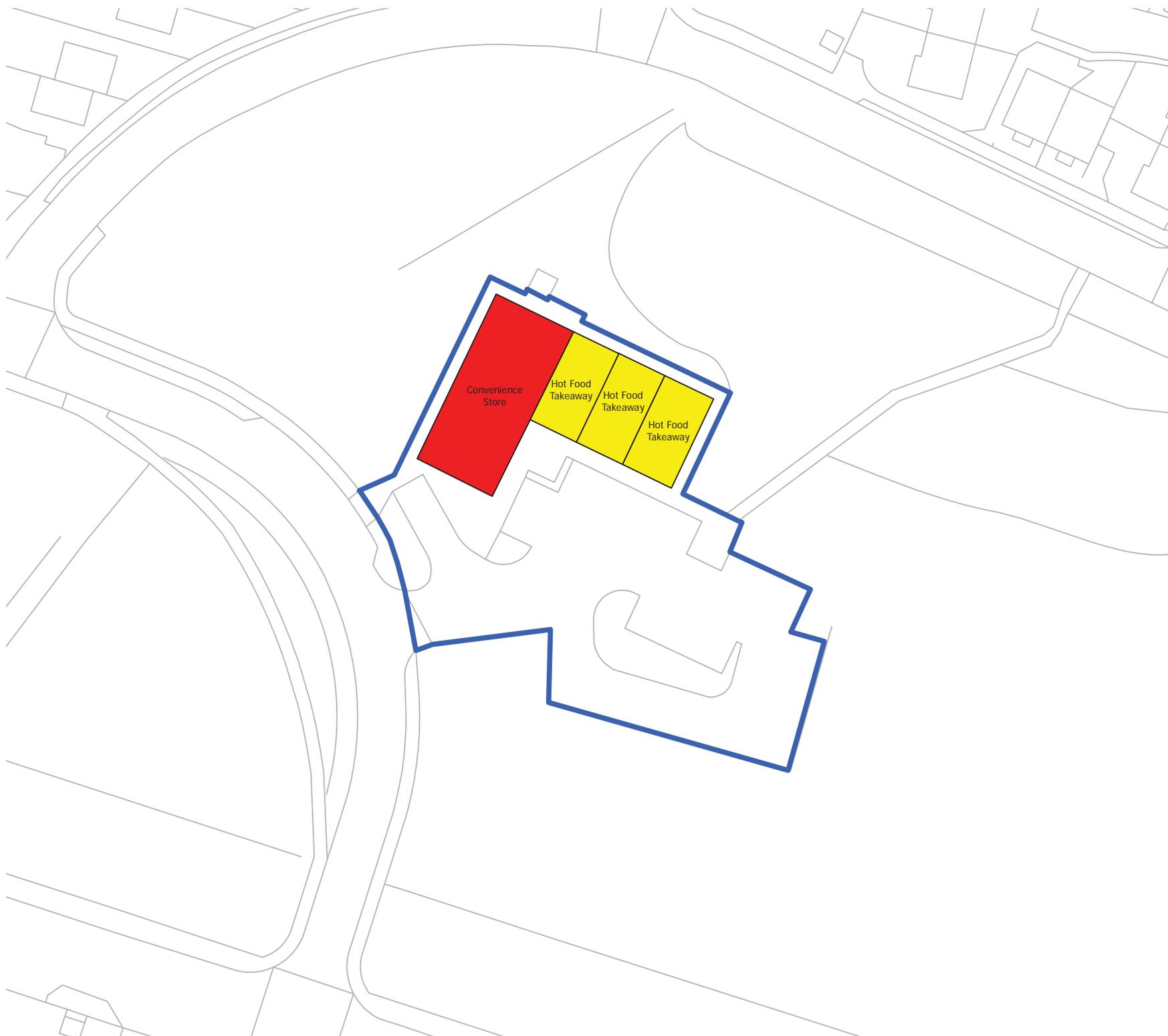
	<p>pedestrian activity appears to be generally at a high level. However, although the Ryder Road has a good vehicular and public transport accessibility, it is not particularly well integrated with the surrounding residential areas. Given the relatively limited size of the facilities at Ryder Road, we consider it effectively functions as a neighbourhood parade rather than a local centre</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"><li>≠ Strength – modern purpose built parade.</li><li>≠ Strength – parking availability and relatively good environmental quality.</li><li>≠ Weakness – no retail service or financial and business service offer.</li><li>≠ Weakness – limited number of retail units.</li><li>≠ Weakness – unsafe pedestrian connections to the surrounding housing.</li><li>≠ Opportunity – to create better linkages between the shops and the neighbouring housing.</li></ul>



Leicester City Council  
& Blaby District Council

Ref: A088154/052

Ryder Road (Braunstone Frith)



### Key

- District Centre Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:500 @ A3

January 2015

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## Saffron Lane / Burnaston Road

<b>ADDRESS (and Zone)</b>	Saffron Lane and Burnaston Road Zone 11
<b>DESCRIPTION</b>	<p>The Saffron Lane and Burnaston Road retail area is located on the west side of Saffron Lane between Broughton Road and Saffron Way. Saffron Lane (B5366) is a very busy arterial road into Leicester city centre, which is located 3 miles to the north of the shops.</p> <p>The centre itself comprises a terrace of two storey units with retail uses on the ground floor and residential uses above. The shops are surrounded by residential uses in all directions except to the north, where there is a small industrial estate.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Shops on Saffron Lane



Bus stop on Saffron Lane



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	3	None	0
Comparison	5	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	3	Iceland	1
Leisure Service	5		
Financial & Business Services	0		
Miscellaneous	0 (+1)		
Vacant	0		
<b>Total No. of Uses</b>	<b>16 (+1)</b>		



<p><b>USES</b></p>	<p>The centre has a strong convenience offer with an Iceland supermarket, an off licence and a bakery. There are also five shops selling comparison goods, including a chemist, a discount home store, a locksmith and two DIY home improvement stores.</p> <p>The leisure service offer is also relatively strong, with four hot food takeaways and a betting shop. In addition, the parade has a funeral directors, a hairdresser and an acupuncture and podiatry clinic, which make up the retail service proportion of the units. The Select &amp; Save shop also contains a Post Office, although this unit's primary function is a convenience store.</p> <p>There are no vacant or financial and business service units, although the Select and Serve convenience store has an ATM cash machine on its external wall. There are also no miscellaneous units, although there is a doctor's surgery on the northern edge of the commercial centre boundary.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian flows around the centre were relatively low when visited around 9am on Tuesday 4<sup>th</sup> November 2014. However, due to the time of day, several of the units were closed, which would have a big impact on the number of people using the shops.</p> <p>Pedestrian flows were highest around the Iceland supermarket, which appeared to be relatively busy.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The shopping area has good walking accessibility from the surrounding residential and employment areas. In addition. The units are densely packed together, which enables people move between the shops with ease. A traffic light controlled crossing is located at the half way point of the retail frontage, which proves safe and convenient access between the shops with the housing on the other side of Saffron Lane. There are also two pedestrian refuges on Saffron Lane in the southern part of the centre. The footway in front of the shops is very wide and is substantially unobstructed.</p> <p>No cycling lanes or cycle parking facilities were observed during the site visit. However, the centre has excellent public transport connections and there are bus stops with shelters and good timetable information immediately to the north of the shopping area. These are served by the 47, 47A, 48, 48A and 88 bus services, which provide regular services into the city centre and to many of the surrounding residential areas.</p> <p>The centre is also highly accessible by car being located on the B5366. There is free parking for Iceland customers adjacent to their store. Free and unrestricted car parking spaces are also available in front of the shops. However, these appeared to be very well used, even at a less busy time of the day, owing to the fact that they are shared with the neighbouring houses.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The perception of safety around the centre is reasonable. Although a busy road passes the shops, the parked vehicles between the retail frontage and the road block views from the</p>



	<p>road, which reduces the level of natural surveillance. The shops also had other heavy security features, such bars in the windows and galvanised steel security fencing, which suggests that crime may be an issue in the local area. This issue was compounded by the fact that many of the units were closed during our visit and had their steel security shutters down.</p> <p>Saffron Lane is very wide in this location and the buildings are set back from the road. This reduces the sense of enclosure and the level of natural surveillance, which is another factor the limit's the centre's perception of safety. Notwithstanding this, the condition of the street and the shop frontages is reasonably good, although there is scope for significant improvements to the design of the security systems that have been used.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The busy Saffron Road is a major influencing factor on the centre's environmental quality, as it generates some noise and pollution. In addition, the street furniture is of poor quality and there are a mass of concrete bollards and parked cars in front of the units, which greatly detract from the environmental quality. Wheely bins and several cars were parked directly in front of some of the units during the visit, which detracted from the quality of the shop frontages.</p> <p>Notwithstanding the above, Saffron Lane has a number of trees running along the retail frontage, which contribute significantly to the environmental quality by adding in greenery within the shopping are and also by screening the road. However, improvements could be made the centre's overall environmental quality.</p>
<p><b>CONCLUSION</b></p>	<p>The Saffron Lane and Burnaston Road retail area has 16 small format retail units and a larger supermarket. There are a variety of convenience, comparison, retail service and leisure service shops, which collectively serve the function of a local centre.</p> <p>The centre appears to be in reasonably good health, with no vacant units and good accessibility. However, improvements could be made to make the environmental quality and the perception of safety better.</p> <p>The defined centre boundary currently excludes the Saffron Lane Dental Practice on the southern boundary. A dental practice is a community facility that is often associated with a main centre location and there is scope for the boundary to be extended to include this unit.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – good accessibility and a wide range of shops offering different services and facilities.</li> <li>≠ Weakness – environmental quality and the perception of safety.</li> <li>≠ Opportunity – simple improvements to make the environmental quality better, which would give shoppers a more pleasant retail experience. This may also help to improve the perception of safety in the area.</li> <li>≠ Threat – if the environmental quality and the perception of safety were to worsen, residents may choose to undertake local shopping needs elsewhere.</li> </ul>



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Leicester City Council  
& Blaby District Council

Ref: A088154/053

Saffron Lane /  
Burnaston Road

### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

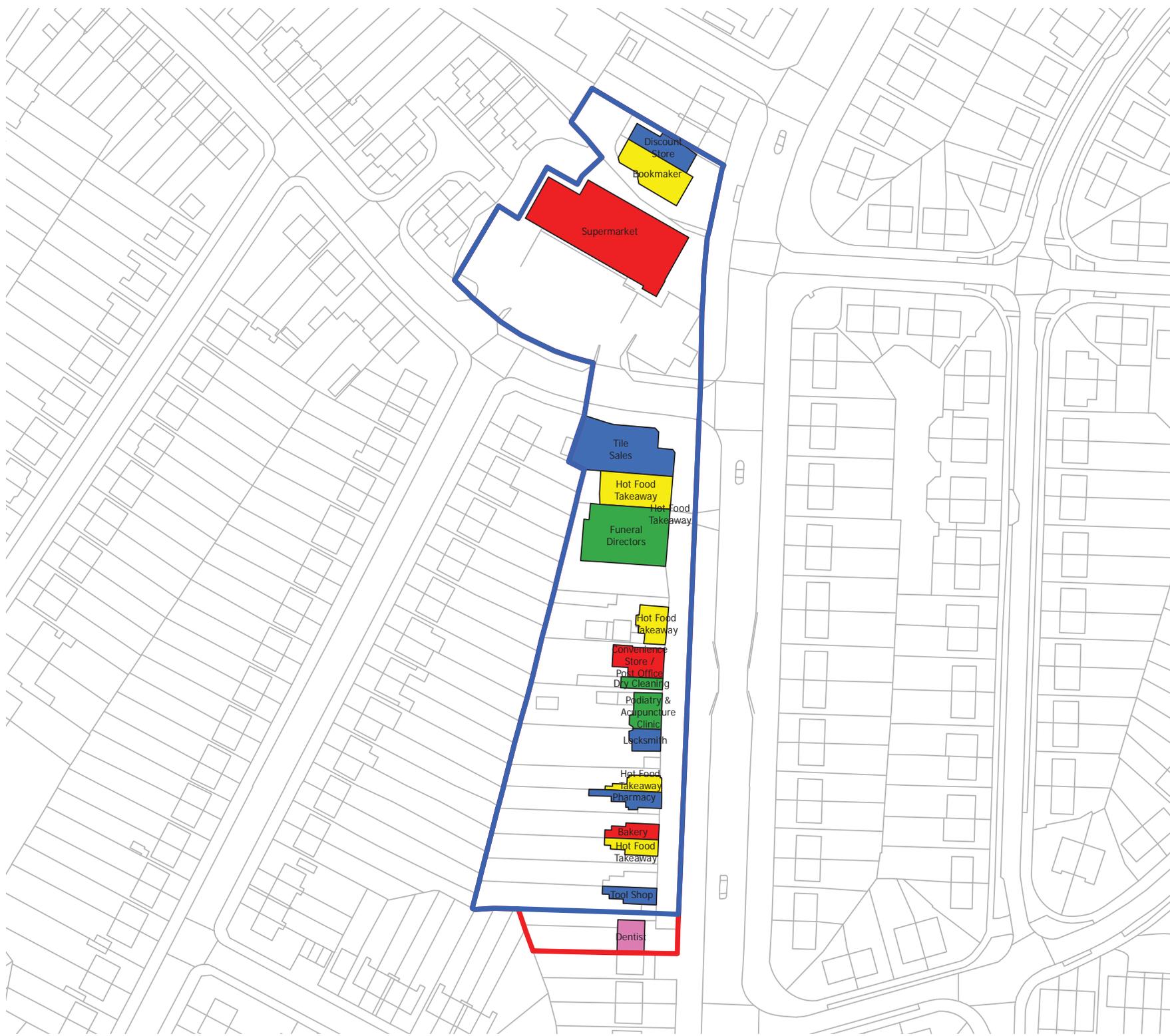
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January 2015

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## Saffron Lane / Cavendish Road

<b>ADDRESS (and Zone)</b>	Saffron Lane and Cavendish Road Zone 12
<b>DESCRIPTION</b>	<p>Saffron Lane / Cavendish Road local centre is located 1 mile to the south of Leicester city centre. The retail area comprises 19 shops that are concentrated within a relatively small area, facing onto the east and west side of Saffron Lane.</p> <p>Saffron Lane (B5366) is a busy road that links the south of Leicester to the city centre. This is reflected in the composition of the centre and the units are adept with capturing passing trade.</p> <p>The centre is surrounded mainly by housing in all directions. However, directly to the south-west is Aylestone Leisure Centre &amp; Library, which sit on the edge of the defined centre boundary but have a close relationship with the retail area.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Aylestone Sports Centre & Library



Shops on Saffron Lane



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	5	0 (+2)	(Leisure Centre & Library on edge of centre)
Comparison	4 (+2)	NATIONAL OPERATORS	TOTAL:
Retail Service	2 (+2)	Buy Rite	1
Leisure Service	6		
Financial & Business Services	1		
Miscellaneous	0 (+2)		
Vacant	1		
<b>Total No. of Uses</b>	<b>19 (+6)</b>		



<p><b>USES</b></p>	<p>The centre has five convenience stores, which equates to 26.3% of the total number of units within the defined centre boundary. This is well above the national average of 8.4%. However, the range of convenience stores is limited, as each operator is either a general store or a newsagent.</p> <p>There are also four comparison goods stores, which comprise a bike shop, pet store, bathroom and kitchen shop, and a work equipment shop. However, there is a very strong leisure service offer with three hot food takeaways, a social club, a betting shop and a cafe.</p> <p>There are also two hairdressers and an estate agent, which make up the retail service and financial and business service offer respectively. However, a photocopying shop and a launderette are located close by outside to the north of the defined centre boundary. These, together with the two comparison goods retail units just to the north of the defined boundary, are very closely related to the main retail area and have an important contribution to the centre's offer.</p> <p>The only vacant unit is located to the south-west of the centre. This is very small and was formerly occupied by Princess Garden, a hot food takeaway.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian activity was reasonably high when visited around 4pm on Tuesday 4<sup>th</sup> November 2014. A considerable number of school children were observed passing through the centre and visiting the shops. However, there were also a number of regular shoppers parking in the bays on Saffron Lane and visiting the shops. The highest concentrations of people were seen around the convenience stores on the western side of Saffron Lane. The lowest number of pedestrians was observed around the small parade of units on the eastern side of Saffron Lane, which includes the bathroom and kitchen store.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Saffron Lane, which passes through the centre of the commercial area, is a busy route and acts as a barrier to pedestrian accessibility. However, there is a controlled crossing to the north of the centre and a pedestrian refuge in the south. These accommodate desired pedestrian movements across Saffron Lane. The footways are wide and are free of obstructions, such as excessive street furniture. Pedestrian accessibility to the surrounding residential areas is also generally good.</p> <p>Cycle parking facilities are provided in prominent and overlooked locations at both ends of the centre. These are located at the crossroads of Saffron Lane and Cavendish Road and by the junction of Clifton Road and Saffron Lane.</p> <p>Bus stops are located on the northern and southern edge of the centre boundary. These are served by the 47, 47A, 48, 48A, 86, 88 and 88A bus services. Consequently, there is</p>



	<p>excellent transport provision to the city centre and many of the surrounding communities.</p> <p>The shops are also easily accessed using a car. Saffron Lane has a 'B road' classification and provides excellent highway access. There is also free limited wait on street car parking adjacent to the shops on Saffron Lane, as well as unrestricted spaces on the adjoining side streets. However, parking availability appeared to be limited at the time of the centre's inspection.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The centre achieves a good sense of safety and security. There is only one vacant unit and the remaining units have many windows that overlook the street. There are also good levels of pedestrian activity within the street and Saffron Lane has slow moving busy traffic, which all combine to create a good level of natural surveillance within the shopping area.</p> <p>The centre appears to be well maintained and there well few signs of vandalism or crime. In addition, many of the security features, such as bollards in front of the shops, are of sufficient quality so as not to detract from the appearance of the centre. The retail frontage is also located close to the road and encloses the shopping area, which further helps to create a sense of safety and security.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>Saffron Lane is receives a high volume of traffic as it passes through this local centre and the constant flow of traffic impacts impact the centre's environmental quality. This aside, the shop frontages are of a reasonable quality and appear to be well kept. Their appearance is improved by the quality of the street furniture and the footway materials, which effectively delineate the retail area from the surrounding housing.</p> <p>Parking is provided in dedicated bays outside the retail units and is laid out in an ordered arrangement. This helps to reduce the cluttered effect that irregularly parked cars can have on the street-scene. Although there is no greenery within the centre itself, there is a large recreation area to the south and trees to the north, which are both in view of the centre. Overall, the environmental quality within the centre is reasonably good.</p>
<p><b>CONCLUSION</b></p>	<p>Saffron Lane / Cavendish Road's commercial centre has a particularly strong convenience offer, which caters for the day to day needs of the surrounding community. The centre also has several specialist comparison retailers and a strong leisure service offer.</p> <p>The centre has good accessibility and pedestrian activity seems to be high. There is only one vacant unit and the shopping area feels safe and secure. A large leisure centre and library are located on the south-eastern edge of the centre boundary. There are also several additional shops to the north that relate very closely to the main shopping area but are not included within the centre boundary. Given that these units comprise main town centres uses and they are in close proximity to the existing centre boundary, there is scope to extend the boundary to incorporate these units. However, given the number of units and the types of shop and services on offer, it is considered that Saffron Lane / Cavandish Road performs the function of a local centre.</p>



**KEY ISSUES/SWOT**

- ≠ Strength – strong convenience and leisure service offer.
- ≠ Strength – good accessibility to the surrounding community.
- ≠ Strength – the centre feels safe and secure and has reasonably good environmental quality.
- ≠ Weakness – there is a narrow retail service and financial and business service offer.
- ≠ Weakness – parking availability.
- ≠ Opportunity – to create better linkages between the commercial centre and the leisure centre. There may also be an opportunity to link the underused leisure centre car park with the shortage of parking within the retail area.

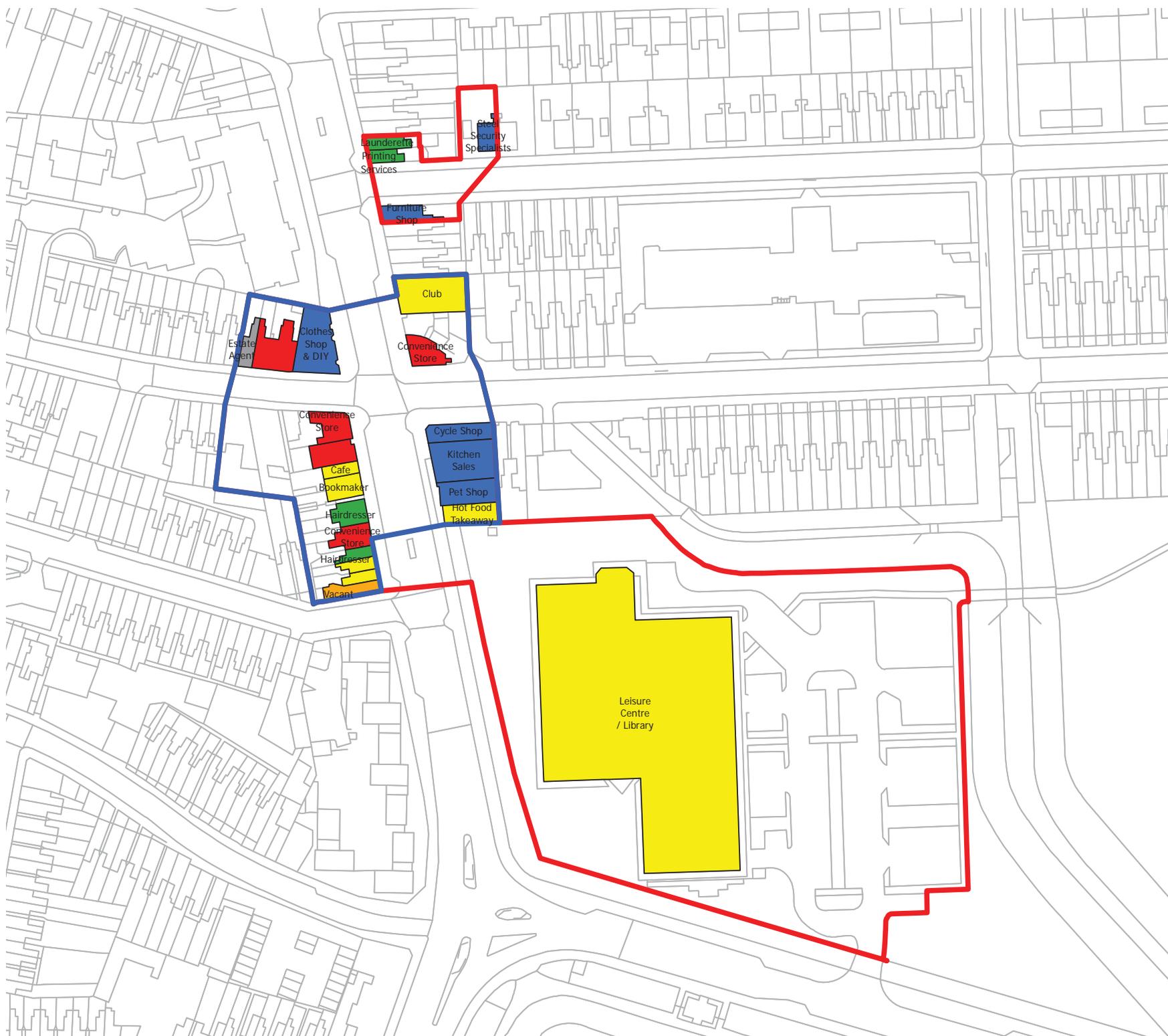


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Leicester City Council & Blaby District Council

Ref: A088154/054

Saffron Lane / Cavendish Road



Key

- District Centre Boundary
- Recommended Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:1,000 @ A3

January 2015

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## Saffron Lane / Duncan Road

<b>ADDRESS (and Zone)</b>	Saffron Lane and Duncan Road Zone 11
<b>DESCRIPTION</b>	<p>This retail parade is located on the west side of Saffron Lane between Duncan Road and St Andrews Road. Saffron Lane (B5366) is a very busy arterial road into Leicester city centre, which is located 3 miles to the north of the shops.</p> <p>The parade itself is a terrace of two storey buildings with ground floor retail use and first floor residential uses. The parade is surrounded by residential area to the east and industrial and offices uses to the west.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

BP Garage with Costcutter Shop on Saffron Lane



Shops on Saffron Lane



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	5 (+1)	None	0
Comparison	3	NATIONAL OPERATORS	TOTAL:
Retail Service	4 (+3)	Tesco Express, Heron Foods, William Hill. There is also a BP filling station and a Costcutter on the edge of the defined boundary.	3 (+2)
Leisure Service	5 (+1)		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	1		
<b>Total No. of Uses</b>	<b>18 (+5)</b>		



<p><b>USES</b></p>	<p>The Saffron Lane / Duncan Road parade has a very strong convenience provision. The Tesco Express and Heron Foods provide top up shopping facilities, but there are also a bakery, a butcher and a newsagent, as well as the Costcutter that is just outside the defined centre boundary.</p> <p>There is a limited comparison offer, which comprises only a pharmacy, a charity shop and a carpet sales room. However, the leisure service offer is significant, as there are two food takeaways, a cafe, a bar and a betting shop. There is also a working men's club on the edge of the centre's current boundary.</p> <p>The parade also has a wide retail service offer with four units and three further units on the defined centre's edge. These include a hairdresser, an optician and a filling station, which are all key local services.</p> <p>The centre only had one vacancy at the time of the visit, which is the most southerly unit within the parade. Given the number of units and the range of goods and services on offer, it is considered that the shops currently perform the role of a local centre.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>A steady flow of pedestrians were observed walking along Saffron Lane and visiting many of the shops, when the centre was visited around 10am on Tuesday 4<sup>th</sup> November 2014. The car parking area in front of the units was full. However, several of the retail units, including the bar and takeaways, were closed, which would have impacted on the number of people within the centre.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The retail parade has good walking accessibility from the surrounding residential and employment areas. In addition. The units are densely packed together, which enables people to walk between the shops with ease. There are two traffic light controlled crossings in front of the shops, linking the retail area with the housing on the eastern side of Saffron Lane. There are also two pedestrian refuges past the traffic lights to the north and south of the parade.</p> <p>The footway in front of the shops is very wide and is unobstructed. Although there are no cycling lanes, a bicycle parking hoop is located in a prominent position in front of the Tesco Express with capacity for two bikes.</p> <p>The shops can easily be accessed using a car at most times of the day. Although Saffron Road can become busy during rush hour, it is generally free flowing in this location at most times of the day. In addition, the centre has free and unrestricted car parking spaces in front of the units, although these are shared with the surrounding housing.</p> <p>The centre also has excellent public transport connections and there are bus stops with shelters and good timetable information immediately to the north and south of the parade.</p>



	<p>These are served by the 47, 47A, 48, 48A and 88 bus services, which provide regular services into the city centre and to many of the surrounding residential areas.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The sense of safety and security around the parade could be improved. Although a busy road passes the shops, the parked vehicles block views from the road, which reduces the level of natural surveillance. In addition, many of the units were closed at the time of the visit and their heavy obstructive security shutters were down, further reducing overlooking within the shopping area.</p> <p>The highway on Saffron Road is extremely wide and the buildings are set back a relatively long way from the road. This reduces the feeling of enclosure around the shopping area and limits the level of natural surveillance across the retail frontage.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The busy Saffron Road is a major factor on the parade's environmental quality, as it produces a great deal of noise, pollution and a constant flow of traffic. However, the frontages of the retail units are also of poor quality in some cases. This is not helped by the overuse of advertising in the windows and somewhat garish signage. In addition, the street furniture is of a relatively poor quality and there is a mass of concrete bollards and parked cars in front of the units, which greatly detract from the centre's aesthetic quality. The curtilage of the Saffron Lane Estate Working Men's Club is particularly poor. Overall, the area in front of the shops appears to be uncared for and could be significantly improved.</p>
<p><b>CONCLUSION</b></p>	<p>The shops within Saffron Lane / Duncan Road retail area function well in catering for the day to day needs of the local residential and business communities. The centre has a wide range of services and facilities and a particularly strong convenience offer. In addition, there is only one vacant unit, as well as good accessibility and reasonable pedestrian flows. Despite this, the centre's environmental quality and the perception of safety could be improved. However, given the number of shops and the diversity of the goods and services on offer, it is considered that the shopping area currently functions as a local centre.</p> <p>The working men's club and filling station to the north of the parade are uses that would normally be associated with a commercial centre. As such, there is scope to extend the defined centre boundary to incorporate these units.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – there is a low level of vacancy within the parade..</li> <li>≠ Weakness – the environmental quality is generally poor.</li> <li>≠ Weakness – there is an issue with parking availability in front of the units.</li> <li>≠ Opportunity – the footway in front of the shops is very wide and is underutilised. Improving the public realm in this area would improve the parade's environmental quality and sense of safety and security.</li> </ul>



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Leicester City Council & Blaby District Council

Ref: A088154/055

Saffron Lane /  
Duncan Road

### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:1,000 @ A3

January 2015

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## St Saviours Road East

<b>ADDRESS (and Zone)</b>	Saint Saviours Road Zone 7
<b>DESCRIPTION</b>	Saint Saviours Road East is a small parade of four units located in an area of predominantly semi-detached residential housing. Saint Saviours Road represents a relatively busy road across the eastern side of the Leicester. Approximately 0.3 miles away is the more sizeable local centre of Saint Saviours Road West. Leicester city centre is found 1.6 miles to the west.
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Shops on Saint Saviours Road



Shops on Saint Saviours Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	None	0
Comparison	0	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	1	None	0
Retail Service	0		
Financial & Business Services	1		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>4</b>		



<b>USES</b>	The shopping parade includes a convenience store, newsagents, fast food takeaway and an estate agent, each operated by independent businesses. The directly surrounding vicinity is predominantly made up of residential properties. To the east, employment land uses are found on either side of Saint Saviours Road.
<b>PEDESTRIAN FLOWS</b>	Pedestrian flows to and from the shopping parade were observed to be moderate at the time our visit at around 9.00am and 5:00pm on 11 <sup>th</sup> November 2014. Some trade was observed to be derived from passing traffic, with vehicles stopping to allow trips to the shops. The wider area is generally busy, both with vehicle and pedestrian activity, however, this activity is frequently not associated to the shops.
<b>ACCESSIBILITY</b>	<p>The parade is located on the inside of a bend in the road, which limits driver visibility. A central island creates a pedestrian crossing point which helps to address safety issues for pedestrians needing to cross Saint Saviours Road.</p> <p>No formal designated parking area serves the parade. Vehicles wishing to park were found to use the hardstanding in front of the shopping parade, neighbouring side streets in the vicinity or park illegally on double yellow lines on Saint Saviours Road. This is not an ideal arrangement. We observed that a high proportion of trips to the shops were completed on foot.</p> <p>Bus services can be accessed on Saint Saviours Road towards the city centre or Evington.</p>
<b>PERCEPTION OF SAFETY</b>	The area in front of the shopping parade is fairly open, with a good level of natural surveillance provided from overlooking properties and frequent passing drivers. Coupled with a healthy level of activity in the area both during the day and evening hours, the area around the shops is not the subject of any apparent safety concerns.
<b>ENVIRONMENTAL QUALITY</b>	The shop units are in good condition, providing a suitable yet relatively typical shopping parade environment. The pavements and public realm in the surrounding area are of a fair standard, which neither substantially detract from, nor add to the environmental quality of the location.
<b>CONCLUSION</b>	<p>Saint Saviours Road East provides a very limited retail and service offer for a localised customer base, principally providing a location for top-up shopping. It does not provide the range or level of amenities which would typically be expected of a local centre designation, functioning more accurately as a neighbourhood parade.</p> <p>The terrace of shop units is generally in good condition, with no environmental or perceptions of safety concerns apparent. There are no vacant units and the shops appear to be performing well.</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – the shop units are in good condition, with no current vacancies.</li> <li>≠ Weakness – convenient parking opportunities are limited which results in illegal parking on Saint Saviours Road.</li> <li>≠ Threat – because there are only four shop units, a failing business within the parade would severely impact on the vitality and viability of the parade as a whole.</li> </ul>

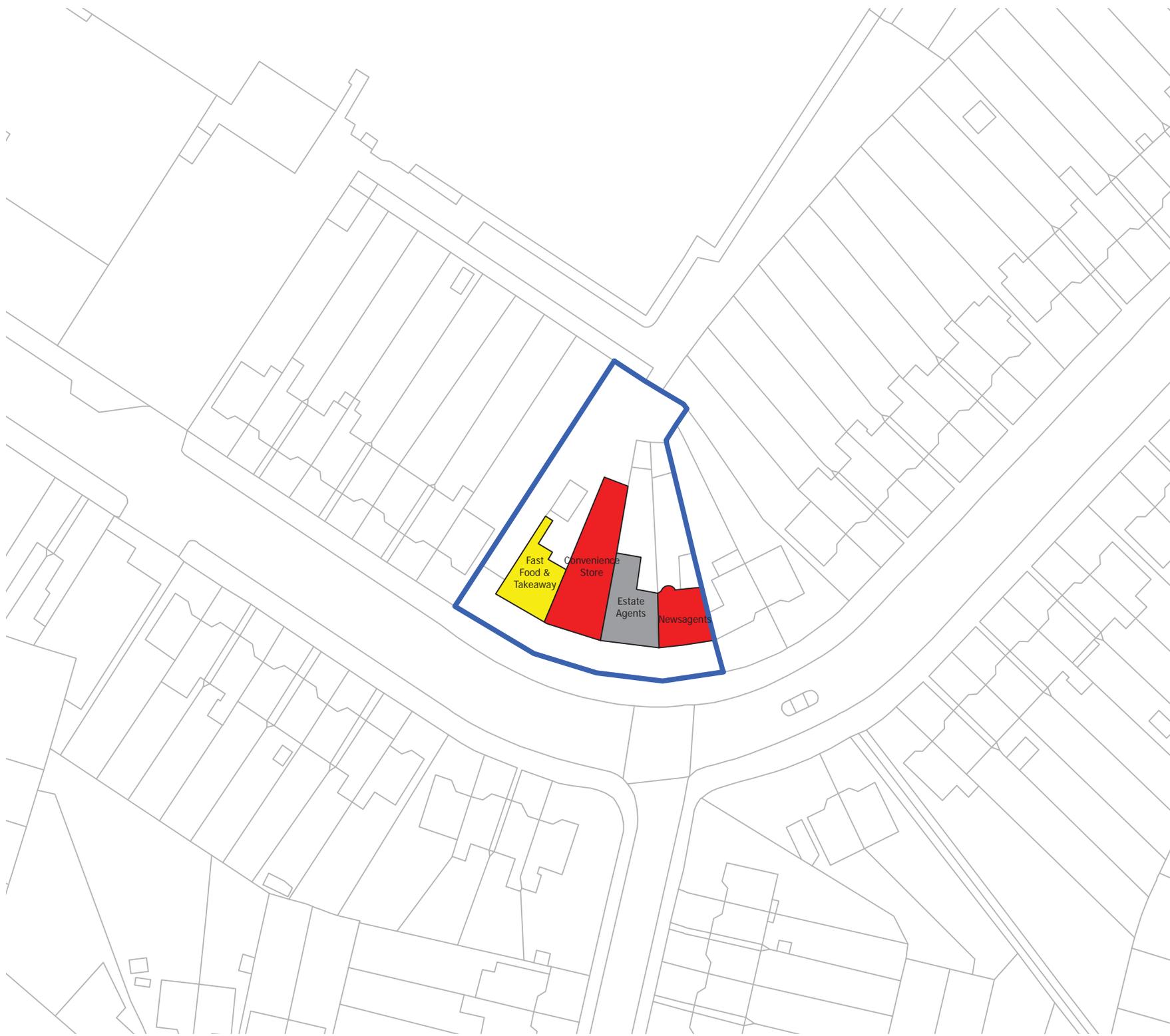


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Leicester City Council  
& Blaby District Council

Ref: A088154/056

Saint Saviour's Road (East)



### Key

-  District Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

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January 2015

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## Saint Saviours Road West

<b>ADDRESS (and Zone)</b>	Saint Saviours Road West Zone 7
<b>DESCRIPTION</b>	<p>Saint Saviours Road is a large and bustling local centre with a strong variety of shops and services, many of which catering for the demands of the local Asian community. The shops which form the centre line along Saint Saviours Road, with the focus being around the junction of this road with Kitchener Road.</p> <p>The centre is within a densely built-up area containing both housing and a concentration of warehouses and business units which provide premises for many small independent businesses. The city centre is approximately 1.5 miles to the west of the city centre, with the East Park Road local centre being a five minute walk away.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Frozen World Supermarket



Saint Saviours Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	8	Mosque and Community Centre (outside centre boundary)	1
Comparison	10	<b>NATIONAL OPERATORS</b>	
Leisure Service	7	None	0
Retail Service	6		
Financial & Business Services	3		
Miscellaneous	0		
Vacant	1		
<b>Total No. of Uses</b>	<b>35</b>		



<p><b>USES</b></p>	<p>The centre provides a concentration of local independent shops, with no national operators being present. The shops present include grocers, jewellers, take-aways and a range of retail services. A notable number of shops are operating on the edges of the centre's boundary, the largest of which is the Frozen World supermarket.</p> <p>A number of sizable warehouse buildings are located in the area which accommodate employment uses, these include the Corona Machine Cool Works and the Smith Faire's building which both stand directly opposite the shopping environment. These buildings contribute to the area's identity and activity.</p> <p>The location maintains a residential feel, with housing in close proximity on either side of Saint Saviours Road. Community facilities including the Masjid E Usmani Centre, Parish Church of St Stephen and the Spinney Hill Primary School which are all in close proximity.</p> <p>With only one vacant unit within the designated boundary, the centre appears popular and in a healthy state. The percentage of convenience retailers equates to 22.9% of the centre's offer, significantly higher than the national average of 8.4%. With the exception of the Frozen World store these are all of a small scale.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>During our visits the centre at around 5.00pm on Monday 10<sup>th</sup> November and 9.30am on Tuesday 11<sup>th</sup> November pedestrian activity was observed to be strong, focussed around the Masjid E Usmani Centre. The area gets particularly busy during late afternoons and evenings, with many businesses remaining open into the evening hours.</p> <p>Traffic congestion through the centre occurs at peak times, with Saint Saviours Road and the surrounding streets being relatively narrow. It is considered that a high proportion of visitors to the centre travel on foot from the residential surroundings.</p> <p>There is potential for linked trips between this centre and the East Park Road local centre to occur, with a short walk separating the two. The neighbouring centre in general terms provides a materially different offering in terms of goods and services, with East Park Road including a bank and multiple comparison goods retailers.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Parking opportunities are limited, with vehicles parking on the neighbouring side streets common place, with no parking restrictions in place on these streets. The only car park available is provided at the Frozen World supermarket which provides approximately 15 spaces. Traffic and congestion can be an issue at busier times during the day which is not helped by the level of parking provision.</p> <p>It is thought that the majority of visitors travel to the centre on foot from a localised catchment. A pelican crossing opposite the Masjid E Usmani Centre provides a safe crossing point. The amount of traffic and congestion do not create a favourable environment for cyclists. Bus stops are regularly located along Saint Saviours Road, with local services</p>



	available towards both the city centre to the west and Evington to the east.
<b>PERCEPTION OF SAFETY</b>	The centre has a busy and vibrant atmosphere during busy periods of the day giving the perception of a largely safe environment. The consistent levels of activity in the area ensure a good level of natural surveillance. Some environmental deterioration is evident in the form of isolated incidences of graffiti but the overall perception is of a strong community atmosphere. Better parking opportunities would help to improve perceptions of vehicle safety.
<b>ENVIRONMENTAL QUALITY</b>	<p>Many of the shops in the area are well presented and play a role in providing a busy and vibrant shopping destination. A minority of the shop units however are of a lesser standard and would benefit from being upgraded.</p> <p>It was observe during our site visit that a high proportion of the businesses remain closed early in the day, which does not particularly help to promote a positive impression.</p> <p>The cleanliness of the environment was found to be weaker than at other centres, with some littering around certain units.</p>
<b>CONCLUSION</b>	<p>This is a popular centre for local residents, principally providing a location to buy groceries, convenience goods and gain access to local services. The centre is in a healthy state and successfully provides an important focus point for the local community as a location for employment, business and community activities as well as shopping. Given the variety of shops and services provided it is considered that Saint Saviours Road West fulfils the role of a local centre.</p> <p>The shops which make up the centre are in the most part in close proximity to each other and reflect the centre's existing boundary. There is evidence that the shopping environment is extending beyond the boundaries of the centre, with a number of shops and businesses operating outside the boundary.</p> <p>Limited parking opportunities remain a challenge for the centre, which in turn creates congestion at peak times and impacts on the residential population.</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>• Strength – the centre is an important shopping destination for the local Asian community and attracts healthy levels of activity.</li> <li>• Weakness – some of the shop units are outdated and would benefit from investment.</li> <li>• Threat – issues of congestion and parking impact negatively on local residents.</li> <li>• Threat – a challenge exists in maintaining active use in the warehouses and employment sites which occupy the surroundings.</li> </ul>



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Leicester City Council & Blaby District Council

Ref: A088154/57

Saint Saviour's Road (West)



### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:1,000 @ A3

January 2015

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## Saint Stephen's Road

<b>ADDRESS (and Zone)</b>	Saint Stephen's Road Zone 7
<b>DESCRIPTION</b>	<p>Saint Stephen's Road commercial centre is formed of 24 shops, located under a mile to the south-east of Leicester city centre. The edge of the Evington Road district centre is located only 100 metres to the east of the Saint Stephen's Road commercial centre boundary. Despite this, the shops appear to be thriving and are quite separate from Evington Road district centre. Saint Stephen's road is also neighbour's Medway Community Primary School, which is located to the north-west.</p> <p>The retail area is split into two parts that are within 50 metres of each other. However, there are a number of additional retail units between the two parts of the centre, as well on the southern edge of the centre boundary. Indeed, the quantity of retail units on the edge of the centre outnumbers those within the centre boundary. These units have a significant contribution to Saint Stephen's Road's overall retail offer.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Shops at the northern end of Saint Stephen's Road



Barclays Bank at southern end of Saint Stephen's Road





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	7 (+5)	English Language Service (private educational establishment). Doctor's surgery on edge of centre.	1 (+1)
Comparison	5 (+2)	NATIONAL OPERATORS	TOTAL:
Retail Service	3 (+4)	Barclays	1
Leisure Service	4 (+7)		
Financial & Business Services	1		
Miscellaneous	2 (+3)		
Vacant	0 (+3)		
<b>Total No. of Uses</b>	<b>22 (+24)</b>		

<b>USES</b>	<p>Saint Stephen's Road has a high proportion of convenience retailers, including four general stores, an off licence and two butchers. There are also a number of comparison goods retailers, comprising a clothes shop, discount store, charity shop, bike shop and a pharmacy.</p> <p>There are three retail service units including two travel agents and a computer repair shop. The leisure service sector has slightly higher representation with four shops, including two hot food takeaways, a cafe and an internet cafe. Barclays Bank is the only financial and business service unit within the centre and there are also no vacant units.</p> <p>There are a further 24 retail units close within very close proximity of the centre boundary, the majority of which are near the southern boundary. Of particular note, there are a number of additional general convenience stores, a hardware store, hairdresser and a doctor's surgery. However, we consider that the units within the existing centre boundary currently function at the level of a local centre.</p>
<b>PEDESTRIAN FLOWS</b>	<p>Pedestrian activity around the northern part of the parade was reasonably good when visited around 2.30pm on Thursday 27<sup>th</sup> November 2014. Although the hot food takeaways were closed, there were a considerable number of people walking along the street and using the shops and services.</p> <p>The southern part of the parade fronting onto Evington Road was less busy, but there were still a reasonable number of customers using the shops. However, further west along Evington Road there was a more limited amount of pedestrian traffic. This area also has</p>



	<p>two vacant retail units, which may be a symptom of there being a low number of customers accessing the shops in this location.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The shops along Saint Stephen's Road are primarily suited to being accessed on foot. The centre is surrounded by an area of dense terraced housing and is within walking distance of a large amount of housing. Saint Stephen's Road is very narrow and has speed bumps and several of the side streets have been blocked up or have one way restrictions. In addition, the streets in and around the shops area mainly residential parking areas that require parking permits. However, there are a limited number of short stay on-street pay and display parking spaces in front of some of the shops, although demand for parking is high.</p> <p>No cycle path or parking facilities were observed during our visit. However, there is a good level of public transport provision adjacent to the shops on Evington Road. There are bus shelters on either side of the road, which are served by the 22, 22A, 22B, 54, 54A and 81 bus services. In addition, the 16 and 17 bus services can also be caught approximately 200 metres walking distance to the north of the shops on St Peter's Road.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The area around the shops benefits from a good sense of safety and security. The street's pedestrian activity levels help to create a strong sense of natural surveillance. This is enhanced by shop windows, which overlook the street, as well as the shops with outdoor stands selling produce, which have much the same effect.</p> <p>The centre is generally well maintained and appears attractive, which helps to create a feeling that this is a safe and pleasant shopping environment. In addition, the buildings are close to the road, which helps to enclose street, which further adds to this sense.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The environmental quality of the shopping area is particularly good. The shop frontages are mostly of good character and are well presented. There levels of greenery around the shopping area are also of high quality, particularly to the north of the centre around the school.</p> <p>Saint Stephen's Road has speed bumps and the road also normally receives low levels of traffic, apart from school pick up and drop off times. This creates a safe environment for pedestrians and people are able to move between the shops ease.</p> <p>The street furniture within this shopping area is also of good quality. In addition, the corners of the junctions of the side roads off Saint Stephen's Road have been cleverly extended to reduce the road width and create parking bays. This helps to direct cars to dedicated parking areas, instead of parking on the footways, which is the situation in some other centres within the authority area.</p>
<p><b>CONCLUSION</b></p>	<p>Saint Stephen's Road local centre comprises 22 retail units that are split between two areas, 50 metres apart from each other. The centre appears to be performing well and has no vacant units within the current centre boundary. The shopping area also has good environmental quality, reasonably good accessibility and feels safe and secure. Despite</p>



	<p>being located only 100 metres walking distance from Evington Road district centre, the pedestrian activity around Saint Stephen's Road also appears to be reasonably high.</p> <p>The centre has a particularly strong convenience offer, although there are a number of comparison good shops, as well as retail services, leisure services and financial and business services on offer. There are also 24 additional units are directly adjacent to the existing local centre boundary, which include many types of use that are not found in Saint Stephen's Road existing centre boundary. We therefore recommend that the boundary is extended to include such uses. As a consequence, the distance between the two component parts of the centre is shortened, reflecting that the two elements of the centre are able to function as a single destination in practice. Saint Stephen's Road appropriately performs the role of a local centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – excellent environmental quality, perception of safety and pedestrian flows.</li> <li>≠ Strength – excellent pedestrian accessibility.</li> <li>≠ Weakness – it is difficult for passing cars to stop off and visit the shops. There are also no cycle parking facilities.</li> <li>≠ Opportunity – to extend the defined centre boundary to incorporate the retail units to the west along Evington Road, as well as several others around other parts of the commercial boundary.</li> <li>≠ Threat – competition from Evington Road district centre.</li> </ul>



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Leicester City Council & Blaby District Council

Ref: A088154/58

Saint Stephen's Road



### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

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## Sandhill Avenue

<b>ADDRESS (and Zone)</b>	Sandhill Avenue Zone 8
<b>DESCRIPTION</b>	<p>The Sandhill Avenue local centre is a relatively new purpose built mixed use development with nine commercial units at ground floor level and four storeys of apartments above. The centre forms part of a much larger major housing scheme within the Hamilton conurbation and as such shares its architectural style and building materials with the surrounding residential properties. The centre is located to the north west of Leicester, outside the outer ring road of Leicester, in an outlying part of the administration area.</p> <p>The development is located on the northern side of Sandhill Avenue. The centre is set back from the highway and benefits from designated parking in front of the shopping parade, with two newly constructed access points into the car park. The commercial units are all of a similar size, with the exception of a Sainsburys Local which has a double length frontage.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Shopping parade of Sandhill Avenue



View of surrounding residential setting and school



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Dentistal Surgery, Church (outside centre boundary)	1 (+1)
Comparison	2	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	2	Sainsburys Local, Sue Ryder	2
Retail Service	1		
Financial & Business Services	0		
Miscellaneous	1		
Vacant	1		
<b>Total No. of Uses</b>	<b>9</b>		



<p><b>USES</b></p>	<p>Sandshill Avenue contains a strong and varied offer given the size and scale of the centre, and makes a strong contribution to meeting the day-to-day needs of local residents. The key retailer presence is the Sainsburys Local, which acts to anchor the centre. Alongside this is a further convenience store in the form of a greengrocer as well as a pharmacy, opticians, dental surgery, takeaway, restaurant and a charity shop.</p> <p>Hope Hamilton Church of England Primary School and the associated church are found adjacent to the centre. The wider surrounding area is predominantly formed of new build housing with a mixture of house sizes and architecture evident.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>When visited at around 3.30pm on Tuesday 28<sup>th</sup> October, pedestrian flows were observed to be healthy around the centre. Significant pedestrian activity is noted to particularly occur around the end of the school day. The pleasant surroundings and good parking facilities encourage trips to the centre both on foot and by car, with a healthy mix of users appearing to arrive by both methods.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The centre's location within a modern housing estate means that it is largely accessed by users who reside in the surrounding local area.</p> <p>The shopping parade can be easily accessed both on foot and by car. The modern units of the centre each provide level access, with the surrounding pavements of a high standard. The car parking is conveniently located adjacent to the shops, with a number of designated disabled parking bays.</p> <p>Bus stops are located a short distance away on Sandshill Avenue, with the number 58 and 40 bus services providing regular services to Leicester city centre, Beaumont Leys and Hamilton. Public transport access is considered to be good.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The centre provides a good sense of safety, primarily as a consequence of the modern and high quality environment. The shop units are almost entirely glass fronted, providing visibility both into and out of the shops. A good level of overlooking and surveillance is also created from the surrounding residential properties and passing traffic. The Sainsburys Local store is open until 11pm every day which alongside the restaurant use provides a level of activity into the evening.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The environmental surroundings are of a high quality, with recent widespread public realm works supporting the wider housing scheme development of the area and the centre itself. The centre is of an architecturally pleasing form which relates well to the surrounding residential buildings. The shop units are modern spaces which serve to provide an attractive and welcoming shopping environment.</p>
<p><b>CONCLUSION</b></p>	<p>Sandshill Avenue is a modern and welcoming centre of a modest scale which functions primarily a top-up shopping location. The centre provides a good mix of key shops and retail services, well suited to meet the needs of local residents who reside within the surrounding residential area. It is considered that the centre successfully fulfils the role of a</p>



	<p>relatively small local centre.</p> <p>The accessibility of the centre is considered to be good. Only one unit was found to be vacant at the time of our survey.</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"><li>• Strength – the environmental quality of the centre is high.</li><li>• Strength – the centre enjoys a strong and varied range of uses for a centre of limited size.</li><li>• Threat – the vacant commercial unit at the eastern end of the shopping parade stands vacant. This unit has been left to deteriorate and detracts from the environment.</li></ul>



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Leicester City Council  
& Blaby District Council

Ref: A088154/59

Sandhill Avenue



### Key

-  District Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

January 2015

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## Sharmon Crescent

<b>ADDRESS (and Zone)</b>	Sharmon Crescent and Cokayne Road Zone 12
<b>DESCRIPTION</b>	Sharmon Crescent's contains a small three storey parade with ground floor retail use and first and second floor residential uses. The main part of the parade faces onto Sharmon Crescent and The Shoemakers pub is located to the rear. The parade is located within a mainly residential area and is less than 3 miles to the west of the city centre.
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Sharmon Crescent shopping parade



The Shoemakers pub



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	1	Braunstone Firth Recreation Centre
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	0	Co-operative Food	1
Leisure Service	1		
Financial & Business Services	0		
Miscellaneous	1		
Vacant	0		
<b>Total No. of Uses</b>	<b>4</b>		



<p><b>USES</b></p>	<p>Sharmon Crescent's commercial units are predominantly occupied by convenience goods operators. There is a small newsagent and a Co-operative Food, which combine to provide for the day to day needs of the surrounding community. The Co-op also incorporates a small Post Office, which is the only retail service facility within the row of shops. The third unit within the parade is occupied by Braunstone Frith Recreation Centre, which primarily offers social activities and special events for the elderly but also runs activities for youth groups.</p> <p>The Shoemaker's pub is the only leisure service operator. However, there are no financial and business service units and there the parade also lacks an ATM cash machine. However, money can be withdrawn from the Post Office, when it is open. Although the parade is of limited size, the available units are fully occupied.</p> <p>Given the limited number of shops, we consider that Sharmon Crescent currently performs the role of a neighbourhood parade.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>During our visit to Sharmon Crescent at around 1pm on Wednesday 26<sup>th</sup> November 2014, we noted that the parade appears to suffer from low levels of pedestrian activity. This may have been due to the limited number of retail units. However, lunchtime is usually a busier period of the day and it would usually be expected the presence of two convenience stores would usually to attract a higher number of people. In addition, the area around The Shoemakers pub appeared to be particularly quiet. Notwithstanding this, the majority of people that were observed were to seen to be visiting the Co-op.</p>
<p><b>ACCESSIBILITY</b></p>	<p>There is ample free and unrestricted on street parking in front of the retail units. The Shoemakers also has its own private customer car park, which has ample parking provision. The parade is readily accessible by road from the surrounding residential areas.</p> <p>There are no public transport facilities directly in front of the shops or the pub. The nearest bus stops are located approximately 200 metres walking distance to the north on either side of Sacheveral Road. These are served by the 162 bus service, which provides an hourly service in both directions.</p> <p>There are several cycle hoops that are positioned in a well prominent location on the forecourt in front of the shops. These and provide a secure facility for cyclists to park their bikes. The shops are also easily accessible from the surrounding residential areas on foot. In addition, the footpaths within and around the shops all seem to be in good order. However, there are safety concerns that limit accessibility between the shops and the pub to the rear.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The area that faces onto Sharmon Crescent in front of the retail units felt reasonably safe and secure during our visit. Some improvements have been made to the shop forecourt, which have enhanced the appearance of the street and help to create a sense of safety.</p>



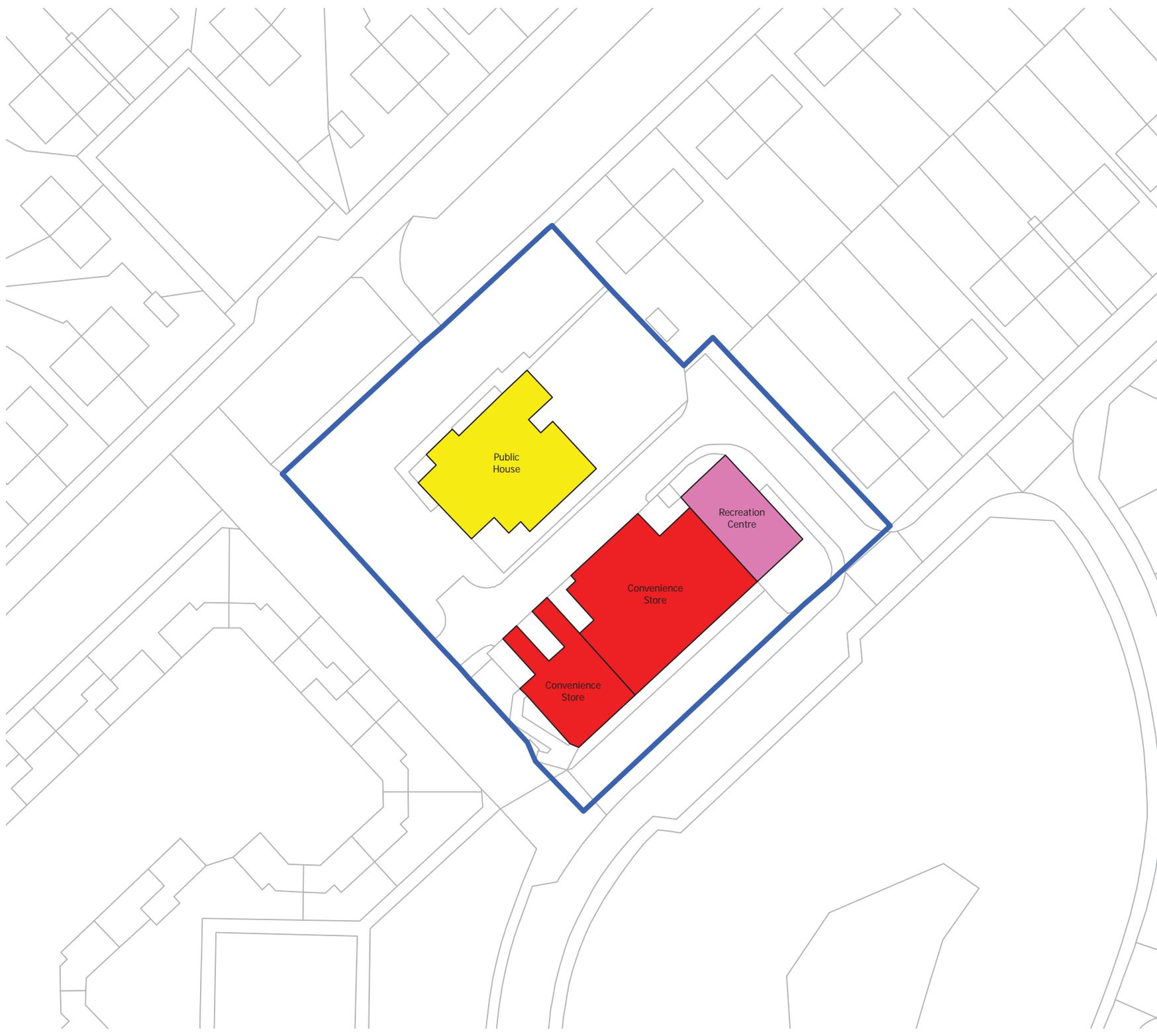
	<p>The area to the rear of the retail units and The Shoemakers pub, however, feel considerably less safe. There is a passageway that provides access to some flats between the pub and the retail units. This area is poorly overlooked, as the rear of the retail units have no windows and are not particularly attractive. In addition, there are also several incidences of graffiti in this location and the area would feel particularly unsafe during hours of darkness. However, the sense of safety increases towards the Shoemakers pub, as the houses on Cokayne Road help to provide a limited sense of natural surveillance.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The area in front of the retail units has reasonable environmental quality. The forecourt is has received some improvement works including new litter bins, benches, cycle hoops and trees. The shops look out onto a park, which provides additional greenery within the shopping area.</p> <p>The area to the rear of the retail units has significantly less environmental quality. This area also has a wide and unvarying grass verge along the length of Cokayne Road, which would benefit from trees of other features that could add character to this area.</p>
<p><b>CONCLUSION</b></p>	<p>Sharmon Crescent provides a small parade of four units that serve the day to day needs of the surrounding residential area. The units are fully occupied and the area in front of the shops has received some improvement works, which gives it reasonable visual appearance. However, the shops appears to suffer from low levels of pedestrian activity. In addition, there are safety and environmental concerns with the area between the shops and the Shoemakers pub.</p> <p>Although currently designated as a local centre, given the limited number of shops, we consider that Sharmon Crescent currently performs the role of a neighbourhood parade.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – good level of convenience provision.</li> <li>≠ Strength – improvements to the area in front of the shops has given the shop forecourt a better visual appearance.</li> <li>≠ Weakness – limited public transport provision.</li> <li>≠ Weakness – poor quality and unsafe area to the rear of the retail units.</li> <li>≠ Weakness – limited range of shops and services on offer within the parade.</li> <li>≠ Opportunity – to improve the linkages between the shops and the Shoemakers pub.</li> <li>≠ Opportunity – for public realm improvements on Cokayne Road.</li> <li>≠ Threat – if any of the units became vacant, it would be a significant loss to the offer within the parade.</li> </ul>



Leicester City Council  
& Blaby District Council

Ref: A088154/60

Sharmon Crescent



### Key

-  District Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

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January 2015

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## Southfields Drive

<b>ADDRESS (and Zone)</b>	Southfields Drive Zone 11
<b>DESCRIPTION</b>	The retail units on Southfields Drive are located parallel to Attlee Way (A563), which is a busy east to west through route running through south Leicester connecting Oadby to the M1 motorway. There is a mainly residential area surrounding the shops.  The shops are split into two smaller parades, separated by Southfields Infant School, which sits between the two designated parts of the parade.
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Western part of Southfields Drive



Eastern part of Southfields Drive



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2 (+1)	Home Care Agency	1
Comparison	2	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	1 (+1)	Premier	1
Leisure Service	3		
Financial & Business Services	0 (+1)		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>8 (+3)</b>		

<b>USES</b>	Southfields Drive contains has two small general convenience stores, which offer top up shopping facilities. European Golf and the Vintage and Chic furniture shop are the only
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	<p>comparison goods operators. Similarly, there are only two retail service units, which are both hair salons. However, the parade does contain a Post Office that provides an additional retail service within a larger convenience unit in the far east of the parade.</p> <p>There are three leisure service units, which comprise two takeaways and a sandwich shop. The centre does not contain any financial and professional service units. However, the Premier convenience store does have a free ATM cash machine on the exterior of its frontage. Furthermore, there were no vacancies within the parade.</p> <p>Given the small number of units and the range of goods and services on offer, it is not considered that the shops perform at level of a local centre. However, there are three further commercial units directly to the east of the existing centre boundary, which form a continuous retail frontage with the rest of the parade. These units comprise a general convenience store, a hairdresser and a help at home unit, which would all usually be considered to form part of the designated boundary. There is therefore scope to extend the boundary to incorporate these commercial units.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian activity was at reasonable level when visited around 10am on Tuesday 4<sup>th</sup> November 2014. However, a significant number of the units were closed, including the two takeaways, the sandwich shop, one of the hairdressers and the furniture shop.</p> <p>Consequently, pedestrian activity could be expected to be higher at other time in the week. In addition, the neighbouring school will produce a large number of people at school drop off and pick up hours.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Vehicular accessibility to the shops is difficult. When approaching in a car from the west along Attlee Way, the driver has to go past the parade to a roundabout and double back, which is not at all obvious. Southfields Drive also has a one way system, which is rather convoluted and indirect. In addition, although the car parking in front of the units is free and unrestricted, there is very limited provision and the available spaces were all in use during the visit. This is because the parking arrangements are shared with the neighbouring housing.</p> <p>Pedestrian accessibility to the shops is good. There is a traffic light controlled crossing across Attlee Way (A563), linking the shops with the surrounding community on the opposite side of the road. The footway in front of the shops is also sufficiently wide to allow people to move between the shops with ease.</p> <p>There is capacity to park 18 bicycles within the parade, as there are five cycle hoops in the western part of the shopping area and a further four hoops to the east. Public transport accessibility is also well catered for with bus stops located close to the traffic light controlled crossing opposite the shops. The bus stop on one side has a shelter with good timetable information but the other side only has a bus stand. However, the 88 bus service calls five times an hour in each direction.</p>



<p><b>PERCEPTION OF SAFETY</b></p>	<p>The perception of safety around the shopping area is reasonable. The retail frontage forecourt is well lit. However, the parked cars in front of the units and the fact the many of the shop windows are covered up by advertising, which reduces the level of natural surveillance within the street. In addition, several of the units were closed during the day and had their galvanised steel shutters pulled down, which detracted from the feeling of safety and security around the shops.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The environmental quality within the parade is reasonably good. The surface directly in front of the units is paved brickwork with uniform black bollards and street lights. Southfields Drive runs parallel to the busy Attlee Road, but the avenue of trees along the road creates a division between the two and helps to screen the road. This greatly adds to the environmental quality of the parade and helps to create a sense of enclosure within the retail frontage.</p> <p>The facades of some of the shops are of poor quality, with advertising and partitioning blocking the windows that face onto the street. In addition, many of the units have large signs. Although these act to attract passing custom on Attlee Road, they detract from the visual appearance of the parade.</p>
<p><b>CONCLUSION</b></p>	<p>Southfields Drive is a small parade of eight retail units, located in the south of Leicester. The parade has a strong convenience and leisure service offer, but there are also a number of additional operators that provide several key local services and functions.</p> <p>The parade benefits from good pedestrian and public transport accessibility, although vehicular access to the shops by car is problematic. The environmental quality and perception of safety are reasonable, as are the numbers of customers visiting the shops.</p> <p>Due to the number of retail units and the diversity of the goods and services on offer, we do not consider Southfield Drive to function at a level of a local centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – no vacancies and the parade has good accessibility to the surrounding areas.</li> <li>≠ Weakness – the low levels of footfall and lack of overlooking detract from the parade's perception of safety.</li> <li>≠ Weakness – limited parking in front of the retail units.</li> <li>≠ Opportunity – to improve the visual appearance of the shop frontages and improve natural surveillance within the street.</li> <li>≠ Threat – some of the units appeared to only be partially open. There is a threat that these may fall into disuse.</li> </ul>



creative minds safe hands

Leicester City Council & Blaby District Council

Ref: A088154/61

Southfields Drive



### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:750 @ A3

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## Sparkenhoe Street

<b>ADDRESS (and Zone)</b>	Sparkenhoe Street Zone 7
<b>DESCRIPTION</b>	Sparkenhoe Street's commercial centre comprises 13 shops, several of which are much larger than the average size. The shops are located approximately 700 metres to the south-east of Leicester's main commercial centre. The surrounding area is formed principally of dense terraced housing. There are also several community facilities on the edge of the defined centre boundary, including a church, school, community theatre, women's centre and a large recently constructed medical centre, which also incorporates a pharmacy. The shops are also located within 800 metres of Moat Community College and Leicester railway station.
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

View looking north-eastwards along Sparkenhoe Street



Crossroads close to new health centre



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	6	Women's centre, health centre, school, community theatre and church on edge of centre	0 (+5)
Comparison	4 (+3)	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	1	None	0
Leisure Service	1		
Financial & Business Services	0		
Miscellaneous	0 (+2)		
Vacant	1		
<b>Total No. of Uses</b>	<b>13 (+5)</b>		



<p><b>USES</b></p>	<p>Sparkenhoe Street local centre has a high representation of convenience retailers, four of which are general convenience stores. There is also a delicatessen and a butcher. There are also four units selling comparison goods. The comparison retailers all sell specialist goods, such as carpets, beds and kitchens, diving apparatus, plumbing and heating products and cars.</p> <p>There is only one retail service unit, which is an optician. Similarly, a hot food takeaway is the only leisure service operator and there is also only one vacant unit, although this appears to have been empty for some time. The centre lacks any financial and business service units or an ATM cash machine.</p> <p>Close by to the north-west of the defined centre boundary, there are several additional units that relate very closely to the Sparkenhoe Street shopping area. These include a medical centre, woman's community centre, a theatre, school and a further three comparison operators, which are a pharmacy, cycle shop and household goods shop.</p> <p>Given the range of services and facilities on offer and the wider reaching catchment of the centre, we consider that Sparkenhoe Street currently performs the role of a local centre.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian activity was observed to be at a reasonable level when visited around 11.30am on Thursday 27<sup>th</sup> November 2014. Although this may be expected to be a quieter period of the day, the area around the butchers and on the north-eastern side of Sparkenhoe Street appeared to be particularly busy. The units are located close to each other, which gives the shopping area a sense of vibrancy. The quietest part of the shopping area seemed to be on the south-western side of the road around the diving shop.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The centre has good vehicular accessibility. Sparkenhoe Street was not overly busy at the time of our visit and was readily accessible by car. There is also plenty of free limited wait on-street parking provision on the various side roads leading off Sparkenhoe Street.</p> <p>No cycle parking facilities or cycle lanes were observed during our visit. However, the centre has reasonably good access to public transport. Bus stops are located on both sides of Sparkenhoe Street approximately 70 metres to the north-west of the centre boundary. These are served by the number 16 and 17 bus services. The centre is also within an 800 metre walk of Leicester railway station.</p> <p>The centre is located within a dense residential area and is within walking distance of a large number of people. As the retail units are located close to each other, it is also easy to walk between the shops. A controlled pedestrian crossing to the south-east of the centre and a zebra crossing to the north-west enable safe pedestrian access across Sparkenhoe Street. In addition, there are also three pedestrian refuges between the two controlled crossing points, which cater for other pedestrian movements within the centre.</p>



<p><b>PERCEPTION OF SAFETY</b></p>	<p>Sparkenhoe Street's centre has a sense of community cohesion and there are also high levels of pedestrian activity between the shops. In addition, some of the shops, such as the butcher, have stands selling produce outside their stores, which increases the presence of people within the street. These factors contribute greatly towards the overall sense of safety in the shopping area.</p> <p>The street is also overlooked by the shops, which have frontages close to the road and have large windows that help to provide a sense of natural surveillance. However, there are a limited number of shops that contribute poorly in this respect, some of which have mesh wire fence in front of the shop windows, which suggests that crime may be an issue in the area.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The centre's environmental quality is reasonably good. The building frontages are mainly of good quality and help to create a pleasant shopping environment. Although there seems to be a lack of greenery around the north-western part of the centre, the grounds of the school and theatre have several large trees and grassed areas, which add considerable environmental value. Very little litter was observed during our inspection of the centre. In addition, although Sparkenhoe Street is a link road between the city centre and the residential area to the east, the road was not overly busy at the time of our visit. This contributes further towards creating a sense that this is a safe and pleasant shopping environment. However, it would be expected that Sparkenhoe Street would become much busier during rush hour periods of the day.</p>
<p><b>CONCLUSION</b></p>	<p>Sparkenhoe Street local centre is located approximately 700 metres to the south-east Leicester city centre. However, the centre has an important role in serving the day to day needs of the large surrounding community. The shopping area also contains a number of specialist comparison retailers that attract customers from a wider area. In addition, there are a number of community services and facilities on the edge of the defined centre.</p> <p>The centre has reasonable level of pedestrian activity and a sense of vibrancy and community cohesion. The environmental quality and sense of safety and security within the shopping area are also generally good. Whilst we consider that the mix of uses at Sparkenhoe Street is somewhat atypical, we consider that it currently performs the role of a small local centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – the centre is readily accessible to a large number of people.</li> <li>≠ Strength – strong convenience offer.</li> <li>≠ Weakness – low representation of leisure service, retail service and financial and business service operators.</li> <li>≠ Opportunity – there is a vacant unit within the parade, which appears to have been empty for some time. Bringing this unit back into active use would improve the centre's environmental quality and would improve the offer within the shopping area.</li> </ul>

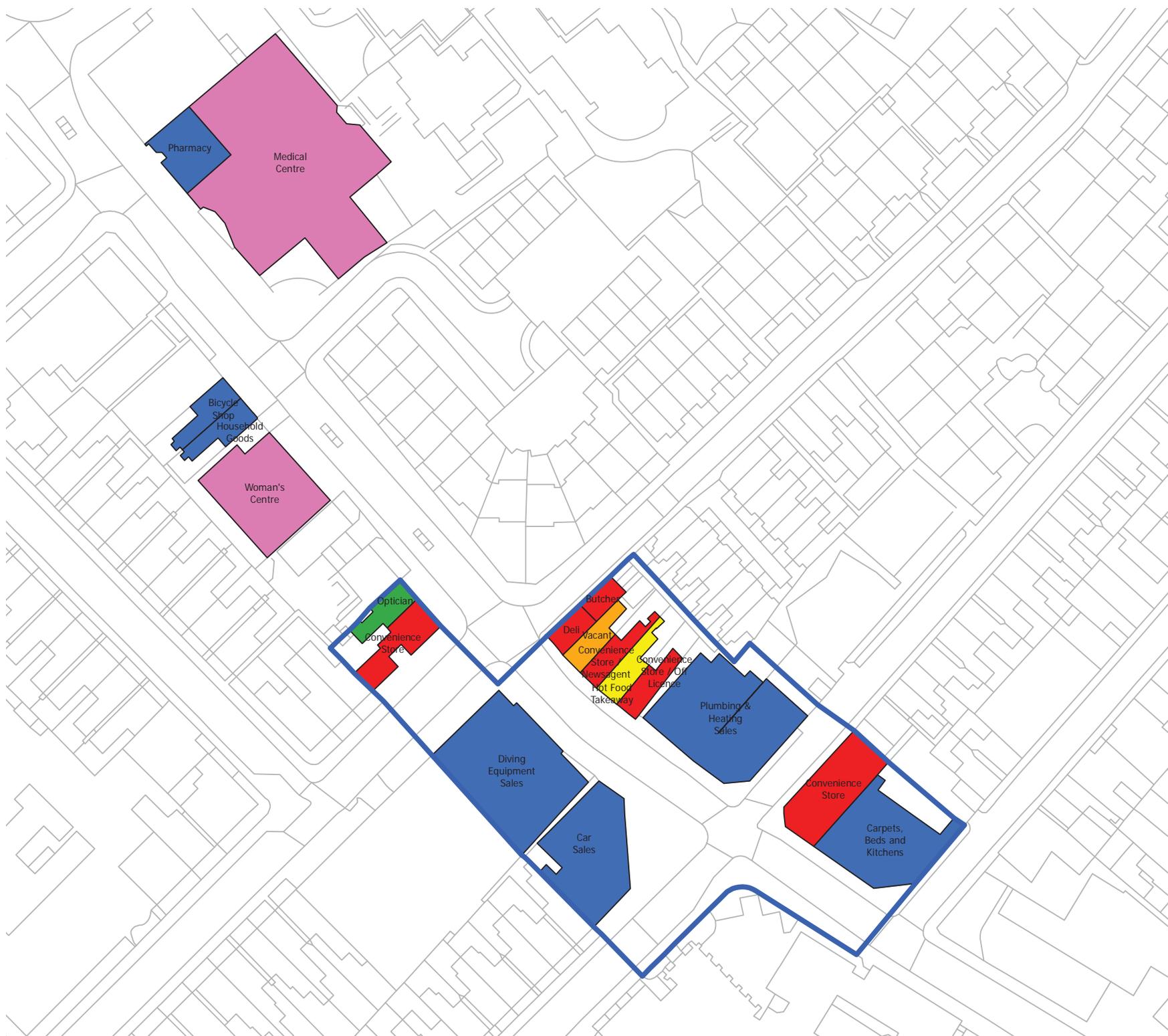


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Leicester City Council & Blaby District Council

Ref: A088154/62

Sparkenhoe Street



### Key

-  District Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:750 @ A3

January 2015

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## Swinford Avenue

<b>ADDRESS (and Zone)</b>	Swinford Avenue and Hillsborough Road Zone 11
<b>DESCRIPTION</b>	Swinford Avenue has a small retail parade of eight units. The parade is split into two parts, which consist of a row of six single storey purpose built retail units facing onto Swinford Avenue. To the east there is a Co-operative Food supermarket and a pub called The Glen, which face onto Hillsborough Road and share a car park. The shops on Swinford Avenue are of a slightly run down appearance and would benefit from some improvement. However, the units on Hillsborough Road are of better quality. The parade is located within a largely residential area in Eyres Monsell, around 4.5 miles to the south of Leicester city centre.
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Retail parade on Swinford Avenue



Co-operative Food facing onto Hillsborough Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	None	0
Comparison	2	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	4	Co-operative Food, Lloyds Pharmacy	2
Retail Service	0		
Financial & Business Service	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>8</b>		



<p><b>USES</b></p>	<p>The parade has two convenience stores. One is a smaller general convenience store / newsagent and the second is a Co-operative Food supermarket. The parade also has two comparison goods units, which are a discount pound store and a pharmacy.</p> <p>There is a high proportion of leisure service providers within the parade, with the four units representing half of the total number of units. These comprise two hot food takeaways, a betting shop and a public house. There are no retail service or financial and business service units, although the Co-op Food does have a free external ATM cash machine. There are also no vacant units within the centre.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Master Pound and the two hot food takeaways were closed when visited around 4.30pm on Monday 3<sup>rd</sup> November 2014. However, steady flows of pedestrians were observed entering the Co-op Food, as well as the Lloyds Pharmacy. The lowest pedestrian flows appeared to be between Hillsborough Road and Swinford Road and there seemed to be a lack of integration between the two parts of the parade.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The centre has excellent all-round vehicular accessibility. There is free and unrestricted on street car parking provision in front of the units on Swinford Road. There is also a customer car park serving the Co-op Food and The Glen off Hillsborough Road.</p> <p>No cycle parking or cycle path facilities were observed during the site visit. However, the parade has good public transport accessibility. There are bus shelters on either side of Hillsborough Road 50 metres east of the defined centre boundary. These are served by the 86, 87 and 88 bus services, which operate regularly in each direction.</p> <p>The centre benefits from good pedestrian accessibility, particularly from residential properties to the east. The shops are located on the same side of the road and there is easy pedestrian access between the units.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The sense of safety and security around the shops on Swinford Avenue is relatively poor. The lack of first floor residential use within these units fails to create a sense that the shop frontage is overlooked. This issue is compounded by the tall fence on the opposite side of the road, which screens the ground floor windows of the houses behind it. As discussed in the following section, the environmental quality of this part of the parade is also relatively poor, which also contributes to the relatively poor perception of safety in this location.</p> <p>The area around the Co-op feels more safe and secure. There are considerably higher pedestrian flows in this area and the overall appearance is relatively good, which helps to create a sense that this is a safe shopping environment.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The design of the retail units on Swinford Road is functional but detracts from the area's environmental quality. The units have a lack of character and, being single storey, they fail to enclose the street. Two of the units had their large metal shutters closed at the time of our visit. The covering on these was peeling, which further detracts from their unkempt</p>



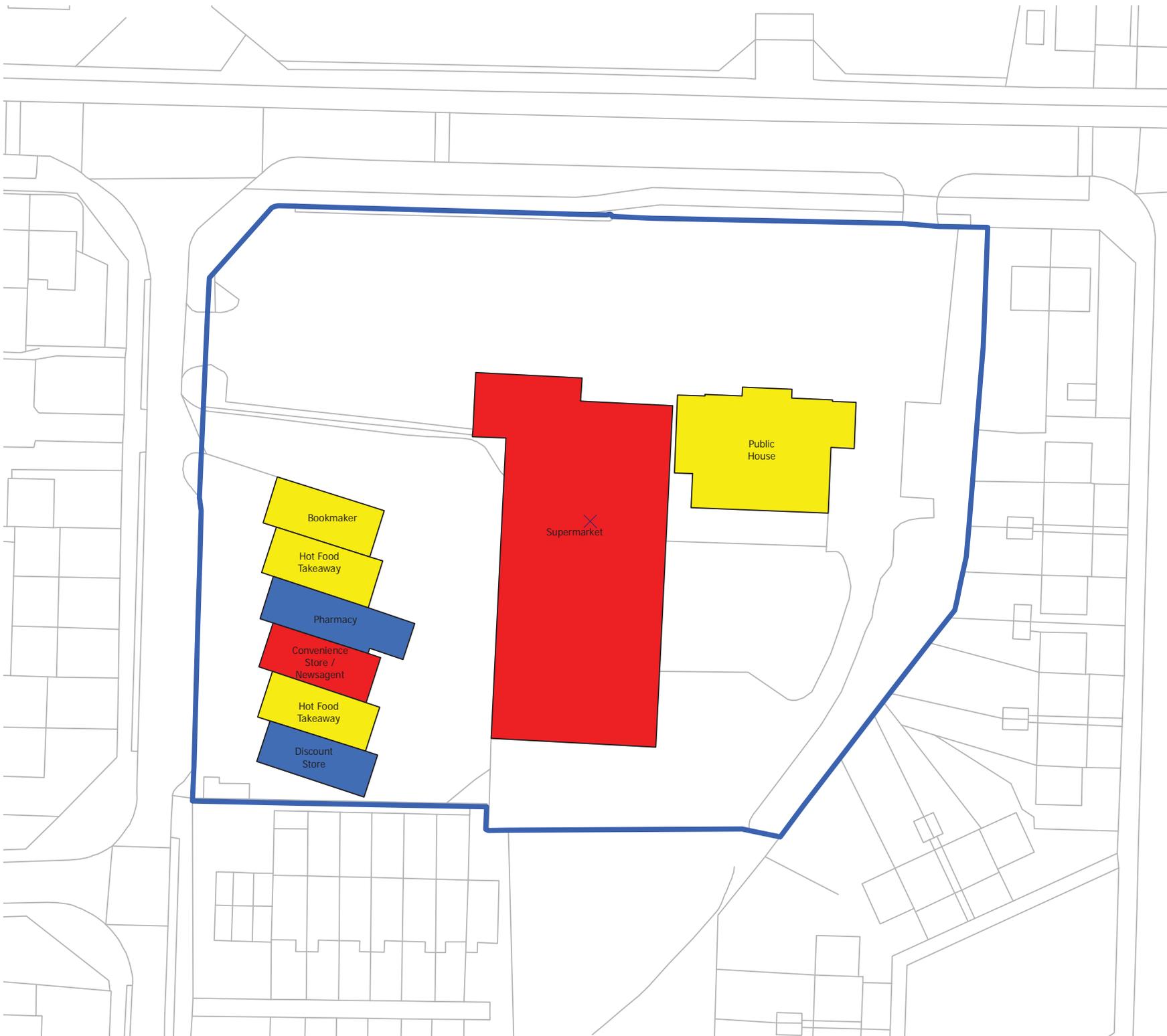
	<p>appearance. There is graffiti on the side of the Mark Jarvis betting shop and there is an almost total lack of greenery within and around this part of the centre.</p> <p>The northern part of the parade around the Co-op Food has much better environmental quality. The Co-op building is modern. The street furniture in this area is also much better than on Swinford Avenue, as the bollards and bins are modern and well presented. Although the car park is quite large, it does incorporate a number of trees along the eastern boundary with Hillsborough Road. These add greatly to the visual appearance of the area and help to screen Hillsborough Road.</p>
<p><b>CONCLUSION</b></p>	<p>Swinford Avenue's commercial centre comprises a parade of eight retail units, which are split across two areas. The western part that fronts onto Swinford Avenue is formed of a row of six single storey purpose built retail units. The eastern part comprises a Co-op supermarket and a pub. The centre has a particularly strong convenience and leisure service offer.</p> <p>The provision of a retail centre at Swinford Avenue is particularly important, as Eyres Monsell does not have a main commercial centre and the shops serve a large catchment area. The shopping area achieves a good level of accessibility and pedestrian flows were high around the supermarket and the pharmacy. However, the western part of the parade is of a poor environmental quality and the perception of safety is also below standard, which negatively impacts on the centre's overall vitality.</p> <p>Given that Swinford Avenue contains a supermarket and a number of additional community services and facilities, it is considered that the centre currently performs the role of a local centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – no vacancies and strong convenience and leisure service offer.</li> <li>≠ Strength – good accessibility.</li> <li>≠ Weakness – quality of the parade of units on Swinford Avenue.</li> <li>≠ Opportunity – to improve the street furniture and the amount of greenery around the centre. This would improve the centre's overall appearance.</li> <li>≠ Threat – poor environmental quality and perception of safety will affect footfall within the parade, which may lead to vacancies.</li> </ul>



Leicester City Council  
& Blaby District Council

Ref: A088154/63

Swinford Avenue



### Key

-  District Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

January 2015

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## The Parkway

<b>ADDRESS (and Zone)</b>	The Parkway Zone 8
<b>DESCRIPTION</b>	<p>The Parkway was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).</p> <p>The Parkway is located approximately 3.5km driving distance to the west of Leicester city centre. The former local centre boundary contains four retail units, which are interspersed with residential dwellings.</p>
<b>CURRENT STATUS</b>	Not designated

### PHOTOGRAPHS:

V.C. Wines at Barbara Avenue



Retail units at The Parkway



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	None	0
Comparison	1	NATIONAL OPERATORS	TOTAL:
Retail Service	0	None	0
Leisure Service	0		
Financial & Business Services	1		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>4</b>		



<b>USES</b>	The Parkway contains two convenience units, which are an off licence (which actually fronts onto Barbara Avenue) and a confectionary, tobacco and news provider. There is also a pharmacy, which is the only comparison goods unit, and a financial advisor, which is the only financial and business service unit. The shops are separated from each other by residential dwellings, which were probably once in retail use. The financial advisor is particularly detached from the other retail units, as it is also segregated by Havencrest Drive and a modern block of housing. The wider area comprises mostly dense semi-detached housing.
<b>PEDESTRIAN FLOWS</b>	Pedestrian activity was observed to be at a reasonable level when we visited The Parkway at around 1pm on Tuesday 19 <sup>th</sup> May 2015. This is unsurprising considering the low number of retail units in this location. The Parkway links the Colchester Road (A563) with the adjoining residential side streets and the shops probably benefit from being located on a pedestrian and vehicular through route.
<b>ACCESSIBILITY</b>	The shops are most easily accessed on foot, as there is good pedestrian connectivity with the surrounding residential area. Car parking spaces around the shops appeared to be in high demand at the time of our visit, as the on street provision is shared with the neighbouring houses. The nearest bus stops are located approximately 250 metres away on Colchester Road, which are the stopping point of a number of regular bus services. However, the area lacks cycle parking facilities.
<b>PERCEPTION OF SAFETY</b>	The area around the shops generally feels safe and secure. The retail units and neighbouring housing have large windows, which provide natural surveillance around the shop forecourt. There were also no indications that crime may be in issue in the area.
<b>ENVIRONMENTAL QUALITY</b>	The Parkway has reasonable environmental quality. The area generally appears to be clean and tidy and litter bins are provided in front of the shops. The external appearance of V.C. Wines provides a positive contribution to the local environment, although the single storey building to the east of the row of shops is of lesser quality. The extended footway in front of the shops lacks green features or other street furniture, which would perhaps improve the appearance of this area. However, we did not identify any major environmental issues.
<b>CONCLUSION</b>	The retail units at The Parkway are too dispersed to be considered as a neighbourhood parade. However, a limited range of day-to-day goods and services are on offer that are of importance to the local community. In addition, the area appears to be in reasonably good health, as all the units are occupied and only very minor suggestions have been identified.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – the units are fully occupied and offer a limited range of goods and services.</li> <li>≠ Weakness – the retail units are separated from each other by residential dwellings and a road.</li> <li>≠ Opportunity – to incorporate some additional street furniture or greenery, which would improve the appearance of the area in front of the shops.</li> <li>≠ Threat – residential conversions.</li> </ul>



Leicester City Council  
& Blaby District Council

Ref: A088154/110

The Parkway



Key

-  Former Local Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

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## Thurncourt Road

<b>ADDRESS (and Zone)</b>	Thurncourt Road Zone 8
<b>DESCRIPTION</b>	<p>The centre comprises a long parade of shops on the northern side of Thurncourt Road, set back from the highway behind a landscaped embankment and pedestrian walkway. The shopping parade faces Willow Brook Park. The centre is situated in a largely sub-urban residential neighbourhood, approximately 3.3 miles east of Leicester city centre.</p> <p>The centre provides a healthy range of local goods and services, typical of a small local centre. Public realm improvements have taken place at the centre upgrading the local environment.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Parade on Thurncourt Road



Co-operative Food store



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	4	Medical Centre, Youth Centre, Community Centre and Public House (outside centre boundary)	(+4)
Comparison	0	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	4	Co-operative Food, Co-operative Funeral Care, Betfred	3
Retail Service	3		
Financial & Business Services	0		
Miscellaneous	2 (+3)		
Vacant	0		
<b>Total No. of Uses</b>	<b>13 +3)</b>		



<p><b>USES</b></p>	<p>The centre provides an important location for convenience top-up shopping and local services within the area. Opportunities for convenience shopping are provided through a Co-operative Food store, newsagents and a greengrocers. Fast food takeaways, a hairdressers and an opticians provide a basic retail service offering.</p> <p>Neighbouring non-retail community uses of importance are found a short distance from the shopping parade. The Willowbrook Medical Centre is immediately adjacent to the centre on the opposite side of Thurncourt Road. Thurnby Lodge is also adjacent to the centre and provides a number of community services, including a police contact office.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>At the time of our visit to the site at around 12.30pm on Monday 10<sup>th</sup> November, a very healthy level of activity was experienced at the centre. The main focus of activity was found to be around the Co-operative Food store which clearly provides a key draw.</p> <p>Pedestrian activity extends beyond the shopping frontage, with local residents also visiting the community facilities, schools and green spaces which are all situated in the neighbouring locality.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Free car parking is available in bays along the road side directly in front of the shopping parade. This is conveniently located for users. The number of spaces is generally considered sufficient to meet demand.</p> <p>No pelican or zebra crossing points are in place. However, safe crossing points are identified with bollards and pavement adaptations at two points close to the shopping parade on Thurncourt Road. Highway markings and modifications have been introduced to slow traffic on approach to the centre.</p> <p>The number 38, 40 and 53 bus services can be accessed along Thurncourt Road, providing services both into the city centre and to locations on the city's outer ring road. Cycle lanes are also in place along the highway.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The lack of vacant units and healthy levels of activity at the centre during the day provide a very strong sense of safety. The open aspect of the shopping frontage overlooking the highway and Willow Brook Park allows long views across the area which in turn provide a welcoming environment.</p> <p>The public realm in front of the shopping parade is well illuminated. There are no apparent security/anti-vandalism measures in place above and beyond what might be expected in this location.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>Improvement works have clearly been undertaken in the recent past to improve the public realm at the centre. Pavement and landscaping improvements have very successfully created simple attractive spaces alongside the shops in place. Seating opportunities are informally provided by low level walls across the landscaping scheme introduced. The</p>



	<p>overall impression provided is therefore of a well used, well maintained and healthy centre.</p>
<p><b>CONCLUSION</b></p>	<p>The centre provides a relatively small number of shops which together perform an important function in meeting the local shopping needs of the neighbouring community. It is considered that Thurncourt Road successfully fulfils the role of a local centre. The physical environment at the centre has evidently been recently upgraded and provides a very attractive setting.</p> <p>The centre's location benefits from being in close proximity to a number of other community uses and services, which together form a focus for activity in the locality. The centre is considered to be in good health which is exemplified by there being no vacant units at the time of our visit, with two previously vacant units being returned to active use.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>• Strength – the centre has benefitted from public realm improvement works and provides an attractive and welcoming environment.</li> <li>• Strength – neighbouring community uses such as the Willowbank Medical Centre also bring visitors to the centre.</li> <li>• Opportunity – the strong environmental quality and perceived health of the centre can help support the independent retailers present.</li> </ul>



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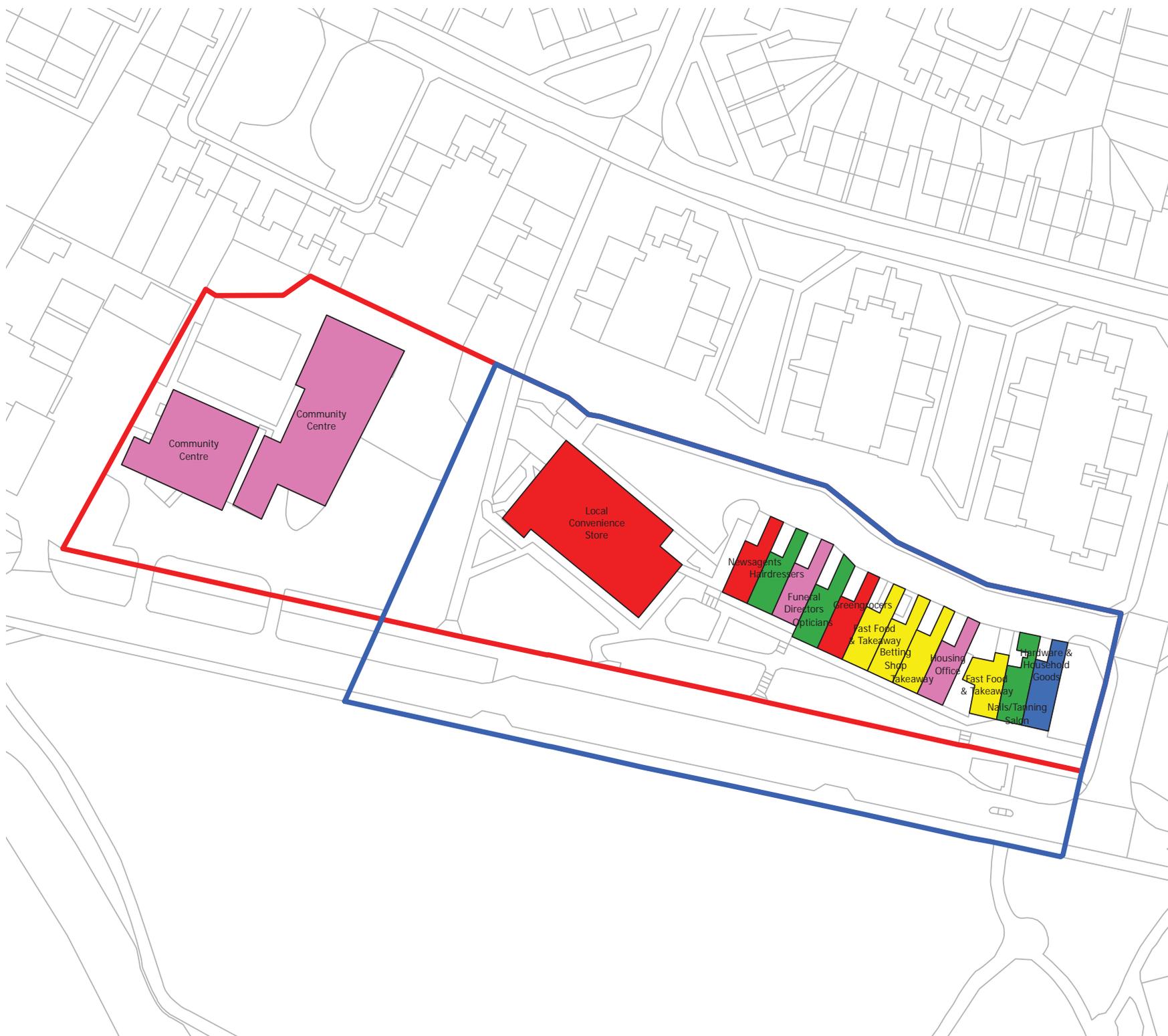
Leicester City Council & Blaby District Council

Ref: A088154/65

Thorncourt Road

### Key

- District Centre Boundary
- Recommended Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:750 @ A3

January 2015

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## Upperton Road / Wilberforce Road

<b>ADDRESS (and Zone)</b>	Upperton Road / Wilberforce Road Zone 12
<b>DESCRIPTION</b>	<p>Upperton Road / Wilberforce Road was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).</p> <p>The shops are located at the crossroads of Upperton Road and Wilberforce Road, approximately 1.5km to the south-west of Leicester city centre. The majority of the units are located on the southern site of Upperton Road.</p>
<b>CURRENT STATUS</b>	Not designated

### PHOTOGRAPHS:

Queuing traffic outside retail units on Upperton Road



Eastern European convenience store on Upperton Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	Dentist	1
Comparison	2	NATIONAL OPERATORS	TOTAL:
Retail Service	1	None	0
Leisure Service	1		
Financial & Business Services	0		
Miscellaneous	1		
Vacant	0		
<b>Total No. of Uses</b>	<b>6</b>		



<b>USES</b>	The former local centre boundary contains six units that are considered to be main town centre uses, as well as a nursery and four residential dwellings. Of the six main town centre uses, there is one general convenience store and two comparison goods units, which are a pharmacy and a tailor. The remaining units comprise a hot food takeaway, a tattoo studio and a dentist, which are classified as leisure service, retail service and miscellaneous uses respectively. The shops are surrounded mainly by terraced housing, although Narborough Road district centre is located approximately 80 metres to the west and there are several larger apartment buildings close by to the west.
<b>PEDESTRIAN FLOWS</b>	We observed a reasonably high level of pedestrian activity during our visit at around 4pm on Monday 18 <sup>th</sup> May 2015. Upperton Road is a busy pedestrian and vehicular thoroughfare and we noted that queues of traffic as a feature of this location. However, people were seen walking along both sides of this road, some of whom visited the shops. The retail units benefit from being the first commercial uses that pedestrians encounter whilst travelling towards Narborough Road from the residential area to the east.
<b>ACCESSIBILITY</b>	The shops are most easily accessed on foot. The retail units are within walking distance of a large population and there are also controlled pedestrian crossing facilities at each arm of the crossroads. Driving to this location is more difficult, as there are restrictions preventing parking directly in front of the shops and the adjoining side streets are residential parking areas, many of which also have pay and display and one way systems in operation. Vehicular traffic also seems to be an issue along Upperton Road. The shops are within 150 metres walking distance of bus stops on Upperton Road and Narborough Road, which are the stopping point for a large number of regular bus services. However, the shops lack dedicated cycle parking facilities, although the pedestrian guard rail next to the tattoo studio acts as a bike stand in practice. In addition, a north to south cycle route runs parallel to Narborough Road and close to the east of the shops.
<b>PERCEPTION OF SAFETY</b>	The area around the shops generally feels safe and secure. The street has a more or less constant flow of pedestrians and slow moving traffic, which help to provide natural surveillance. In addition, the buildings are close to the road and the housing and shop frontage also overlook the street. The area is generally well maintained and we saw no indications that crime may be an issue in this location.
<b>ENVIRONMENTAL QUALITY</b>	The busy road that passes the shops impacts on the area's environmental quality. Notwithstanding this, there is also a sense that this is a bustling environment. In addition, a large tree is located on the corner of one of the junctions, which adds considerable amenity value to this location and softens the impact of the road. The extended footways and the surface materials at the pedestrian crossing points where Wilberforce Road meets Upperton Road add to this effect. The shop fascias are also mainly of reasonably good quality.
<b>CONCLUSION</b>	We consider the six units at the crossroads between Upperton Road and Wilberforce Road to provide the range of day-to-day goods and services that would normally be expected within a small neighbourhood parade. We therefore recommend that these units are re-designated accordingly. Upperton Road / Wilberforce Road has a bustling environment,



	high levels of pedestrian activity and is in reasonably good overall health.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"><li>≠ Strength – high levels of pedestrian activity.</li><li>≠ Weakness – difficulty with parking close to the retail units.</li><li>≠ Opportunity – to capture more passing trade travelling along Upperton Road and to take advantage of the busy cycle route that passes to the east of the shops.</li><li>≠ Threat – competition from Narborough Road district centre.</li></ul>

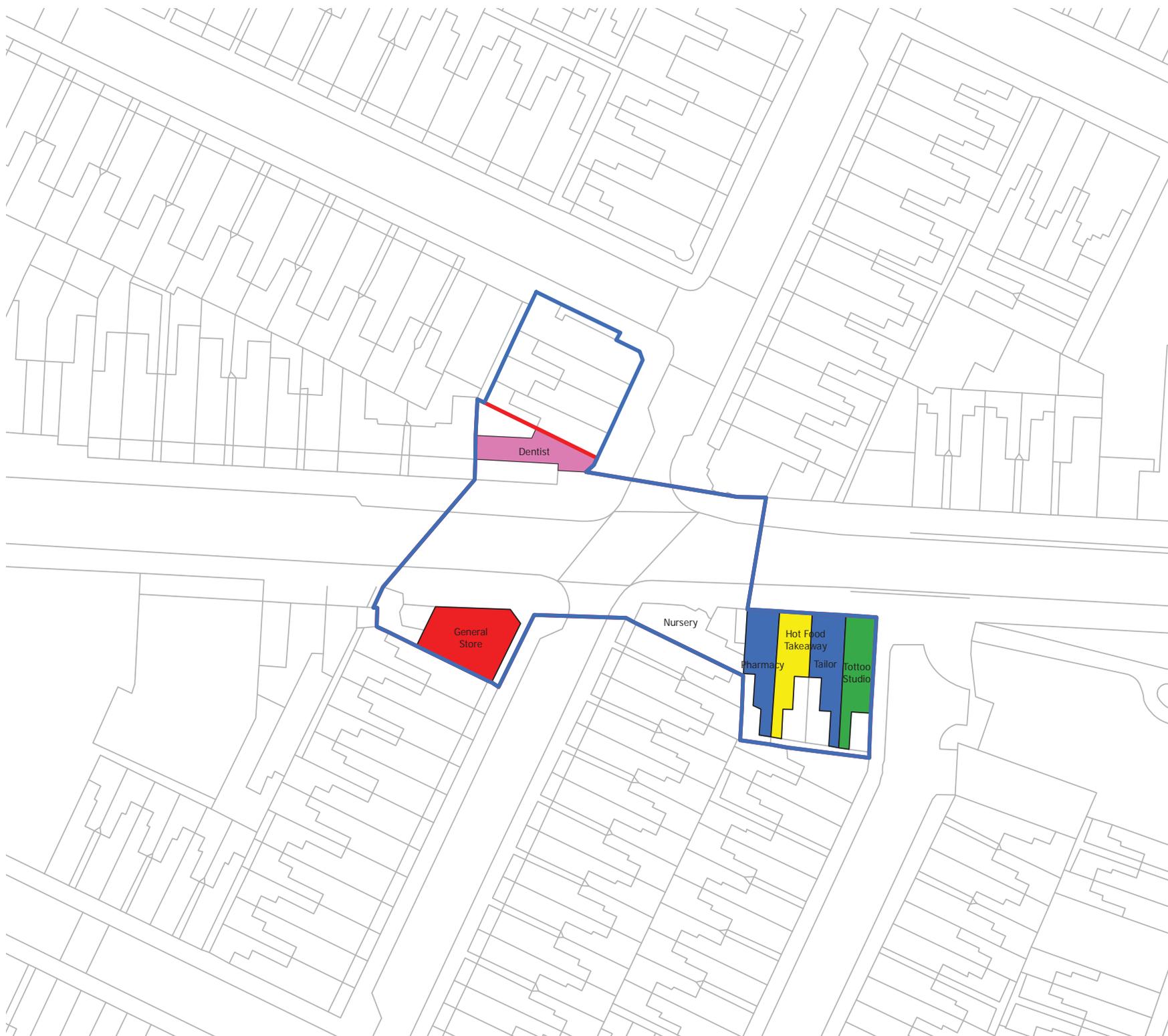


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Leicester City Council & Blaby District Council

Ref: A088154/111

Upperton Road / Wilberforce Road



Key

-  Former Local Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 © A3

May 2015

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## Uppingham Road

**ADDRESS  
(and Zone)**

Uppingham Road  
Zone 7

**DESCRIPTION**

The District Centre is located along a significant length of the busy Uppingham Road highway. The centre is located 1.5 miles to the east of Leicester city centre. An extensive range of goods and services are provided, including the key retail and day to day services that would typically be expected to be found at a district centre. Shop units are generally small in size with many independent businesses found alongside a number of national retailers which are typically located in the eastern half of the centre within larger units.

The centre, as defined by the adopted development plan proposals map boundary, suffers from being of a somewhat disjointed form, with a multitude of road junctions and side streets along the length of the centre as well as non retail/service uses interrupting the shopping frontage. The centre is in effect split into two separate sections, with residential properties fronting on to Uppingham Road and the Uppingham Road Health Centre together creating a clear division, approximately 400 metres in length, between two shopping areas.

**CURRENT  
STATUS**

District Centre

**PHOTOGRAPHS:**

HSBC Uppingham Road



Co-operative Food store, Uppingham Road





DIVERSITY OF USES (within GOAD boundary area)	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	11	Health Centre, Methodist Church, Library (outside centre boundary) Community Centre (outside centre boundary) Sports Centre (outside centre boundary)	2 (+3)
Comparison	24	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	24	The Co-operative Food, Iceland, Wilko, Boots, Post Office, Santander, Swinton, Lloyds Bank, HSBC, Betfred, William Hill, Ladbrokes, Kwik-Fit, Greggs, Papa Johns, Subway	16
Retail Service	14		
Financial & Business Services	10		
Miscellaneous	7		
Vacant	1		
<b>Total No. of Uses</b>	<b>91</b>		

<b>USES</b>	<p>The centre provides a balanced range of goods and services, not overly dominated by any single use or service offering. A high proportion of independent businesses are accommodated within the centre, particularly towards the edges of the centre's boundary. The key national operators present are almost entirely located towards the middle of the eastern half of the centre, with the western half of the centre being largely devoid of national retailers.</p> <p>Key national retailers within the centre include a Co-operative Food store and an Iceland, which alongside independent retailers provide a healthy convenience goods offer. The convenience goods shops within the centre are all medium to small in size. There is not a large supermarket within the centre with the closest large supermarket being the Hamilton Tesco Extra, approximately 1.3 miles away. Financial and business services are well provided including the presence of a number of national retail banks. An abundance of hot food takeaways as well as a number of restaurants are also found within the centre.</p> <p>For the purposes of identifying and analysing the range and representation of different town centre uses within the Uppingham Road district centre the Experian Goad boundary of the centre has been utilised (this area is reflected in the Diversity of Uses table above). This boundary area differs from that defined by the proposals map in that the entirety of the smaller western half of the centre, found to the west of Duxbury Road, is omitted. The omitted area constitutes approximately 44 shop units.</p> <p>Within the Goad boundary area the composition of the centre in terms of the representation of town centre uses is broadly similar to the national average. The centre</p>
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	<p>has a higher frequency of convenience retailers, representing 12.1% of the centre's outlets compared to the national average of 8.4%. With respect to comparison outlets the centre has a lower representation than the national average, this being 26.4% compared to 32.5% nationally. The proportion of leisure services and financial and business services provided is comparable to the national average. Our survey of the centre found only one vacant unit within the Goad boundary area, a strong indication of the centre being in a healthy state.</p> <p>The smaller western half of the centre, outside of the Goad boundary, contains a healthy mix of shops and services albeit with a more day-to-day offering. This grouping of outlets does not include any of the high street banks, larger convenience stores or national retailers which are present in the eastern half of the centre.</p> <p>Alongside the shopping offer, key community services are provided in the form of Uppingham Road Health Centre, dental surgeries, St Barnabas Library and a number of community centre/religious institution buildings. Despite some of these facilities being located outside the existing defined boundary of the centre, these are all located a short distance from the centre and easily accessible.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Visits to the centre were undertaken on Monday 24<sup>th</sup> November at 4.00pm and 1<sup>st</sup> December at 1.30pm. Uppingham Road's wide range of facilities support linked shopping trips within the centre, generating a healthy level of footfall along the centre's shopping frontage. This is particularly the case at the eastern half of the centre where the majority of the national operators are located. Activity at the western half of the centre is notably more limited, where the quality and range of shops/services is weaker. The centre is clearly divided into two halves, with the gap between the two shopping areas providing a significant break in the shopping frontage and impacting upon how the centre functions in practice.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The centre benefits from two dedicated car parks. However, these are not particularly visible or well located for convenient access to the shopping areas. A small car park is provided at the end of Abbotsford Road, with a second car park located within Humberstone Park. Neither of these car park locations are well illuminated and they do not provide attractive parking opportunities beyond daylight hours. Further parking opportunities are available within lay-bys alongside the shopping frontage within the eastern half of the centre. Access to the centre by car is less easily achieved at the western half of the centre, where parking opportunities are more limited. As a result of the limited designated parking available, high levels of on street parking along the residential side streets around the centre is experienced.</p> <p>The split which exists between the eastern and western halves of the centre appears to dissuade users from accessing shops and services at opposite ends of the centre because of the distance required to be covered. The result of this in effect produces two retail</p>



	<p>destinations which largely operate independently of each other.</p> <p>A number of bus services can be accessed from Uppingham Road in both directions, including the number 53, 56 and 747 services. Together these bus services provide frequent services into and away from the city centre. Conveniently located cycle parking stands are provided within the eastern half of the centre.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Within the centre itself there is a good perception of safety, with a healthy level of pedestrian activity. Passing vehicular traffic also provides natural surveillance and a sense of security. A beneficial level of activity is retained into the evening through some of the convenience stores within the centre being open into the evening hours alongside a number of restaurant and take-away businesses. The public realm and shopping frontage is generally well maintained providing an environment which appears safe for users. No apparent issues relating to anti-social behaviour or crime were evident during our visit to the centre other than isolated incidences of graffiti. The surrounding area generally provides good quality housing which reflects well on the character of the centre as a whole.</p> <p>An issue may exist with respect to perceived safety in the car parks at the centre, both of which are found in isolated locations with street lighting inadequate to provide a sense of safety and security.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The shopping area found at the eastern side of the centre does not suffer from any obvious environmental problems. The centre provides spacious pavements in front of shop units which are mixed in character, but generally in a good condition. The western half of the centre does not provide as strong a shopping environment, with a less continuous shopping frontage and weaker levels of activity. The shop units within this half of the centre do not have a strong visual unity and some of the shop frontages and signage are of a relatively poor quality. Some of the businesses were also observed to be using the hard standing in front of their shop units to display goods, creating a cluttered and untidy appearance to the streetscene.</p> <p>The major environmental issue evident is the disjointed nature of the centre, with the eastern and western halves functioning in many respects independently from each other given the distance between the two shopping areas.</p> <p>There are few public seating opportunities at the centre, and limited opportunities to escape from the noise emanating from passing traffic, which does not encourage prolonged visits.</p>
<p><b>CONCLUSION</b></p>	<p>Uppingham Road's shopping area serves an important role as a key shopping destination for the eastern side of Leicester. The centre is formed of two separate shopping areas, which are divided by a significant stretch of residential properties. However, both parts of the centre provide a healthy range of services and facilities that meet the needs of their surrounding local communities.</p>



	<p>The centre has few vacant units overall and the eastern half benefits from a bustling atmosphere and is the focus of national retailers, including a number of high street banks. The western part of the centre is significantly smaller in terms of the number of shops and the amount of floorspace. This part of the centre is also of lesser environmental quality and there are fewer parking opportunities. In turn, this area has a separate character and a weaker retail and service offer than the eastern part of the centre.</p> <p>As a result, the centre arguably does not function as a single centre, particularly as its two constituent parts have entirely different characters. Given the manner in which the two halves of the centre seemingly operate, we consider that they more perform the roles of two local centres in practice. Furthermore, we consider that neither part of the centre contains the community facilities that would normally be expected within a district centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – the range of services and facilities provided at the centre is very good, providing both a strong range of goods and services alongside a number of community facilities which are located in the immediately surrounding area.</li> <li>≠ Weakness – the centre as presently defined by the local authority boundary is disjointed, being broken into two separate halves which largely function independently.</li> <li>≠ Opportunity – the parking provision presently provided could be better identified and improved upon to allow easier and more convenient access for car users, with a stronger perception of safety and security.</li> <li>≠ Threat – some of the existing shop units at the western side of the centre detract from the character of the area, with a relatively high number of take-away businesses often providing no activity during daytime hours.</li> </ul>



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Leicester City Council & Blaby District Council

Ref: A088154/066.1

Uppingham Road (East)  
Western Part



### Key

- District Centre Boundary
- Recommended Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:1,250 @ A3

January 2015

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Leicester City Council & Blaby District Council

Ref: A088154/066.2

Uppingham Road (East)  
Central Western Part



### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:1,250 @ A3

January 2015

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Leicester City Council & Blaby District Council

Ref: A088154/066.3

Uppingham Road (East)  
Central Eastern Part



Key

- District Centre Boundary
- Recommended Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:1,250 @ A3

January 2015

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Leicester City Council & Blaby District Council

Ref: A088154/066.4

Uppingham Road (East)  
Eastern Part



### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:1,250 @ A3

January 2015

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## Victoria Road East

<b>ADDRESS (and Zone)</b>	Victoria Road East Zone 7
<b>DESCRIPTION</b>	Victoria Road East is a traditional linear terrace of shops located on the western side of Victoria Road, approximately 1.7 miles from the city centre. The terrace consists of properties of a residential scale alongside the highway which provide small commercial units. The centre is predominantly occupied by independent retailers, which are interspersed with residential properties.
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Southern end of parade



Pavement in front of shop units



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Residents' and Tenants' Advice Centre	1
Comparison	5	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	3	Best One	1
Retail Service	1		
Financial & Business Services	0		
Miscellaneous	10		
Vacant	0		
<b>Total No. of Uses</b>	<b>21</b>		



<p><b>USES</b></p>	<p>The centre provides a limited range of goods and services capable of serving predominantly local needs. The retail offer comprises a Best One convenience store, a newsagent, a discount store, two fast food takeaways, a pharmacy, a hair salon and a cafe. Specialist independent retailers present sell vehicle accessories and hardware supplies. A residents' and tenants' advice centre alongside the local MP's office complete the centre's provision.</p> <p>The centre appears to be operating successfully, as there are no currently vacant units. The shopping parade is interspersed with residential properties, with residential dwellings also located on the opposite side of Victoria Road East, providing a community atmosphere. The wider area is also predominantly residential in nature, with Craven Recreational Ground located directly behind the centre.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>During our visit to the centre at around 4.30pm on Friday 28<sup>th</sup> November, pedestrian activity within the parade was found to be limited, with trips predominantly focused around the Best One convenience store.</p> <p>Victoria Road East was found to experience a heavy flow of vehicular traffic. However, limited trade appeared to be derived from passing vehicles with few motorists observed to be stopping to use the centre.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The volume of traffic along Victoria Road East forms a barrier to people trying to access the shops from the eastern side of Victoria Road East. A pelican crossing provides a safe pedestrian crossing point close to the centre of the parade, however, due to the length of the parade, pedestrians frequently appear to not use this crossing.</p> <p>Free parking (circa 25 spaces) is provided in designated bays on either side of Victoria Road East. This provision appears sufficient to meet the centre's needs. However, the volume and close proximity of passing traffic along Victoria Road East causes some safety concerns for pedestrians when entering and existing parked vehicles within the designated bays on either side of this road in front of the shopping parade.</p> <p>The number 10 and 58 bus services can be accessed from stops a short distance from the centre on Victoria Road East and provide a regular service to Leicester city centre and to Hamilton. There is no designated cycle parking available.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The key concern at the centre relates to highway safety with pedestrians and car users parking on Victoria Road East having to be aware of passing traffic to access the shops within the centre. A healthy level of activity and surveillance provided by a combination of passing traffic, pedestrians and observation from nearby properties engender a feeling of safety.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The shopping terrace is of a slightly dated and tired appearance, with shopfronts varying in character and design. Residential properties which stand between commercial units create a disjointed parade, split into separate components. The noise resulting from passing traffic</p>



	does not create a welcoming environment for pedestrians.
<b>CONCLUSION</b>	<p>Victoria Road East is a small centre that provides a limited, predominantly retail offer to a localised catchment. The centre principally provides for top-up shopping, alongside a small number of independent comparison goods retailers. It is considered that the level of provision and role performed by Victoria Road East is consistent with that of comparatively small scale local centre.</p> <p>Passing traffic is an issue which impacts on the quality of the environmental surroundings. In the future, there may be scope for the boundary of the centre to be refined to remove residential properties on the southern end of the shopping parade.</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>• Strength – the full occupancy observed suggests the parade of shopping units is trading successfully.</li> <li>• Weakness – levels of traffic and associated noise detract from the environmental quality of the surroundings.</li> <li>• Weakness – residential properties interspersed along the shopping frontage disjoint the parade of units and the shopping environment.</li> <li>• Weakness – the centre provides a limited range of goods and services for its function as a local centre.</li> </ul>



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Leicester City Council & Blaby District Council

Ref: A088154/67

Victoria Road East

### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

January 2015

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## Wakerley Road / Ethel Road

<b>ADDRESS (and Zone)</b>	Ethel Road and Clovelly Road Zone 7
<b>DESCRIPTION</b>	<p>The Wakerley Road local centre comprises a small purpose built shopping precinct which is anchored by a Tesco Metro store standing alongside a collection of small shop units operated by independent retailers. A now vacant public house completes the buildings at the centre. The centre fronts Ethel Road, with a sizable car park at the rear accessed via Clovelly Road.</p> <p>The centre is located a short distance from Leicester's outer ring road and approximately 2.0 miles to the east of the city centre.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Car park to the rear of the Tesco store



Shopping frontage on Ethel Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	3	Church (outside centre boundary)	(1)
Comparison	1	NATIONAL OPERATORS	TOTAL:
Leisure Service	0	Tesco	1
Retail Service	1		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	1		
<b>Total No. of Uses</b>	6		



<p><b>USES</b></p>	<p>The centre very much provides for the convenience shopping needs of local residents, with the Tesco Metro store supported by independent food retailers in the form of a butchers and a bakery. Other local service provision is provided by a pharmacist and a drycleaners. The now derelict pub building occupies a prominent position between the Tesco store and Ethel Road.</p> <p>The surrounding area is predominantly residential in nature. Adjacent to the centre is St Paul's Roman Catholic Church. Key land uses in the wider local area include Crown Hills Community College and Leicester General Hospital.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>During our visit to the centre at around 4.00pm on Monday 10<sup>th</sup> November, pedestrian activity interacting with the Tesco store was strong, with a steady flow of visitors observed to be accessing the store. A lesser level of activity was observed at the other shops which comprise the centre.</p> <p>The car park was found to be well used and illustrated a healthy level of activity. Despite the generous level of car parking provision motorists were observed to be consistently choosing to park on double yellow lines on Clovelly Road in order to be closer to the stores' entrances. This creates a dangerous situation with parked cars in this location causing an obstacle to motorists turning into Clovelly Road.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The centre's location is well positioned to be accessed on foot by the surrounding residential population. The close proximity of the centre to the ring road makes the shopping precinct easily accessible for passing motorists. The large car park available encourages access by car and provides specific spaces for parent-and-child and disabled users.</p> <p>Bus stops on either side of Ethel Road are found in place directly outside the centre with a service every ten minutes provided between the city centre and Rushey Mead. The bus stops do not provide a covered shelter.</p> <p>As a very compact and small centre, the entirety of the shopping provision can be easily accessed on foot without inconvenience.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The environmental quality around the shopping frontage is relatively poor which reflects negatively on perceptions of safety. Despite this, levels of activity were found to be healthy which serves to help alleviate security concerns.</p> <p>Street lighting at the car park is good and the sense of security is reasonable. Users of the car park have to walk along a narrow pedestrian walkway which links the car park with the shopping frontage. This walkway provides a relatively enclosed space which is not overlooked. As a result, this route may at periods of low activity be unsettling for some visitors.</p>



	<p>A road safety issue exists with respect to pedestrians crossing Clovelly Road at the junction with Ethel Road. Illegally parked cars on Clovelly Road and restricted visibility to motorists turning left off Ethel Road on to Clovelly Road hinder pedestrian safety. No pelican or zebra crossing points are currently in place around the centre.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The shop units and precinct building in general are somewhat dated and tired in appearance. The derelict pub also detracts from the overall environmental quality of the centre. The pub has been left to deteriorate and presently represents an eyesore, with overgrown vegetation on the site.</p> <p>The public realm in front of the shop units is also considered to be relatively poor and would benefit from improvement.</p>
<p><b>CONCLUSION</b></p>	<p>The centre predominantly provides for convenience top-up shopping and does not accommodate any substantial leisure or service offer. A small number of independent retailers support the Tesco store which acts to anchor the centre. A healthy level of activity appears to be generated as a result of the Tesco store being in place. Although there is a limited number of shops units within the centre, we consider that it is served by a relatively generous car park and the supermarket performs an important local role. Accordingly, we consider that Wakerley Road/Ethel Road performs the role of a local centre (albeit it is a local centre of a relatively small scale).</p> <p>Notwithstanding this, the environmental quality of the shopping precinct is poor, which detracts from the attractiveness of the centre as a whole. The vacant public house building also significantly impacts on the appearance of the centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – the Tesco store ensures a healthy level of activity is attracted to the centre.</li> <li>≠ Weakness – the environmental quality of the centre is poor.</li> <li>≠ Opportunity – the vacant public house building presents a potential development opportunity and scope for comprehensive improvements.</li> <li>≠ Threat – should Tesco vacate, the success of the centre would be jeopardised.</li> </ul>



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Leicester City Council & Blaby District Council

Ref: A088154/68

Wakerley Road / Ethel Road



### Key

-  District Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 © A3

January 2015

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## Walnut Street

**ADDRESS  
(and Zone)**

Walnut Street  
Zone 12

**DESCRIPTION**

The shops on Walnut Street are located under a mile to the south-west of Leicester city centre and comprise a small purpose built retail parade. The shops are mostly located on the northern side of Walnut Street. However, there are two further corner shops within the designated boundary on either side of Walnut Street's junction with Burnmoor Street. A Pure Gym is located directly to the west of the shopping area, which generates footfall past the shops. In addition, the shops are located adjacent to an additional convenience store and a medical centre to the south.

The main retail parade has fallen into disrepair and there is now contains a row of four vacant units. Notwithstanding this, Walnut Street is located within an area of dense housing with several terraced streets to the north and south-east and various multi-storey apartment buildings nearby. Walnut street is also a fairly busy link road between Aylestone Road and Narborough Road.

**CURRENT  
STATUS**

Local Centre

**PHOTOGRAPHS:**

Vacant units within retail parade on Walnut Street



Premier convenience store and Yo Sandwich, Walnut St.





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1 (+1)	Medical centre adjacent to designated boundary	1
Comparison	0	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	2	Premier	1
Retail Service	0		
Financial & Business Service	0		
Miscellaneous	0 (+1)		
Vacant	4		
<b>Total No. of Uses</b>	<b>7 (+2)</b>		

<b>USES</b>	<p>The shopping area is split into two parts on either side of Walnut Street. The northern side has four vacant units within a purpose built retail parade. To the far north, there is a pub called F Bar. The southern half comprises two retail units, which are occupied by a Premier convenience store and Yo Sandwich.</p> <p>Further south on Burnmoor Street adjacent to the southern edge of the designated boundary is JM Groceries, which is a general convenience store. A medical centre, which relates very closely to the shopping area, is also located close to the parade.</p> <p>We consider that given the limited number and range of retail and service uses at Walnut Street, the shops currently perform the role of a neighbourhood parade. However, there is scope to extend the boundary to incorporate the adjacent convenience unit.</p>
<b>PEDESTRIAN FLOWS</b>	<p>Pedestrian activity around the northern side of the parade was observed to be extremely during our visit around 11am on Thursday 27<sup>th</sup> November 2014. This is unsurprising, given that there were four vacancies and because F Bar was closed. We note that the configuration of the retail parade is such that it fronts onto a park instead of the road. As a consequence, the parade is poorly placed to capture pedestrians walking along Walnut Street.</p> <p>Pedestrian activity around the Premier and Yo Sandwich, which face directly onto Walnut Street, was considerably higher.</p>
<b>ACCESSIBILITY</b>	<p>Because Walbut Street is located within a dense residential area, the shops are easily accessed by a large number of people on foot. The parade also has good public transport provision, with bus shelters located on either side of Walnut Street directly to the east of the shopping area. These are served by the X55, X44 and 70 bus services, which operate regularly in each direction.</p>



	<p>Although no cycle parking or cycle paths were observed, there is ample free and unrestricted car parking on the side streets that adjoin Walnut Street.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The northern part of the Walnut Street does not feel particularly safe or secure. The four vacant units have their shutters permanently closed and this area is not particularly overlooked. However, even if the units were open, this part of the parade would still have low levels of natural surveillance as the units face onto a hedge with a park to the rear. The footway in front of the units has low levels of footfall, which further compounds this problem. F Bar also reportedly has anti-social behaviour issues, which further detracts from the sense of safety around the shops.</p> <p>The shops within the southern part of the parade have a considerably better sense of safety. These face onto Walnut Street, which is a reasonably busy road, and have clear and long views across their frontage. The building frontages in this area are also closer to the street and their windows help to create a sense that the shopping area is overlooked.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>Walnut Street has varied environmental quality. The vacant units to the north of Walnut Street are rundown and unsightly. Some of these also have graffiti on the shutters. There are also poorly maintained brick built planters in front of these units, which have overgrown shrubs and vegetation. The large trees between the vacant units and the park and overhanging roof along the parade also go to make shop frontage very dark and unappealing.</p> <p>The southern part of the parade has significantly better environmental quality. The shop frontages are bright and are well presented. The signage is tasteful and the surrounding buildings are of good character. The shops are also in sight of the park, which adds greenery to the streetscene and makes a positive contribution to the environmental quality within the shopping area.</p>
<p><b>CONCLUSION</b></p>	<p>Walnut Street contains a small parade of seven units. However, the northern part of the parade is mostly vacant and appears to be somewhat rundown. The design of these units appears to achieve low levels of surveillance and pedestrian activity and does not feel particularly safe. However, the southern part of the parade appears to be performing well.</p> <p>The shops along Walnut Street are within a short walk of a significant local residential population. The southern part of the shopping area has good environmental quality and feels safe and secure. In addition, this area has reasonably high levels of pedestrian activity.</p> <p>There is a grocery shop on the southern edge of Walnut Street's designated boundary, which would normally be expected to form part of the centre boundary and there is scope to extend the boundary to incorporate it. However, given the limited number of units within the parade, we consider that Walnut Street currently performs the role of a neighbourhood</p>



	parade.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"><li>≠ Strength – the park that is adjacent to the parade provides good environmental quality.</li><li>≠ Weakness – many vacant units, poor sense of safety and low pedestrian activity around northern part of the parade.</li><li>≠ Opportunity – the parade is close to a large number of houses and apartments and Walnut Street has high levels of pedestrian activity, which provide good retail potential.</li><li>≠ Threat – deterioration of the parade may result in further vacancies.</li></ul>



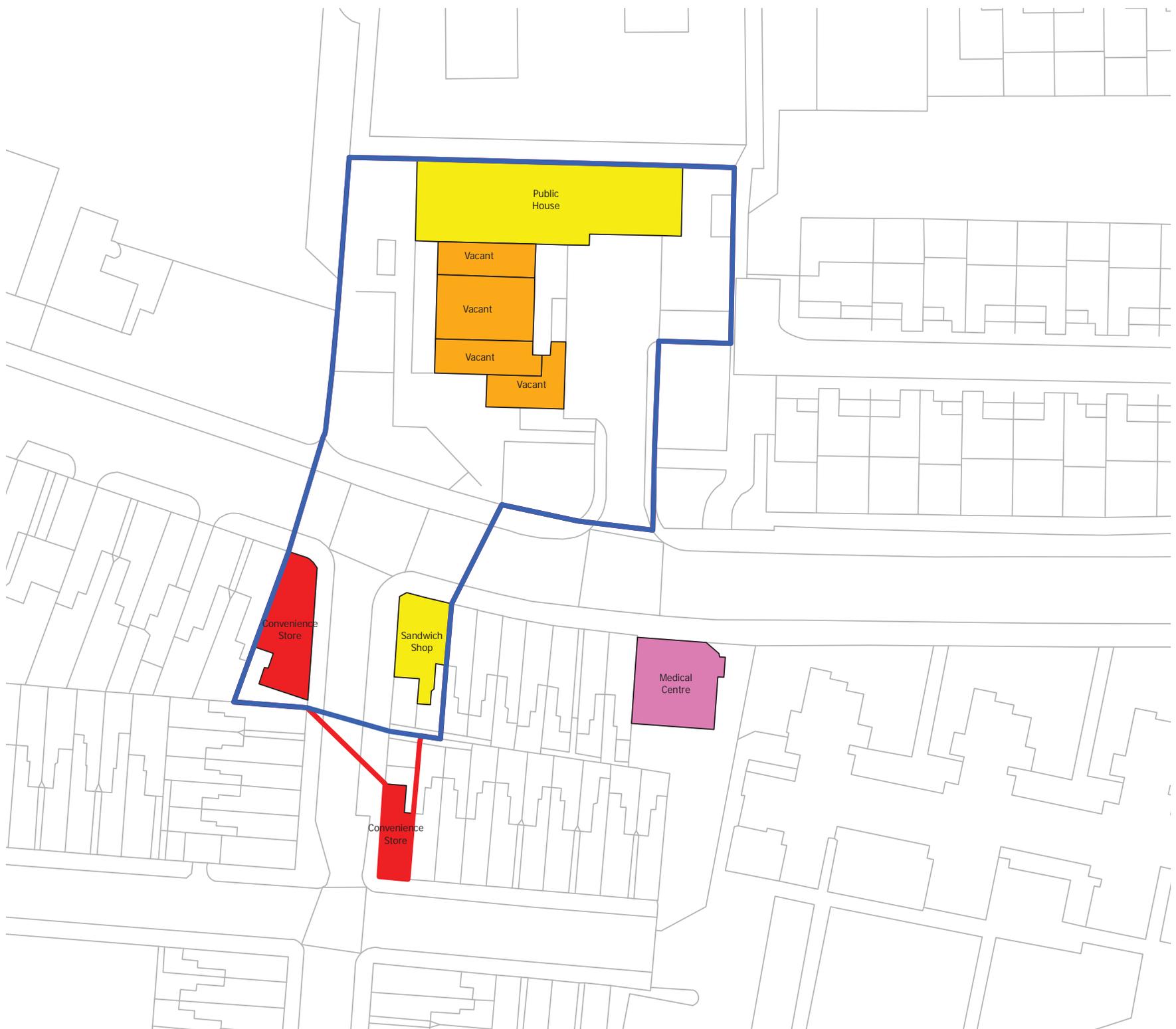
Leicester City Council  
& Blaby District Council

Ref: A088154/69

Walnut Street

Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

January 2015

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## Welford Road / Gainsborough Road

<b>ADDRESS (and Zone)</b>	Welford Road Zone 11
<b>DESCRIPTION</b>	Welford Road / Gainsborough Road local centre is located in the southern part of Leicester around a busy four lane arterial road, which connects south Leicester to the city centre. The retail area is linear in form and has a gentle incline the south. The units are mainly small format, although there are some larger properties, including an American Golf, towards the north. Dense terraced housing surrounds the shopping area in all directions except the north-west, where there is a large industrial estate.
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

View looking south along Welford Road



Retail units on Welford Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	4	Dentist and Police Station, which is on edge of centre	1 (+1)
Comparison	14 (+1)	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	12	Car Phone Warehouse, American Golf, Swinton, Gulf Service Station, Premier & Post Office	6
Leisure Service	12		
Financial & Business Services	3 (+1)		
Miscellaneous	1 (+1)		
Vacant	4		
<b>Total No. of Uses</b>	<b>50 (+3)</b>		

The centre has several small convenience stores including a butcher, an off licence and two general stores. Notably for a centre of this size, there is an absence of a small format supermarket.



	<p>The comparison offer consists mainly of specialist operators that are more suited to locations with lower rental costs and good accessibility. For example, there are shops specifically designated to selling fireworks, trailers, front doors, plastic products, an ironmonger, locksmith and an aquatic store. However, the centre also contains a pharmacy, which provides an important local service.</p> <p>The leisure service offer is very narrow as there are eight hot food takeaways and three restaurants. A betting shop is the only other type of leisure service unit. Conversely, the retail service offer is relatively wide ranging. Although there are seven units offering hairdressing / health and beauty services, there is also a Post Office, launderette, denture clinic and a petrol filling station.</p> <p>There are only three financial and business service units, which comprise two recruitment consultancies and an insurance provider. There is also a solicitor on the eastern edge of the defined centre boundary. The centre does not have a bank but there is an ATM cash machine on the exterior of the Premier convenience store.</p> <p>There are four vacant retail units, which account for 8.0% of the total number of units. This is below the national average of 11.4%.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian activity was generally quite low throughout the centre when visited around 2.30pm on Tuesday 4<sup>th</sup> November 2014. This may have partly been due to the time of day that the survey was conducted, which is typically a quieter period. In addition, many of the units, namely the hot food takeaways and restaurants, were closed at the time of the visit.</p> <p>The highest levels of pedestrian activity were observed around Welford Road's junction with Gainsborough Road and Stanfell Road, which has a high concentration of comparison and convenience units. The lowest numbers of people were observed in the far south-west of the centre, where there is a retail frontage on one side of the road only and several vacant units.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Overall, accessibility within the centre is relatively good. However, the busy four lane wide Welford Road that runs through the centre's heart is a major constraint to pedestrian movements. There is a more or less constant flow of traffic. However, there are three traffic light controlled pedestrian crossings near Welford Road's junction with Milford Road, Wordsworth Road and Clarendon Park Road. In addition, there is a central reservation within the road that in practise performs a similar function as an elongated pedestrian refuge.</p> <p>Welford Road has a bus lane, where cycling is also permitted. Cycle parking facilities were also observed near the Premier convenience store in the far south of the retail area. However, this location did not feel like a particularly safe place to leave a bicycle. In</p>



	<p>addition, no other cycle parking facilities were observed within the retail area.</p> <p>Public transport accessibility within the centre is good. The 47, 47A, 49, 49A, 49B, 83 and 83A bus services provide regular services into the city centre and many of the surrounding communities. Bus stops are located on the southern boundary of the centre, which both have shelters and good timetable information.</p> <p>The centre does not have its own designated public car park, although some of the larger stores have private customer car parks. Instead, the centre's parking requirements are serviced with free unrestricted parking on the many side roads. As such, it is easy for customers to park close to the desired shopping destination.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>There is some considerable distance between the retail frontages on the either side of Welford Road. This causes a lack of enclosure and the shopping is not well overlooked. In addition, normal traffic on Welford Road is separated from the retail frontage by a bus lane. As such, the value of cars providing natural surveillance is greatly reduced.</p> <p>The centre has poor environmental quality and a number of shop frontages are in need of refurbishment. Added to the low levels of pedestrian activity within the shopping area, the centre fails to achieve a sufficient level of natural surveillance. The result is that the shopping area does not feel particularly safe or secure.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>Welford Road's shopping area does not have a pleasing visual appearance. The road itself has a significant negative impact in this regard as it is extremely busy, noisy and polluting. Many of the shop frontages are in need of refurbishment. In addition, a number of the shops have large internally illuminated signs, which detract from the visual amenity of the street-scene.</p> <p>The centre lacks green features, such as seasonal planting areas, trees or hanging baskets. In addition and as already discussed, the wide road width fails to enclose the street.</p>
<p><b>CONCLUSION</b></p>	<p>Welford Road's centre has a very strong leisure service offer, which consists mainly of hot foot takeaways and restaurants. There centre also contains many retailers offering a diverse range of specialist comparison products. However, there is a low representation of financial and business service uses and a vacancy rate of 8.0%.</p> <p>The centre generally has poor environmental quality, which is primarily caused by the impact of the busy road that passes through the shopping area. Notwithstanding this, the centre still has 50 units that collectively provide a wide variety of services and facilities that serve the large surrounding residential area. However, despite the relatively large number of units, the centre does not contain many community facilities or a supermarket. It is therefore considered that Welford Road / Gainsborough Road's retail area functions as a local centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<p>≠ Strength – range of specialist comparison retailers.</p>



- |  |   |
|--|---|
|  | <ul style="list-style-type: none"><li>≠ Strength – public transport connections.</li><li>≠ Weakness – environmental quality.</li><li>≠ Opportunity – to bring greenery into the centre, such as an avenue of trees. This would soften the impact of Welford Road and help to create a sense of enclosure within the shopping area.</li><li>≠ Threat – deterioration in the environmental quality could result in further vacancies.</li></ul> |
|--|---|



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Leicester City Council & Blaby District Council

Ref: A088154/70

Welford Road / Gainsborough Road

### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



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## Welford Road / York Road

<b>ADDRESS (and Zone)</b>	Welford Road and York Road Zone 6
<b>DESCRIPTION</b>	<p>The boundary of Welford Road / York Road local centre is split into three parts, which front onto both sides of Welford Road. The centre is located extremely close to the city centre and the northern extent of the centre boundary is approximately 90 metres south of Leicester's defined commercial centre. The centre is surrounded by a mixture of dense development, including offices, university and NHS buildings, many of which have residential uses above. The New Walk Centre, which is a large Leicester City Council office building, is currently also being redeveloped adjacent to the centre's northern boundary. When complete, this will bring addition trade to the centre.</p> <p>Welford Road (A594) is an extremely busy four lane arterial route connecting the city centre to south Leicester. The road runs north to south and is one way as it passes the shopping area.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Retail units on Welford Road



Busy traffic on Welford Road



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	None	0
Comparison	1	NATIONAL OPERATORS	TOTAL:
Retail Service	3	None	0
Leisure Service	10 (+1)		
Financial & Business Services	0		
Miscellaneous	1		
Vacant	4		
<b>Total No. of Uses</b>	<b>21 (+1)</b>		



<p><b>USES</b></p>	<p>The centre has two convenience stores, one of which is a general food store and the other is a food and wine specialist. The number of comparison goods retailers is also very limited, with only one clothes shop.</p> <p>The retail service sector has a slightly higher representation with three units, including a fancy dress shop, a hair salon and a unit offering vehicle rental services. However, by far the highest proportion of units is found within the leisure service sector, which has 10 units that are exclusively occupied by food and drink providers. In addition, there is a large Bannatyne's Health Club &amp; Spa between the two parts of the centre, which has a multi-storey NCP car park above. The shopping area does not contain any financial and business services units or an ATM cash machine. However, the centre does have a high level of vacancy, with four empty units. This equates to a vacancy rate of 19.0%, which is significantly higher than the national average of 11.4%.</p> <p>Given the number of units and the range of services on offer, we consider that Welford Road / York Street currently performs the role of a local centre.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>The level of pedestrian activity was observed to be moderate when visited around 4.30pm on Tuesday 25<sup>th</sup> November 2014. People were seen in their highest numbers around the Life Essentials convenience store, but a steady flow of pedestrians was also observed walking along both sides of York Road away from the city centre. Pedestrian activity may also be expected to extend into evening hours when the hot food takeaways, restaurants and pubs are all open.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The centre is easily accessed on foot by a large number of people. There are controlled pedestrian crossings next to Bannatyne's Health Club &amp; Spa and at the far north of the centre. The footways are wide and are relatively unobstructed. However, the width and busyness of Welford Road remains a barrier to pedestrian movements between the two sides of the street.</p> <p>The centre also has a good level of public transport provision, with bus stops located at the far north and south of the shopping area. The stops both have shelters and are served by the number 47, 47A, 84, 84A, 85, 86, 87, 88, 88A, 146 and 148 bus services. No cycle parking facilities were observed during our visit, although cyclists can make use of the bus lane, which runs through the length of the shopping area.</p> <p>Vehicle parking within the centre is limited due to the centre's close proximity to the city centre. There is some on-street pay and display provision in front of the shops and a private NCP car park on top of Bannatyne's Health Club &amp; Spa. However, the lack of free limited wait on-street provision in front of the shops may act as a deterrent for people wishing to make a short visit to the shops. In addition, Welford Road becomes extremely busy in rush hours and queuing traffic is common. This, together with the accessibility limitations that occur from the one way system on Welford Road, makes vehicular</p>



	accessibility is constrained.
<b>PERCEPTION OF SAFETY</b>	The centre generally feels safe and secure. The street is open and is well-overlooked by the shops and dwellings above. The shop frontages are also of a reasonable quality and there were no clear indications that the centre has crime or vandalism issues. Indeed, there is a good level of street lighting and sufficiently high pedestrian activity to enable the area around the shops to feel relatively safe, even in hours of darkness.
<b>ENVIRONMENTAL QUALITY</b>	<p>The centre's environmental quality is impacted upon by Welford Road, which has large volumes of traffic that impacts on the air and noise quality within the shopping area. The centre also has a distinct lack of greenery, which would otherwise reduce the impact of the road.</p> <p>Notwithstanding this, the shop frontages are of a reasonable quality and very little litter was observed during our visit. In addition, the street is well enclosed by the three to four storey buildings on either side of the road, which helps to create a good sense of natural surveillance.</p>
<b>CONCLUSION</b>	<p>Welford Road / York Road's centre comprises 21 units, which are split across three areas in close proximity to one and other. Despite being located extremely close to Leicester city centre, the centre forms an independent shopping area that has an important function in serving the needs of the surrounding business, educational and residential communities. The centre has a limited number of convenience and comparison retailers. However, the food and drink leisure service sector is represented in high proportions.</p> <p>The shopping area appears to be performing reasonably well and there are moderate levels of pedestrian activity. In addition, the centre is within reasonable walking distance of a large number of people and has a good access to public transport, although vehicular access is difficult. Discounting the impact of the busy road that passes through the shopping area, the centre also has reasonable environmental quality and generally feels safe and secure, although there is a high level of vacancy. Given the range of goods and services on offer, we consider that Welford Road / York Road currently performs the role of a local centre.</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – strong food and drink service provision.</li> <li>≠ Weakness – limited parking availability, one way system and heavy traffic constrain vehicular access.</li> <li>≠ Opportunity – redevelopment of the large New Walk Centre (Leicester City Council office building) adjacent to the centre's northern boundary, which will bring addition trade to the centre.</li> <li>≠ Threat – increasing number of empty units would be particularly damaging, given the existing vacancy issues.</li> </ul>



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# Leicester City Council & Blaby District Council

Ref: A088154/71

Welford Road / York Road

## Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:1,000 @ A3

January 2015

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## Wellinger Way

<b>ADDRESS (and Zone)</b>	Wellinger Way Zone 12
<b>DESCRIPTION</b>	Wellinger Way was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).  The shops are located approximately 3.5km driving distance to the west of Leicester city centre. The former local centre boundary contains four units, which are currently all occupied.
<b>CURRENT STATUS</b>	Not designated

### PHOTOGRAPHS:

Parking area in front of retail units



Shop frontage, including high quality bollards and trees



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Neighbourhood support office	1
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	0	None	0
Leisure Service	1		
Financial & Business Services	0		
Miscellaneous	1		
Vacant	0		
<b>Total No. of Uses</b>	<b>4</b>		



<b>USES</b>	Of the four retail units within the former local centre boundary, there are two general convenience stores. The remaining two units are occupied by a hot food takeaway, which is a leisure service use, and a neighbourhood support base, which is a miscellaneous use. The units are within a densely populated residential area. However, Braunstone Community Primary School is located directly opposite the shops to the north-east.
<b>PEDESTRIAN FLOWS</b>	We observed only limited pedestrian activity when we visited Wellinger Way at around 2pm on Monday 18 <sup>th</sup> May 2015. This is unsurprising given the nature of the quiet and predominantly residential area where the units are located and because the hot food takeaway was closed. However, we expect the level of activity to increase at school pick up and drop off times, as well as later on in the day when the takeaway is open.
<b>ACCESSIBILITY</b>	The shops are most easily accessed by private car or on foot. There are unrestricted car parking bays directly in front of the units and the surrounding approach roads are mostly free of traffic. Being close to a residential area puts the shops within walking distance of reasonably large population. However, the shops are less well connected to public transport services, as the nearest bus stops are located approximately 300 metres to the north on Hockley Farm Road. The area also lacks dedicated cycle parking facilities, although there are some rails and fencing that cyclists can attach bikes to in practice.
<b>PERCEPTION OF SAFETY</b>	The area around the shops feels safe and secure. There is a strong sense of community spirit, as there is a neighbourhood support office within the row of shops and a school opposite. The shop forecourt is overlooked by the retail frontage and nearby housing. In addition, there were no indications that crime may be an issue in this location.
<b>ENVIRONMENTAL QUALITY</b>	The shops have excellent environmental quality. The shop forecourt incorporates high quality bollards, litter bins and trees, which add to the visual amenity of this location (although we noted that one of the trees is missing from its planter). The shop fascias are also of reasonably good quality and they look out onto the school playing fields. The area around the shops also appeared to be clean and tidy at the time of our visit.
<b>CONCLUSION</b>	We consider that there is a sufficient concentration of retail units and a level of day-to-day goods and services that is consistent with what would normally be expected in a small neighbourhood parade. We therefore recommend that Wellinger Way should be re-designated accordingly. The centre also appears to be in good overall health with no issues of concern.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – excellent environmental quality.</li> <li>≠ Weakness – limited pedestrian activity at certain times of the day.</li> <li>≠ Opportunity – to provide some dedicated cycle parking facilities.</li> <li>≠ Threat – conversion of any of the units to a residential use would significantly reduce the retail offer in this location.</li> </ul>

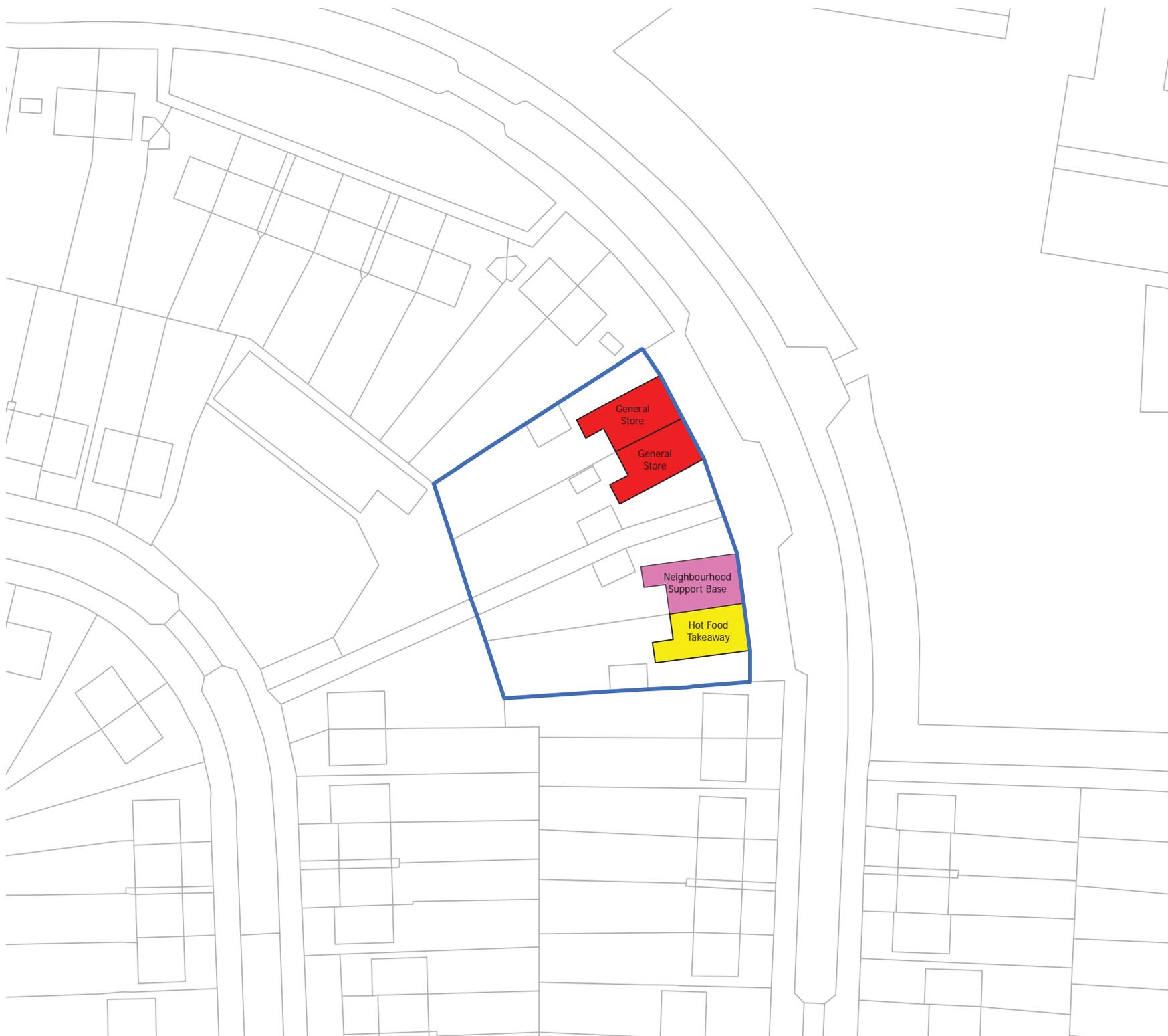


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Ref: A088154/112

Wellinger Way



### Key

-  Former Local Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

May 2015

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## Wharf Street North

<b>ADDRESS (and Zone)</b>	Wharf Street North and St Matthew's Way Zone 7
<b>DESCRIPTION</b>	<p>Wharf Street North is located approximately 400 metres to the north-east of Leicester's commercial centre, on the northern side of Burley's Flyover / St Matthew's Way (A594). The shops on Wharf Street North are located in an area comprising mainly three and four storey flats, although there is an employment area to the south of the shops on the opposite side of St Matthew's Way.</p> <p>There are eight retail units within the designated boundary, which are split evenly between two buildings that appear to be more or less identical in design. The buildings are three storeys in height with ground floor retail and first and second floor residential uses.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Retail units facing St Matthew's Way (A594)



Retail units facing Wharf Street North



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1 (+3)	None	0
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	2	None	0
Leisure Service	4 (+1)		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	1		
<b>Total No. of Uses</b>	<b>8 (+4)</b>		



<p><b>USES</b></p>	<p>Wharf Street North's contains one convenience unit, which is a small general convenience store. There are also two retail service operators, which are both hairdressers. The parade's leisure service sector is well represented and comprises a hot food takeaway, two cafes and an internet cafe. Wharf Street North does not have any comparison or financial and business service units, although it does contain one vacant unit in the far south-west of the shopping area.</p> <p>Given the limited number of units, we consider that Wharf Street North's currently performs the role of a neighbourhood parade.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>The level of pedestrian activity appeared to be low when visited around 10.30am on Monday 1<sup>st</sup> December 2014. Although Wharf Street North is used as a pedestrian route into the city centre from the housing to the north, only a small portion of the people passing through the shopping area were observed to stop at the shops. In addition, the units in the southern part of the parade that face onto St Matthew's Way are offset from the through route. This is the area where the lowest levels of pedestrian activity were observed and is also the location of the vacant retail unit, which may be a symptom of the low level of footfall.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Wharf Street North is relatively quiet and the shops are located within reasonable walking distance of a large number of people. The paths leading to the retail area and around the shop frontage are all sufficiently wide and free of obstructions. There is also a controlled pedestrian crossing at Wharf Street North's junction with St Matthew's Way. This provides safe passage to the city centre to the south.</p> <p>The parade does not have any bus stops within the shopping areas. The nearest stops are located on Belgrave Gate and can be accessed by a 280 metre walk to the north-west. These stops are served by numerous bus services.</p> <p>Provision for cyclists around the shops is fairly limited. No cycle parking facilities were observed during our visit around the shopping area. However, there is a small section of cycle lane leading from the top of Wharf Street North to the controlled crossing over St Matthew's Way.</p> <p>Wharf Street North is a one way street and the shops can only be approached by car from the north. There is a free limited wait (1 hour) parking in front of the shops, which enables a high turnover of customers whilst allowing enough time to visit the shops.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The retail units and the surrounding area are fairly rundown. The street is also wide, which limits natural surveillance within the shopping area. This is particularly true in the southern part of the parade, where a large three storey building with no windows fronts onto the street.</p>



	<p>There are also several dark alleyways around the shopping area that may seem unsafe to some people. The large derelict patch of land to the north of the shopping area also detracts from the appearance of the area around the shops and further reduces the sense of safety within the shopping area.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>St Matthew's Road, which forms the southern boundary of Wharf Street North, is extremely busy and is six lane wide road, which leads into a flyover (Burley's Flyover). This road is extremely busy and has a constant flow of traffic, which detracts from the environmental quality of the shopping area.</p> <p>There are two trees on the eastern side of Wharf Street North, opposite the shops. These add greenery to the streetscape but the trees are enclosed in a brick wall with a grey wrought iron fence above, which is not particularly attractive and limits the contribution of the trees to the shopping area. There are no other green features within the shopping area.</p> <p>The buildings within the retail frontage are of fairly poor visual appearance. We noted 14 satellite dishes above the shop frontage of the northernmost of the two buildings. Some of the units have their signs missing and the retail units do not appear to be inviting to potential customers.</p>
<p><b>CONCLUSION</b></p>	<p>Wharf Street North is located approximately 400 metres to the north-east of Leicester's main commercial area. The parade is surrounded by a dense area of mainly of three to four storey flats. The shopping area has eight retail units, which are situated within two buildings that are three stories in height. However, the condition of the buildings and the surrounding area are fairly rundown. Indeed, Wharf Street North appears to have fairly poor environmental quality and does not feel like a particularly safe or secure place to shop. The level of pedestrian activity within the shopping area also seems to be generally low.</p> <p>Although there is currently one vacancy within the parade, there are also several shops and services that help to provide for the day to day needs of the surrounding community. Given the limited number of retail units and the range of services on offer, we consider that Wharf Street North currently performs the role of a neighbourhood parade.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – high proportion of leisure service operators.</li> <li>≠ Weakness – rundown buildings, limited sense of safety and security and poor environmental quality.</li> <li>≠ Opportunity – area of derelict brownfield land to the north of the parade, which, if developed, could bring benefits to the shopping area.</li> <li>≠ Threat – further vacancies within the parade would have a big impact on the parade's offer.</li> </ul>



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Leicester City Council & Blaby District Council

Ref: A088154/72

Wharf Street North

### Key

-  District Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:750 @ A3

January 2015

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## Wheatland Road

<b>ADDRESS (and Zone)</b>	Wheatlands Road and Bewcastle Grove Zone 10
<b>DESCRIPTION</b>	Wheatland Road contains a purpose built short terrace of shops located at the centre of a large housing estate. The shops is within the Mowmacre area of Leicester, approximately 2.8 miles north of the city centre and 1 mile east of the Beaumont Leys district centre. The centre is formed around a small car park positioned between the residential streets of Wheatland Road and Bewcastle Road. The shopping terrace borders one side of the car park with the Tudor Community Centre on the opposite side. The shops units are small in size, with the exception of a larger convenience store unit.
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Convenience Store/Post Office



The Tudor Centre



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Tudor Centre (outside designated boundary)	(+1)
Comparison	0	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	2	Post Office, One Stop	2
Leisure Service	1		
Financial & Business Services	0		
Miscellaneous	0 (+1)		
Vacant	1		
<b>Total No. of Uses</b>	<b>6 (+1)</b>		



<p><b>USES</b></p>	<p>Wheatland Road has a limited shopping offer, comprising a convenience store with Post Office, a newsagent/off-licence, a hairdressers and a fast food takeaway. One of the centre's units was found to be vacant at the time our survey was undertaken. The Tudor Centre caters for a range of community services and activities including training and employment advice, classes and a child play scheme.</p> <p>The surrounding area is residential in character and the shops are located at the heart of a sizable housing estate. Mowacre Hill Primary School is found a short distance to the north.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>We visited Wheatland Road around 1.30pm on Monday 27<sup>th</sup> October. We observed that there was a healthy level of footfall and the facilities are evidently of importance to the local community. The closest alternative shopping provision is some distance away, being the Belgrave Boulevard local centre, located 0.5 miles away to the east.</p> <p>Shoppers were observed to arrive at the shops both on foot and by car, with the car park being well used. Shoppers were most commonly observed to be visiting the One Stop Shop convenience store.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Wheatland Road's location at the heart of the surrounding housing estate means that it can be easily and conveniently reached on foot from significant numbers of nearby residential dwellings. As well as the free parking available in the car park outside the shopping parade, the Tudor Centre has its own designated car park, ensuring that demand is comprehensively met.</p> <p>Level access is available to both the shops and the Tudor Centre, with dedicated disabled parking bays in place. Local bus services are available a short distance away on Holderness Road.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The layout of the retail units is not ideal in helping to engender a strong perception of safety and security. The car park is not particularly well overlooked and therefore does not benefit from much natural surveillance. Whilst it is surrounded by open space, the car park is distant from the majority of the surrounding residential properties and activity present on the main roads through the housing estate. As such, during evening hours it is likely that with limited levels of activity, any concerns or anxieties relating to personal safety may be heightened. Despite this concern, there were very few signs of crime or anti-social behaviour and there was appropriate street lighting.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The purpose built shopping parade is of a relatively poor visual quality. The main detracting element relates to the blank exterior provided by the One Stop Shop convenience store, with security shutters and screening installed along the external elevations of the unit, which do not create an inviting impression.</p> <p>The public realm around the shopping frontage and the Tudor Centre is well maintained and clean, reflecting positively on the setting.</p>



	<p>This is a well used local shopping destination, providing an important location for top-up shopping for the residents of the surrounding housing estate, as well as being a destination to access other services, including at the Tudor Centre. Despite the limited shopping offer, there appears to be a relatively healthy level of activity around the shops. Given to the relatively modest retail and service offer, Wheatland Road is considered to fall short of providing the level of provision typically consistent of a local centre, and more accurately performs the function of a neighbourhood parade.</p> <p>Wheatland Road would benefit from improvements to the appearance of the shopping terrace, with the shop units presently not positively contributing to the visual amenity of the area.</p>
	<ul style="list-style-type: none"><li>≠ Strength – attracts a healthy level of activity from local residents.</li><li>≠ Weakness – the visual amenity of the shopping terrace is poor.</li><li>≠ Opportunity – the adjacent Tudor Centre complements the shops that area in place.</li></ul>



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Leicester City Council & Blaby District Council

Ref: A088154/73

Wheatland Road



### Key

-  District Centre Boundary
-  Recommended Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

January 2015

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## Wood Hill

<b>ADDRESS (and Zone)</b>	Wood Hill and Baggrave Street Zone 7
<b>DESCRIPTION</b>	Wood Hill is a small group of shops located on a largely residential terrace street. The centre is located in an area of dense housing, approximately 1.1 miles to the east of the city centre.  The centre provides a small number of shops and services, with businesses being largely independently owned. A short distance from the centre is the Jame Mosque on Asfordby Street. The much larger local centre of Green Lane Road is only 0.1 miles away to the north.
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

Junction of Wood Hill and Baggrave Street



Shopping parade on Wood Hill



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Mosque (outside centre boundary)	(+1)
Comparison	3 (+2)	NATIONAL OPERATORS	TOTAL:
Leisure Service	1 (+1)	Barclays, Post Office	2
Retail Service	2		
Financial & Business Services	2		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>10 (+3)</b>		



<p><b>USES</b></p>	<p>There are 10 shops within the current designated local centre boundary. These comprise a healthy mix of goods and services. The centre contains a post office, travel agents, money transfer service and a branch of Barclays bank. The centre also contains a small number of clothes shops that specialise in Asian fashion, as well as more typical local provision in the form of a butcher's and a newsagent's.</p> <p>Outside the identified boundary of the centre, there are three further properties in retail use, providing two further small independent fashion retailers and a sandwich shop. There are currently no vacant units within the centre. In addition, Jame Mosque, which is located near to the centre, is an important building that is well used by the community and provides a focal point for the local area.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>A healthy level of activity was observed at the time of our visit to the centre at around 1.00pm on Tuesday 11<sup>th</sup> November. The Barclays branch in particular was found to attract considerable business and provide a strong customer draw. Customer interaction and activity was found to be relatively healthy and consistent at other shops within the centre. The Jame Mosque also acts to draw people into the area.</p> <p>It is considered likely that there will be some linked trips for customers visiting both the Wood Hill local centre and the Green Lane Road local centre given the very short distance between the two.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Free car parking is conveniently located for access to the centre alongside the Jame Mosque. This car park provides an ample number of spaces and appears to appropriately meet the needs of users of the centre. However, it was noted that visitors were choosing to park directly on the street, alongside the shopping frontage, in preference to using the car park, causing a degree of traffic congestion in the immediate locality.</p> <p>The centre is not formed around an A-road and, perhaps as a consequence, there is no bus stop at the centre. Bus services are available from Green Lane Road, which is a two minute walk away. This arrangement does not significantly impact on the centre's success as it is still accessible by bus and the vast majority of custom appears to be derived from a local 'walk in' catchment.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The local environment provides a feeling of a safe, community focused centre. The presence of shoppers, residents and passing traffic maintains a steady stream of activity. Natural surveillance is provided by surrounding residential accommodation. Few signs of any criminal/anti-social activity are evident. Traffic is generally slow moving, limiting any road safety concerns.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The centre is generally well maintained, formed around a pleasant residential neighbourhood. Shop units are for the most part in good condition. Similarly, the housing around the centre, although densely located, appears to be well kept. Accordingly, our visit to the centre did not identify any significant environmental problems.</p>



	<p>The back-street location also ensures that traffic through the centre is limited and consequently is not significantly detrimental to the environmental quality of the area.</p>
<p><b>CONCLUSION</b></p>	<p>Wood Hill is a small but healthy local centre of 10 units, which accommodates a bank, post office and travel agent alongside a range of convenience and comparison retail units. The 'back street' location of the centre reinforces the community spirited atmosphere. The environment and surroundings are generally well maintained and fit for purpose, providing a valued local destination.</p> <p>There are two units on the edge of the centre boundary that contribute to the centre's offer and we consider that these units should be included within the centre boundary.</p> <p>Given the range of facilities available at Wood Hill, we consider that it performs the role of a small local centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – the environmental quality of the centre is good, providing a positive image.</li> <li>≠ Weakness – on street parking along the shopping frontage creates localised congestion issues.</li> <li>≠ Opportunity – the centre likely benefits from its location in close proximity to Jame Mosque and the larger Green Lane Road centre.</li> </ul>



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Leicester City Council & Blaby District Council

Ref: A088154/74

Wood Hill



Key

- District Centre Boundary
- Recommended Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:500 @ A3

January 2015

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## Wyngate Drive

<b>ADDRESS (and Zone)</b>	Wyngate Drive Zone 12
<b>DESCRIPTION</b>	Wyngate Drive was formally designated as a local centre within the retail hierarchy of the City of Leicester Local Plan (1994). Today, however, the shops are not designated within the Leicester Core Strategy (2014) or the City of Leicester Local Plan proposals map (2006).  The shops are located approximately 2.5km driving distance to the west of Leicester city centre. The former local centre boundary contains three units, which are currently all occupied.
<b>CURRENT STATUS</b>	Not designated

### PHOTOGRAPHS:

The Cooperative Funderalcare, Wyngate Drive



The general convenience store and hot food takeaway



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	None	0
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	1	The Cooperative Funderalcare	1
Leisure Service	1		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>3</b>		



<b>USES</b>	The former local centre boundary currently contains a general convenience store, a hot food takeaway and a funeral care provider, which are the only respective convenience, leisure service and retail service units. The wider area comprises mainly low density semi-detached housing with a large allotment to the west and Westcotes Park to the south.
<b>PEDESTRIAN FLOWS</b>	We observed very limited pedestrian activity when we visited Wyngate Drive at around 3pm on Monday 18 <sup>th</sup> May 2015. This may partly be due to the time of day, as the hot food takeaway was closed. However, we consider that the three retail units and their location on Wyngate Drive lack the attributes that typically generate high levels of pedestrian footfall.
<b>ACCESSIBILITY</b>	The composition of the surrounding land uses, which include a large allotment area and low density housing with large gardens, are such that fewer people are within walking distance of the shops when compared with other centres in the authority area. However, the shops are located at the convergence of several tributary roads that link the surrounding residential areas. Consequently, the shops are more likely to attract customers passing in their car than local residents walking to the shop. In addition, the shops quite detached from the nearest public transport services, as the nearest bus stops are located over 400 metres away on Imperial Avenue. The area also lacks cycle parking facilities.
<b>PERCEPTION OF SAFETY</b>	The wide road width minimises the level of natural surveillance provided by the housing on the opposite side of the road. The largely brick frontage of the Cooperative Funeralcare unit and the fact that the hot food takeaway is closed during the day also reduces the sense that the shop frontage is overlooked. However, essentially, this is a quiet neighbourhood comprised of larger housing and the wider area generally feels safe and secure.
<b>ENVIRONMENTAL QUALITY</b>	The area around the shops has mixed environmental quality. Wyngate Drive is lined with a wide grass verge on either side, which contains several mature trees. However, the wide road width fails to enclose the area in front of the shops. In addition, the shop frontage is not particularly attractive and the parked cars directly in front of the retail units detract from their appearance. This area also contained a fair amount of litter on the day of our visit, much of which was in the grass verge.
<b>CONCLUSION</b>	Wyngate Drive has an insufficient concentration of retail units to be considered as a neighbourhood parade. We therefore recommend that the shops continue to not be designated within the retail hierarchy. Furthermore, we have identified that the shops suffer from low pedestrian activity, their location encourages car use and the shop frontage would benefit from improvements.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"> <li>≠ Strength – easy car access.</li> <li>≠ Weakness – limited pedestrian activity, low quality environment and the location is likely to generate car use.</li> <li>≠ Opportunity – to improve the appearance of the shop frontage by incorporating features that would make this area more attractive and having better coordinated parking arrangements.</li> <li>≠ Threat – worsening environmental quality could create crime issues.</li> </ul>

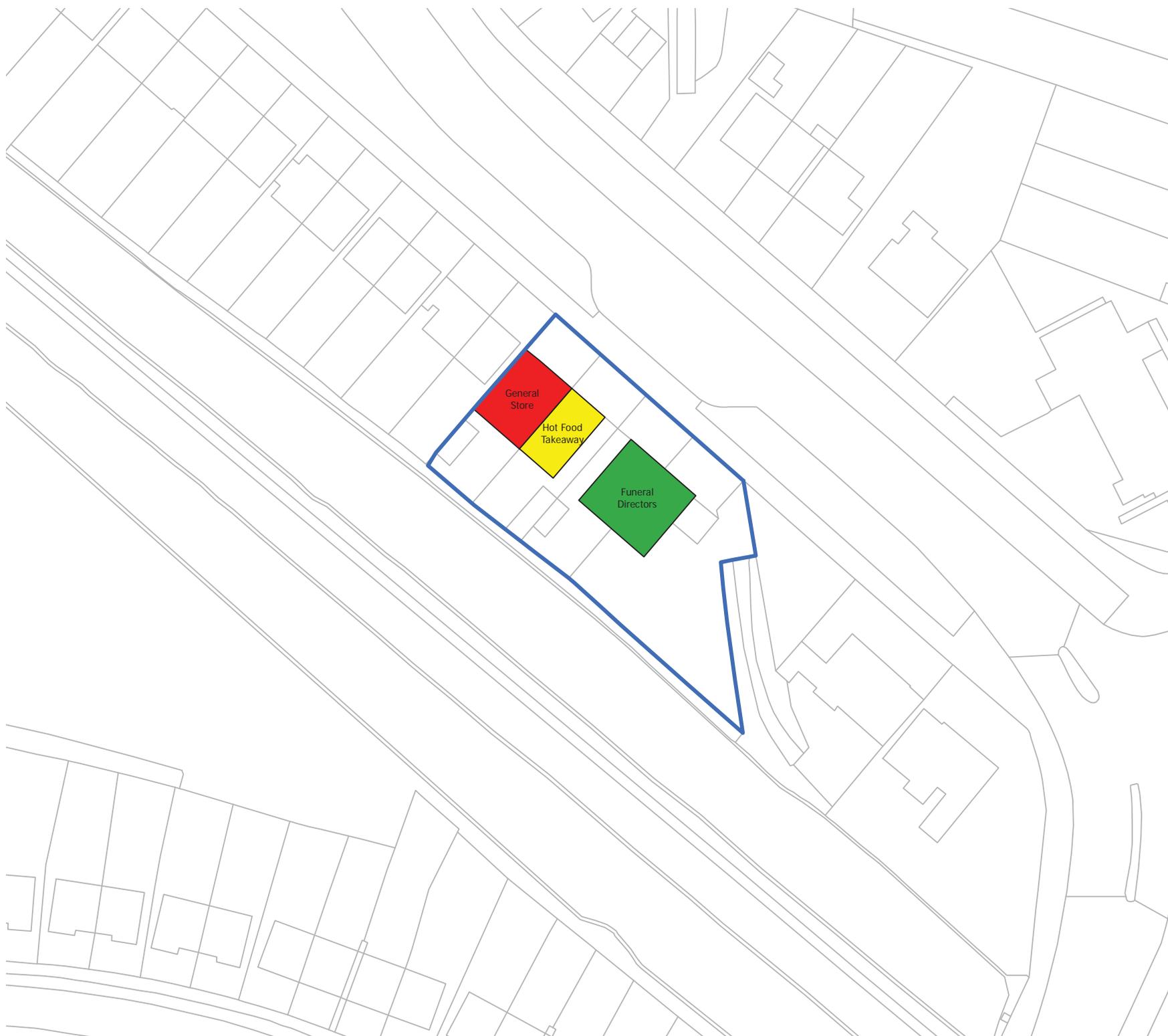


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Leicester City Council  
& Blaby District Council

Ref: A088154/113

Wyngate Drive



Key

-  Former Local Centre Boundary
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

May 2015

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**Appendix 4**

**Blaby District Council Health Check Assessments**

## Blaby

<b>ADDRESS (and Zone)</b>	Lutterworth Road, Enderby Road, Cross Street, Johns Court, Welford Road, Sycamore Street and Villers Court Zone 4
<b>DESCRIPTION</b>	<p>Blaby is a small town located 5 miles to the south of Leicester city centre and 2.5 miles south-west of Fosse Park shopping centre. The built up area is separated from the Leicester conurbation by the floodplains of the River Sense, which forms the town's northern boundary.</p> <p>The town centre is located towards the north-west of the settlement, which is the older part of the town. Blaby has grown southwards and the A426 Blaby Bypass, which passes to the west of town, provides excellent highway connections from the centre to Leicester and the M1.</p> <p>Blaby's commercial centre primarily comprises a long retail frontage on either side of Lutterworth Road, which runs from north to south through the town. The units are mostly two storey (possibly 1960s construction) buildings with ground floor commercial and first floor residential uses.</p> <p>There is a concentration of high end shops around the crossroads of Enderby Road and Cross Street. St Johns Court, which is a pedestrian only retail parade that is set back from Lutterworth Road, also incorporates a number of national retailers and a large Waitrose supermarket. An Aldi supermarket is also located within the northern part of the centre boundary, which has its own large customer car park.</p> <p>The main parking provision for the centre is provided by the St Johns Road and Enderby Road car parks, which are located immediately to the rear of the retail frontage on the western side of Lutterworth Road.</p>
<b>CURRENT STATUS</b>	Town Centre

**PHOTOGRAPHS:**

Johns Court, Off Lutterworth Road



Crossroads at Enderby Road and Cross Street





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	11	Library, Medical Centre, Civic Centre, Dolphin Hall Community Centre, Joint Service Shop (Council Housing), South Leicester Community Opportunities (Employment Services)	5
Comparison	23	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	15	Aldi, Age UK, Air Ambulance Service, Waitrose, Greggs, Johnsons Dry Cleaner, Thomas Cooks, Coop Funeralcare, Lloyds Pharmacy (x2), Lloyds Bank, Santander, Connells, Betfred, Post Office, Coop Travel, HSBC, Nationwide, British Legion	21
Retail Service	22		
Financial & Business Service	19		
Miscellaneous	4		
Vacant	2		
<b>Total No. of Uses</b>	<b>96</b>		

USES	
	<p>Blaby town centre has a strong main food shopping component. As well two national food operators in the form of Aldi and Waitrose, the centre also manages to sustain two bakeries, a butcher, a greengrocer and three smaller general convenience stores. Indeed, the centre's proportion of convenience shops is 11.5%, which is above the national average of 8.4%.</p> <p>The town centre has 23 comparison shops, which make up 24.0% of the total number of commercial units. The proportion of comparison shops is below the national average, which is of 32.5%. This is not surprising given the town's close proximity to Fosse Park, the effect of which is demonstrated by the presence of only one clothes shop within the centre. Instead, Blaby's comparison goods offer is more focussed around day-to-day retail need. For instance, there are two pharmacies, a florist, two discount household stores, a hardware shop and five charity shops. However, there are two larger stores selling kitchen and bathroom goods.</p> <p>Blaby has a lower than average proportion of leisure service units. There are only 15 leisure service units in the town centre, which equates to 15.6% of the commercial units. The national average is 22.4%. The main concentration of leisure services units is around Cross Street and the northern end of Sycamore Street where there are several restaurants, pubs, takeaways and a social club. The high street also has two betting shops and two cafes.</p> <p>Blaby's retail service offer has a relatively high representation. There are 13 units offering health and beauty services such as salons, hairdressers and tanning studios. There are also</p>



	<p>three opticians, two travel agents, two retailers offering repair services, a Post Office and a dry cleaner. In total, there are 22 retail service units, which comprise 22.9% of the total number of units, which is well in excess of the national average of 14.1%. The distribution of retail service units is spread across the whole centre, although there is a particular concentration within the northern area of Lutterworth Road.</p> <p>The town's importance as a key destination in providing local services for the surrounding rural communities is demonstrated by the number of financial and business service units. Blaby has nine estate agents, four banks and three other units offering financial and legal services. In total, this sector occupies 20.7% of the total number of units, which is well above the national average of 10.9%.</p> <p>The good health of the town centre is demonstrated by its extremely low level of vacancy. The current national vacancy rate is 11.4% of all units. However, Blaby has two empty units, equating to a vacancy rate of just 2.1%.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Overall, there was significant pedestrian activity when visited around 3pm on Monday 3<sup>rd</sup> November 2014. The highest levels of footfall was observed around the shops on St Johns Court, Enderby Road and on both sides of Lutterworth Road between St Johns Court and the crossroads. The flows were significantly lower in the more peripheral areas of Lutterworth Road to the north of the crossroads and to the south of St Johns Court.</p> <p>Low levels of footfall were observed on Welford Road, Cross Street and Sycamore Street. However, this is to be expected given the high proportion of residential uses on Sycamore Street, the lack of building frontage on Welford Road and because Cross Street has several takeaways and restaurants, which were closed at the time of the visit.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Blaby used to have a railway station but it was demolished in 1968. However, the railway line remains to this day running diagonally across the north of the town. Public transport today is provided by buses only. However, the number and frequency of bus services to and from Blaby's centre is excellent. The services call at a number of major destinations and many of the surrounding communities.</p> <p>There are two main bus routes through Blaby, these being the 84 and 85 routes. The 84 runs every 20 minutes between Cosby, Whetstone, Blaby and into the city centre via Aylestone Road. The 85 bus also runs every 20 minutes into the city centre but from South Wigston via Countesthorpe, Blaby and Aylestone Road. The bus stops are located in four locations within the centre. Each stop also has good walking accessibility to the shops and each stop has a shelter and good timetable information.</p> <p>There is limited free short stay on street car parking provision on Enderby Road and Lutterworth Road. Spaces are available for a maximum of three hours. The main off street parking provision is within the St Johns Court / Enderby Road car parks to the west of</p>



Lutterworth Road. These have a combined capacity of 229 car parking spaces and 11 disabled bays. The two car parks operate under a pay and display system, although the first 3 hours only costs 20p and motorcycle parking is provided for free. Both car parks offer more or less direct access to the shops.

The low cost and convenient parking is attractive to customers and the time limitation is sufficient to give sufficient time for a shopping trip but also to ensure that there is a high turnover of customers. Further longer stay parking is provided on Wigston Road, a short walk to the east of the town centre. This car park contains an additional 47 spaces and one disabled bay and has a flat rate of £1 per day.

A number of cycle parking facilities were observed within the centre and the overall amount and quality of cycle parking provision is good. Covered cycle accommodation is provided in St John's Court car park in the form of a cycle rack with a shelter, which has five Sheffield hoops with capacity for 10 bikes. Although this facility is located to the rear of the high street, the cycle hoops are situated between the entrance to St Johns Court shops and the car park. This is a prominent location with high pedestrian flows and gives the parked bicycles a good level of natural surveillance.

Three further Sheffield hoops are provided in the south-east corner of the Enderby Road car park, three more on Enderby Road on the corner of the St Johns Court car park entrance, two on Lutterworth Road adjacent to the new Spencers Estate Agents premises and a further two adjacent to Aldi's store entrance. All of these locations are prominent and are afforded natural surveillance from passersby. In addition, there is a good distribution of cycle parking facilities within the town centre, which enables cyclists to park close to their chosen shopping destination.

Pedestrian accessibility within the centre is also good. There are footpaths on both sides of each road, which are sufficiently wide to allow people to pass each other easily. There were a number of bins, bollards, flower planters, benches and other street furniture within the street. In addition, several of the cafes had outdoor seating areas. However, these had been laid out so as not to obstruct pedestrians or mobility vehicles.

The Lutterworth Road / Enderby Road crossroads is traffic light controlled and has pedestrian crossing facilities across each arm of the junction. There is also a zebra crossing opposite St Johns Court, which is well located to link to shops of the two sides of the street. Guard rails have been used to channel people away from areas where pedestrian / vehicle conflict is likely to occur. The roads around the shops also have double yellow lines and the absence of parked cars creates opens views, which is safer for pedestrians crossing the street.



**PERCEPTION OF SAFETY**

Our survey of Blaby town centre indicated that there was a good sense of security within the centre. There were no obvious signs of crime in respect of vandalism or graffiti that would impact upon the public's perception of the area. Indeed, the centre has good environmental quality, which adds to the sense that this is a safe and pleasant place to shop. There were only two vacant units and none of the units incorporated visible security shutters, which could reduce the perception of safety.

The buildings along the High Street were close to the road and they had plenty of windows that were clear of masking or advertising. As discussed, the main roads have double yellow lines and the absence of cars gives the centre an open feel. In addition, the streets were bustling, which helps to create a good overall sense of natural surveillance.

The car parks are also well lit and are overlooked by security cameras, which is good for security. In addition, there is a constant flow of people using the car parks, which adds to the perception that they are secure.

**ENVIRONMENTAL QUALITY**

The Blaby Bypass plays a significant role in maintaining the town centre's environment. Through traffic is diverted away from the centre, which means there are fewer cars on the high street. This means there is significantly less noise, pollution and traffic than would otherwise run through the centre.

The road configuration within the centre also helps to reduce vehicle speeds. The zebra and traffic light controlled crossings increase uncertainty within the highway, which means cars tend to travel at slower speeds. The same effect is also gained from pedestrians crossing the road in other locations within the centre. In addition, the lack of parked cars on the high street gives the centre a better all round visual appearance and reminds motorists of the pedestrian traffic in the area.

A number of attractive pieces of street furniture are used within the centre, including hanging baskets, benches, seasonal planting areas and cycle hoops. The quality of Blaby's street furniture is particularly good. The benches are painted black and have a stylish design. The litter bins are also all a uniform green colour with gold embossed lining and the bollards and notice boards are also painted in the same uniform green style. This gives the centre a sense that it is cared for and greatly adds to the overall environmental quality. In addition, the number and locations of street furniture were such that the highway and footpaths did not appear to be cluttered.

Good environmental quality is often linked to low crime and disorder rates and there were few signs of vandalism or litter. In addition, the security features used on the majority of the shops were modest and unintrusive, which further assisted the creation of a sense of good environmental quality.



The cafes had outdoor seating areas and some of the shops had products being sold on the street outside their entrances. The public toilets were also clean and bright and were maintained daily.

Our only negative observations relate to the fact that many of the retail units were slightly dated and that some of the shop frontages and signage were of poorer quality. The rear of the buildings facing the St Johns Court and Enderby Road car parks also detracted from the environmental quality of these areas, as they were large brick walls with no windows or other features.

**CONCLUSION**

Blaby's commercial centre serves the wider town and many of the surrounding communities as a main food shopping destination. There is a particularly strong convenience, leisure service, retail service and financial and business service offer. However, the comparison offer appears to be restricted to meeting day-to-day need, probably owing to the fact that Fosse Park is located only 2.5 miles away.

Blaby's centre functions extremely well. The car parking arrangements are good and cater for shoppers parking requirements at an affordable rate, whilst ensuring businesses benefit from a high turnover of customers. In addition, the overall public transport, cycle and pedestrian accessibility is also good.

Much of the high street comprises low quality 1960s style retail units. However, the high quality street furniture and other features, such as the outdoor seating areas provided by the cafes, offset this issue. Consequently, the centre is appealing for shoppers and the current arrangement works well.

There are issues that have potential for improvement. These include the lower pedestrian flows on Lutterworth Road to the north of the crossroads, as well as the visual appearance of the rear of the buildings facing the St Johns Court and Enderby Road car parks. In addition, the frontages of the units within the centre could also be improved to enhance the visual appearance of the centre.

Notwithstanding this, Blaby's centre is generally very well maintained and achieves a good level of environmental quality, which is also closely linked to the centre's good perception of safety. Overall, the centre appears to be in very good health, which is exemplified by the extremely low number of vacant units, the high number of national operators and the wide diversity of services and facilities that are on offer.

The defined centre boundary incorporates several areas of residential and industrial uses, which would not normally associated with a commercial centre. As such, there is scope for the boundary to be rationalised to exclude these areas.



<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"><li>≠ Strength – the strong convenience offer, both in terms of supermarket provision and independent specialist food retailers.</li><li>≠ Strength – good accessibility from different modes of transport.</li><li>≠ Strength – low level of vacancy, good environmental quality and good perception of safety.</li><li>≠ Weakness – the dated 1960s style buildings that form much of the high street.</li><li>≠ Weakness – the limited range of comparison goods.</li><li>≠ Opportunity – to improve pedestrian footfall north of the crossroads on Lutterworth Road.</li><li>≠ Opportunity – to improve the visual appearance of some of the shop frontages.</li><li>≠ Threat – from competition, especially the supermarkets at Fosse Park.</li></ul>
<b>RECOMMENDED DESIGNATION</b>	Town Centre



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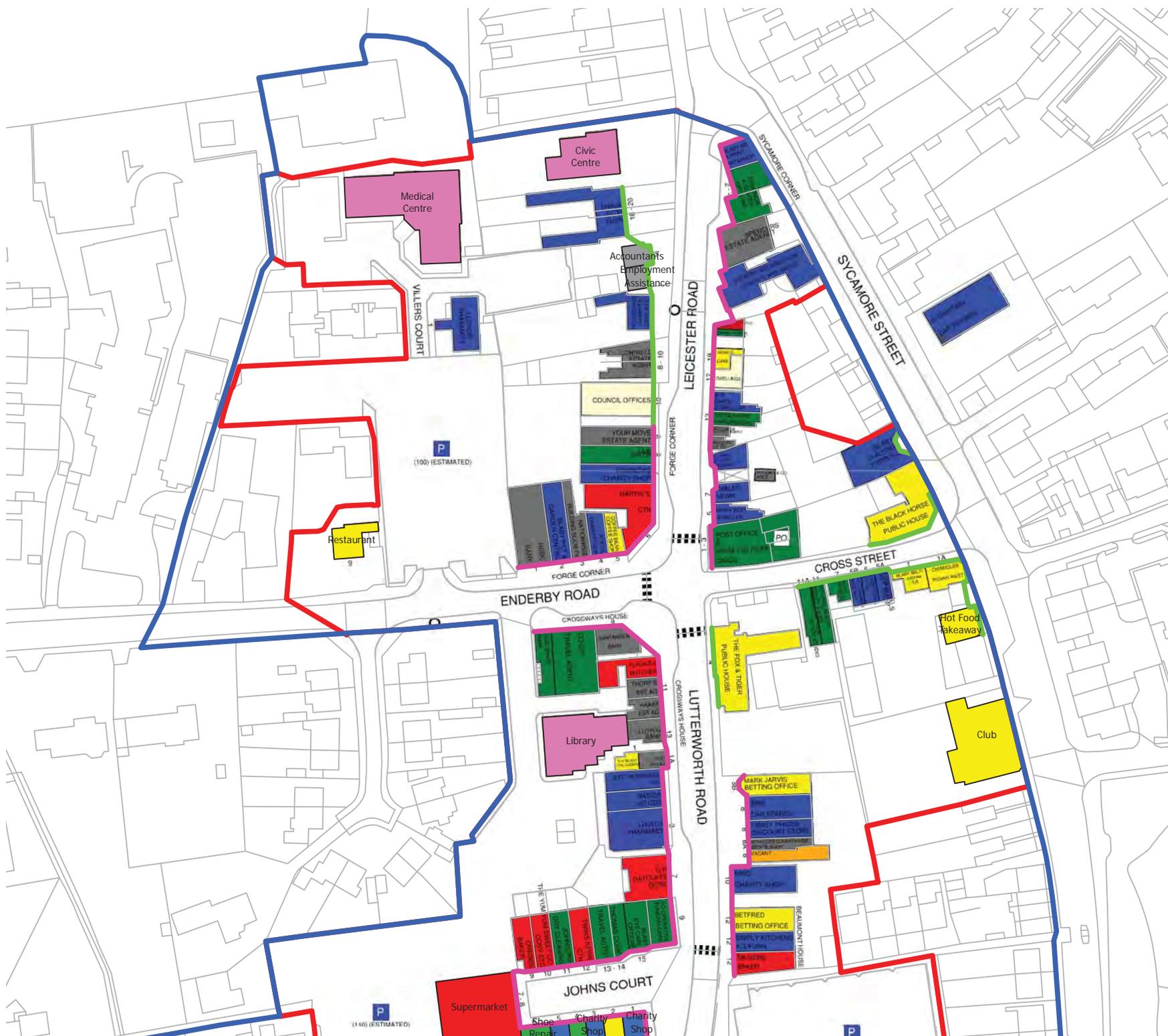
# Leicester City Council & Blaby District Council

Ref: A088154/75.1

Blaby (North)

## Key

-  Existing Centre Boundary
-  Recommended Boundary
-  Primary Retail Frontage
-  Secondary Retail Frontage
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

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January 2015

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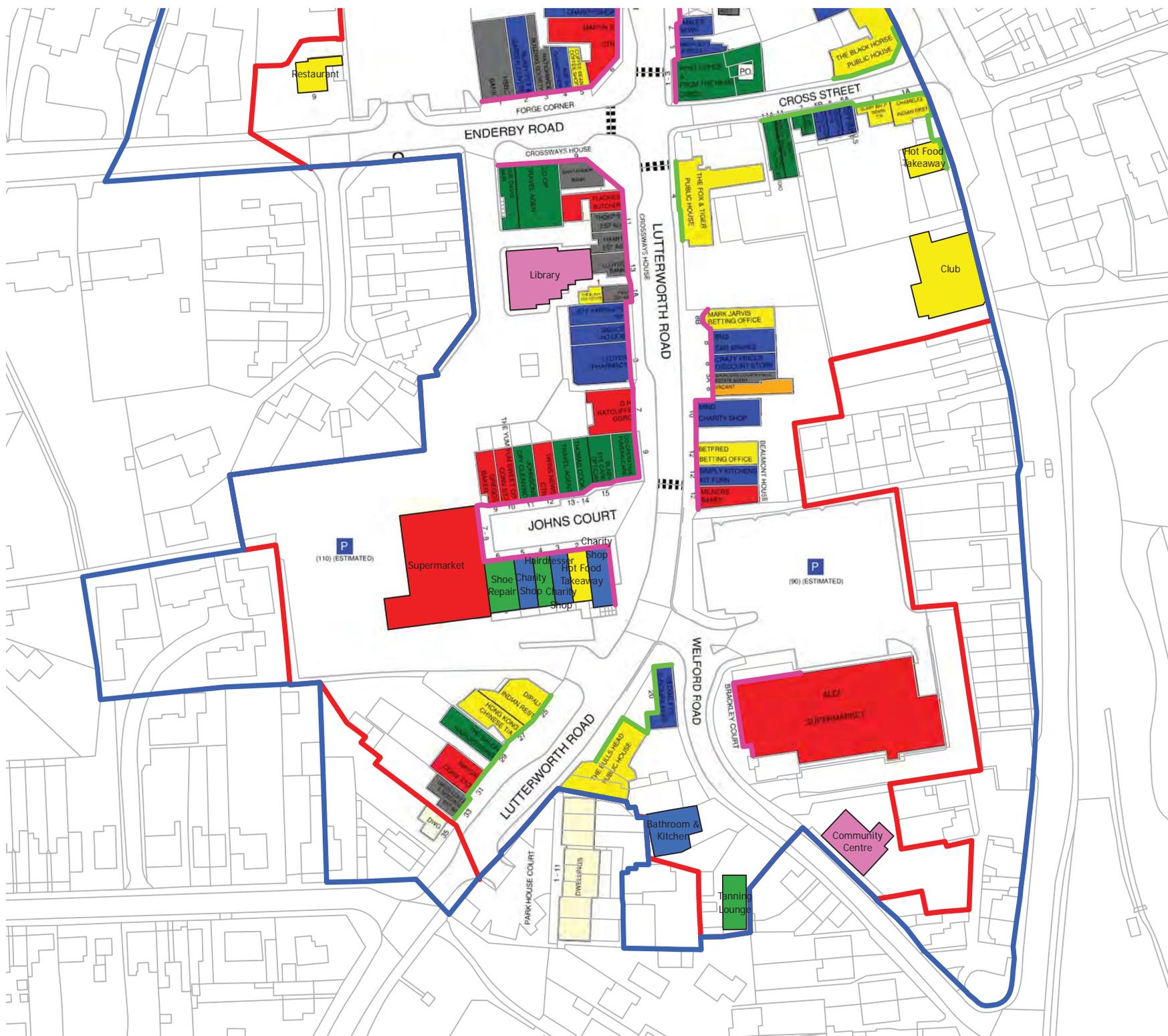
# Leicester City Council & Blaby District Council

Ref: A088154/75.2

Blaby (South)

## Key

-  Existing Centre Boundary
-  Recommended Boundary
-  Primary Retail Frontage
-  Secondary Retail Frontage
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:1,000 @ A3

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## Cosby

<b>ADDRESS (and Zone)</b>	The Nook and Main Street Zone 4
<b>DESCRIPTION</b>	<p>Cosby is a small settlement located 2.5 miles driving distance south-west of Blaby and 7 miles south of Leicester city centre. The village is surrounded by open countryside, although the M1 motorway and the formation of the now dismantled Great Central Railway run close to the eastern edge of the village.</p> <p>The area around the shops quite unusual and but is attractive. The units face onto Main Street and the Nook. A small brook flanked by a wide grass verge runs through the middle of Mian Street. Surrounding the shops, there is a small employment area directly to the north with housing further north and to the south. Open countryside extends into the village from the east and west and the area around the shops is of a rural nature.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

The Bulls Head, Cosby



The Nook, Cosby



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	Working Men's Club	1
Comparison	2	NATIONAL OPERATORS	TOTAL:
Retail Service	2	Post Office	1
Leisure Service	2 (+2)		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>7 (+2)</b>		

<b>USES</b>	The is one convenience store on Main Street, which is a butcher. However, there are also
-------------	--



	<p>two further convenience of the edge of the designated boundary on the corner of Park Road, which are a Co-operative Food and a Mercury News store. These contribute strongly to Cosby's overall convenience offer.</p> <p>Cosby also contains a bathroom sales room, which with the pharmacy, comprise the only comparison goods retailers. However, there are two retail service units in the form of the Post Office and a hairdresser, and two further leisure service operators, namely the fish and chip shop and Granny Smiths Deli and Tea Room. These all have an important function in serving the local community's needs. In addition, the Bulls Head pub and Cosby Working Men's Club are located immediately adjacent to the designated boundary, but still contribute to overall offer within the village.</p> <p>Notwithstanding the above, the small number of units and the range of goods and services on offer within Cosby are not considered to be at a level that is consistent with what would normally be expected in a local centre.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian flows were moderate when visited around 12.30pm on Monday 3<sup>rd</sup> November 2014. The cafe / deli appeared to have a regular flow of people into their shop, which may be expected given the time of day. However, the Post Office appeared to be very quiet. In addition, a number of the units were closed at the time of the visit, including the hairdresser, the fish and chip shop, the bathroom showroom and the Bulls Head pub.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Pedestrian accessibility is generally good within the area around the shops. The majority of the houses within the village are located within an 800 metre walking distance of the shops. Whilst the brook comprises a physical barrier to accessibility along the Nook and Main Street, there are a number of bridges located at regular intervals allowing people to cross with ease. There is also a zebra crossing connecting the shops on either side of The Nook, which is the main road through the shopping area.</p> <p>No cycle facilities were observed during the visit, although the rails that run along the course of the brook may act as an informal cycle parking facility in practise. In addition, free and unrestricted on street car parking is readily available around the shops, although this is shared with the surrounding residences. However, parking close to the shops does not appear to be an issue.</p> <p>Bus stops are located at the south-west corner of the Nook. These do not have timetable information or shelters but there are services every 20 minutes in each direction. The 84, 84A and X44 buses operate past the shops, connecting Cosby with many of the surrounding communities, as well as Blaby and Leicester city centre.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The sense of safety in Cosby is very good, owing to the its high environmental quality and rural location. The retail units and surrounding residences all face directly onto the square and there are numerous windows that give the area around the shops a good level of natural surveillance.</p>



<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>Cosby has extremely good environmental quality. The brook and the greenery that run through the heart of the village are well kept and very attractive, as are the buildings that front onto The Nook and Main Street. In addition, there are many features that add to the environmental quality, such as seasonal flower boxes and seating areas. Many of the retail units have heritage facades, which contributes greatly to the environmental quality.</p>
<p><b>CONCLUSION</b></p>	<p>Cosby is generally attractive but its shops perform an important function in serving the day to day needs of the local community. However, the area around the shops is very quiet and a number of the units are closed on some weekdays. Despite this, there are currently no empty units and the Cosby appears in all other regards. The two convenience stores on the corner of Park Road, as well as the Bulls Head Pub and the working men's club, contribute greatly to Cosby's level of retail and service provision. However, the small number of units and the range of goods and services on offer are considered to perform at the level of a neighbourhood parade, rather than a local centre.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – there are several key services within a compact area.</li> <li>≠ Strength – there is also good accessibility, environmental quality and perception of safety.</li> <li>≠ Opportunity – given Cosby's picturesque nature, there is an opportunity to capitalise on this through an increased tourist related offer.</li> <li>≠ Threat – The low pedestrian flows could see some shops close, which would reduce the critical mass of the village centre. In addition, the local housing market appears to be buoyant and there is a risk that some of the commercial units could be converted into dwellings.</li> </ul>



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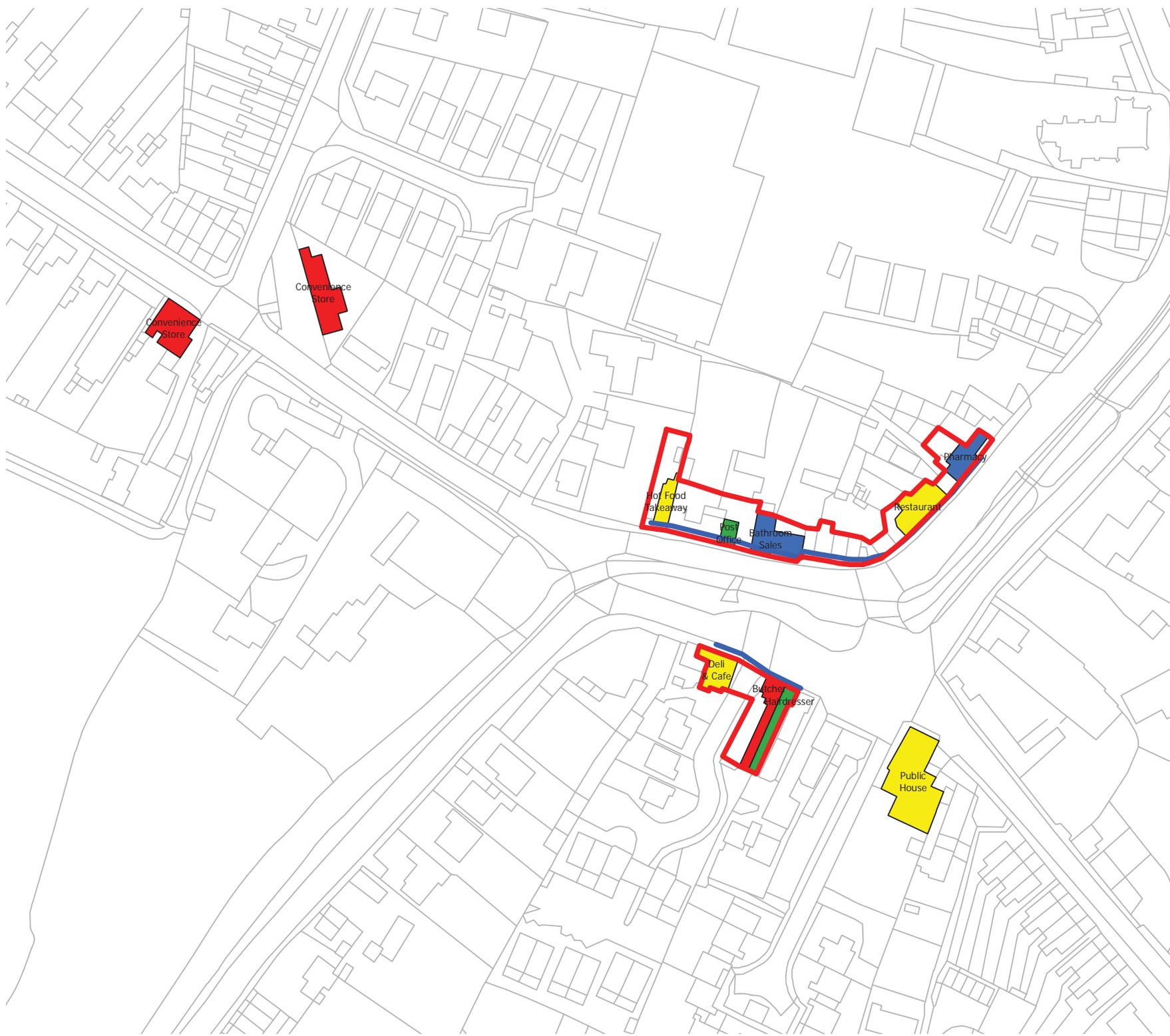
# Leicester City Council & Blaby District Council

## Ref: A088154/76

### Cosby

#### Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

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January 2015

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## Countesthorpe

<b>ADDRESS (and Zone)</b>	The Bank, Church Street, Main Street, Central Street and The Square Zone 4
<b>DESCRIPTION</b>	<p>Countesthorpe local centre is located 6 miles south of Leicester city centre and 2 miles south-east of Blaby. The commercial centre is located to the east of the built up area and the shops front onto a circulatory one way system, which comprises Central Street, The Bank and Church Street. There are also several additional retail units Main Street, which extends southwards from the main shopping area.</p> <p>The village has 16 units although there are an additional five units on the edge of the defined centre boundary, which contribute to the overall offer within the centre. The oldest part of the centre is located in the south-west of the shopping area around Main Street and Church Street. This area has some high quality buildings including the Church of St Andrew. However, the buildings in the eastern part of the commercial centre facing The Bank are of less quality and comprise a two-storey parade of purpose built retail parade with residential uses above.</p> <p>Surrounding the centre, there is mainly housing in all directions. However, Greenfield Primary School is located close to the north-west of the shopping area and open countryside extends beyond the housing to the north, east and south.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

The Bank, Countesthorpe



Main Street, Countesthorpe





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	5	Health Centre	1
Comparison	2 (+2)	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	4 (+2)	Co-operative Food	3
Leisure Service	3 (+1)	Co-operative Funeralcare	
Financial & Business Services	0	Tesco Express	
Miscellaneous	0 (+1)		
Vacant	0		
<b>Total No. of Uses</b>	<b>14 (+6)</b>		

<b>USES</b>	<p>There is a high proportion of convenience operators within the centre with two mini-supermarkets, a bakery, a butcher and an additional general convenience store. There are also a high proportion of comparison uses, many of which providing key local services, such as the chemist (which is currently expending into the neighbouring unit), as well as two DIY home improvement stores on the edge of the commercial boundary. The centre also contains three hot food takeaways, which comprise the leisure service offer, as well as a hairdresser, beauty salon, funeral director and an optician, which constitute the retail services. The centre does not contain any vacant units.</p> <p>There are also a number of uses directly on the centre's edge that are not currently within the defined centre boundary. However, such units contribute greatly to the centre's offer. These include the Central Street car park, The Axe and Square pub, Aquarius Bathrooms and Kitchens, Co-operative Funeralcare, a health centre and Bryad Printing Services. Notwithstanding this, we consider these uses to be in edge of centre locations. Furthermore, we consider that the location of the Co-operative Food, which is currently located in the designated centre boundary, is actually an edge of centre location.</p>
<b>PEDESTRIAN FLOWS</b>	<p>Pedestrian flows around the centre appeared to be low when visited around 1pm on Monday 3<sup>rd</sup> November 2014. This was particularly the case around The Bank, where many of the shops were closed. The busiest area was around the medical centre and chemist on Central Street. This is surprising given that it was lunch time when the site inspection was undertaken, which is usually a busier period of the day when it could be expected that pedestrian flows would be relatively high.</p>
<b>ACCESSIBILITY</b>	<p>Accessibility within the centre is generally good. The footpaths around are sufficiently wide enough and clear of obstructions and allow pedestrians to move freely between the shops, although there is only a footpath is on one side of the road in places. There are no formal</p>



	<p>pedestrian crossings but the road widths are narrow and winding so vehicles speeds are lows. Consequently, it is easy for pedestrians to cross the road wherever needed.</p> <p>Cycle access is also generally good. There are no cycle paths but the centre is flat and there are cycle parking hoops located on The Bank and in front of the Tesco Express.</p> <p>Countesthorpe does not have a train station. However, a bus stop with a shelters and good timetable information is located at the western end of The Bank. An additional stop is located on on Wigston Street by the Axe and Square pub, although this does not have a shelter. The 85 bus service provides a half hourly service to Wigston and Leicester city centre, as well as many of the surrounding communities.</p> <p>Although on-street car parking is very limited within the centre, there are 19 spaces and a further two disabled bays in the Central Street car park, which is free for 2 hours. Both the Tesco Express and the Co-operative Food also have free customer car parking, as does the medical centre on Central Street.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Countesthorpe's centre is quiet and parts of it are very scenic. This gives it a village centre feel, which is generally associated with a good perception of safety. The buildings are generally located close to the road and there are numerous windows overlooking the street, which create a good sense of natural surveillance.</p> <p>The parade around The Bank is less open, which is partly caused by the design of the units, which overhang the footway and create a dark area with views obscured by the stanchions. These units are also in need of some refurbishment and several of them were closed at the time of the site inspection and had their steel security shutters down. This did not look particularly attractive and detracted slightly from the sense of safety in this area. In addition, several of the shops on The Bank had their windows substantially covered with advertising, which blocks views of the street and reduces the level of natural surveillance.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The environmental quality within Countesthorpe is generally good, although there is some scope for improvement in some areas. The historic part of the centre along Main Street and Church Street are of excellent quality. The grounds of the Church and the graveyard bring greenery into the village centre and the building frontages and gardens in this area are attractive and well kept. There is also a small park at the top of Central Street that offers seating and further greenery.</p> <p>The distribution of bins within the centre is good and they were clearly functioning well as the centre was clean and free of litter. The car parks on Central Street have a very important function but their integration into the streetscene is poor. In addition, the car park surface of the Aquarius Bathrooms and Bryad Printing Services is poor and detracts from the centre's environmental quality.</p>



	<p>As previously highlighted, the poorest area of environmental quality is around The Bank, which has a lesser quality building frontage that would benefit from refurbishment. Design improvements could also be made to the highway in this area. For example, the landscaped area at the junction of The Bank and Scotland Way offers little to the area's visual amenity and could be better designed.</p>
<p><b>CONCLUSION</b></p>	<p>Countesthorpe appears to be a vital and viable centre. There are no vacant units and the sense of safety and levels of accessibility are both good. In addition, parts of the centre are of a good environmental quality. However, the eastern part of the centre is of a slightly tired appearance and would benefit from some refurbishment.</p> <p>Due to the range of retail and service uses provided in Countesthorpe, we consider that it appropriately performs the role of a local centre. However, we do not consider that the Co-operative Food store at Main Street is well integrated into the centre and believe that this is more accurately considered an edge of centre facility. Accordingly, we do not consider that it should be included within the centre and recommend that the centre boundary is drafted accordingly.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – the centre provides a wide range of retail uses, which are confined within a small area. As such, accessibility within the centre is good. In addition, accessibility from the surrounding communities is also good.</li> <li>≠ Weakness – Bank Street has lesser environmental quality, which detracts from the retail potential of this area.</li> <li>≠ Opportunity – Opportunity to implement environmental improvements, which would greatly improve the appearance of the centre.</li> <li>≠ Threat – although there are currently no vacancies, some of the units on Bank Street appear to receive low pedestrian flows and may be at risk of becoming vacant.</li> </ul>



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# Leicester City Council & Blaby District Council

Ref: A088154/77

Countesthorpe

## Key

-  Recommended Boundary
-  Existing Retail Designation
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:750 @ A3

January 2015

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## Enderby

<b>ADDRESS (and Zone)</b>	Cross Street, Mill Lane, Townsend Road, King Street and Corporation Street Zone 16
<b>DESCRIPTION</b>	<p>Enderby is located 5 miles south-west of Leicester city centre and approximately 1.5 miles to the west of Fosse Park Shopping Park. The centre is focussed around the central thoroughfare of Cross Street, Mill Lane and Corporation Street. The surrounding land uses mainly comprise residential areas, although a school, library and a community centre are all located close to Enderby's centre.</p> <p>Although relatively small in size when compared to other District Centres in the study area, Enderby's range of services and facilities is considered to fulfil the needs of the local community in acting as a District Centre.</p>
<b>CURRENT STATUS</b>	District Centre

### PHOTOGRAPHS:

Mill Lane, Enderby



Enderby Service Station



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	3	Civic Centre, Village Institute and Library	3
Comparison	3	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	9	Co-operative Food (x 2), Barclays Bank and Post Office	4
Retail Service	8		
Financial & Business Service	3		
Miscellaneous	3		
Vacant	0		
<b>Total No. of Uses</b>	<b>28</b>		



<p><b>USES</b></p>	<p>Unusually, there are two Co-operative Food stores in Enderby, which are located very close to each other. These are the largest units within the village and the Post Office has recently transferred into the northern store, which is the larger of the two units.</p> <p>The other retail units within the centre are all small format, which are almost entirely occupied by independent traders. The remaining convenience is the News Shop, which is a general store / newsagent.</p> <p>There is a high proportion of retail service uses, with three hairdressers, a tanning salon and a petrol filling station. In addition, there are also a considerable number of leisure service operators, including two takeaways, a cafe, sandwich shop, betting shop and a pub. There is also an additional pub on the northern edge of the defined centre boundary.</p> <p>Unusually for a centre of this size, there are three financial and business service units. These are a bank, building society and an estate agent. However, the comparison offer is relatively limited with only a pharmacy, a discount variety store and a shop selling bespoke fireplaces.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>During a site visit conducted on Tuesday 28<sup>th</sup> October around 2.30pm, a moderate level of footfall was recorded, even though this is a quieter time of day when activity might be expected to be lower. The highest pedestrian flows were observed between the two Co-op stores. The two takeaways on Mill Lane were closed at the time of the site inspection, so the southern part of the centre may be expected to have higher pedestrian flows later in the evening. The lowest flows were observed around Taylor Made Fireplaces. The entrance to this store is not very obvious and the car park looks to be private and does not capture passing trade effectively.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The majority of the village is within an 800 metre (10 minute) walking distance of the village centre, and is therefore well positioned to service local needs. The centre is compact and although it is located on a moderate incline and has some areas with areas where street furniture obstructs the footy, it achieves reasonably good walking accessibility. However, the main through road does experience some periods with busy flows of traffic and there are no pedestrian crossing facilities. This could be an issue for some people, especially in locations where cars are parked on the road.</p> <p>There are two council operated car parks close to the centre. The King Street Car Park is located 140 metres walking distance to the south-west of the shopping area and has 18 spaces and one further disabled bay, and is free for a 4 hour maximum stay. The John Street car park is located nearly 300 metres walking distance to the south of the shops and contains 30 spaces and one additional disabled bay, and is also free for a 2 hour maximum stay. The two Co-ops also provide free customer parking and both stores have approximately 30 spaces. In addition, there is on-street parking in and around centre, which is also free and unrestricted.</p>



	<p>Parking seemed to be an issue within the village, with on-street provision being very competitive. However, the locations of the parking facilities (when parking is available) enable shoppers to park close to their shopping destination.</p> <p>Bus stops are located on either side of Corporation Street to the south of the shopping area. Both stops have shelters and good timetable information. The 50 bus route provides a half hourly service in both directions to many of the surrounding communities.</p>
	<p>The settlement has a bustling centre and the number and range of shops and facilities enables more or less constant activity to be maintained within the street. This helps create a strong sense of a secure environment. The presence of people in the street would also extend into evening hours, given that there are pubs and takeaways within the centre and that the Co-op store remains open until 10pm. In addition, the retail frontage is close to the road and contains sufficient windows to create a sense that the street is well overlooked.</p>
	<p>There is varying quality in terms of the visual quality of the shop frontages, ranging from very attractive buildings such as the Nags Head pub and Barclays Bank building to the less attractive facades of other units. In particular, the iron-clad frontage of the petrol station and the facade of Taylor Made Fireplaces fails to make a positive contribution to the street-scene.</p> <p>The two Co-op car parks could be better maintained and the car park of the southern store in particular is of poor quality. In addition, the footpaths are cluttered with uncoordinated arrangements of bins, bollards and signage. Notwithstanding this, the centre appeared to be very clean at the time of the visit and these issues did not substantially detract from the centre's good functionality.</p>
	<p>Enderby has a wide range of services and facilities for a settlement of its size. With the exception of comparison goods, there is a strong all round retail offer and there are a number of key services and facilities with the centre. These cater for a variety of local community's needs, as well as the needs of the surrounding village communities. Demand for units is clearly high given the total lack of any vacancies.</p> <p>The centre is generally in good health. Pedestrian flows are moderate to high and the shops have good accessibility. The environmental quality and perception of safety are also generally good, although there are some areas, which would benefit from improvement.</p> <p>The range of Enderby's retail offer enables people to make linked shopping trips within the centre. Given the variety of shops, the number of units and their importance to the surrounding communities, it is considered that Enderby fulfils the role of a District Centre.</p>
	<p>≠ Strength – The range of uses in the centre is good, particularly given the additional services and facilities that are provided close by within the village, such as doctors</p>



surgery, dentists and the library.

- ≠ Weakness – the visual appearance of some of the shops within the centre.
- ≠ Opportunity – given its land area and condition, there may be an opportunity to improve the petrol station and the surrounding buildings.



creative minds safe hands

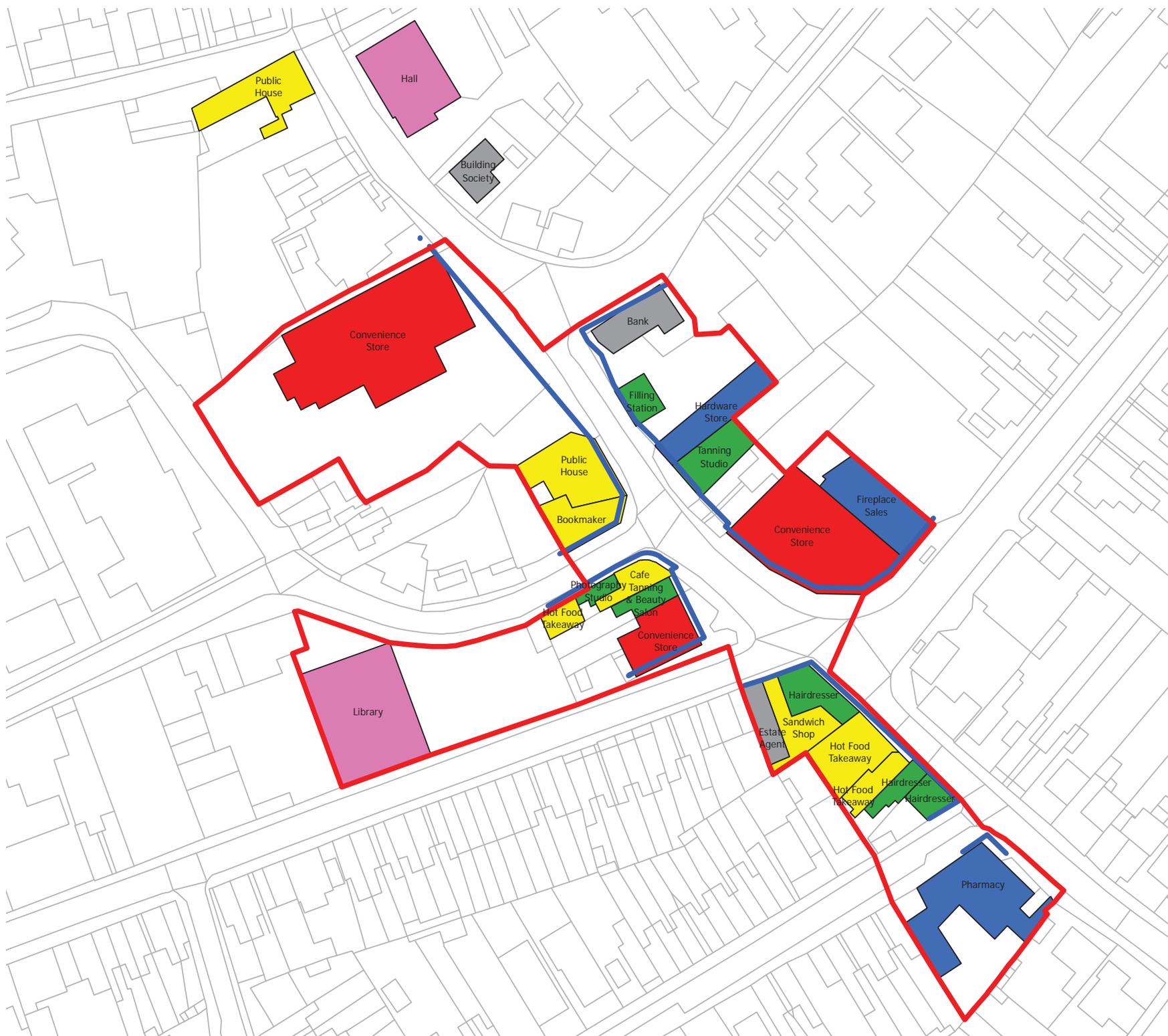
# Leicester City Council & Blaby District Council

## Ref: A088154/78

### Enderby

#### Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:750 © A3

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## Fosse Park, Grove Farm Triangle and Asda

<b>ADDRESS (and Zone)</b>	Motorway Trading Area Zone 16
<b>DESCRIPTION</b>	<p>Fosse Park is a purpose-built retail park 4.5 miles to the south-west of Leicester city centre. The centre comprises three distinct areas, which are Fosse Park, Grove Farm Triangle (including a Sainsburys superstore) and a large Asda. The centre is surrounded by employment uses to the west, housing to the north and open countryside to the south and west.</p> <p>The centre is characterised by its large format retail units, which are almost exclusively occupied by well know national high street operators. Fosse Park also has excellent transport connections with more or less direct access to both the M1 and M69 motorways access and a large free car park in front of the units.</p>
<b>CURRENT STATUS</b>	Out of Centre

### PHOTOGRAPHS:

Fosse Park



Asda



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	4		0
Comparison	32	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	7	Sainsburys, Pizza Hut, Everything Everywhere (EE), O2, Thorntons, The Perfume Shop, Clintons, Phones4U, Costa Coffee, KFC, Pizza Hut, McDonald's, Greggs, Marks & Spencer, New Look, Sports Direct, WHSmith, Boots, Car Phone Warehouse, Clarks, Evans, Wallsis, Burtons, Miss Selfridge, Topshop / Topman, Next, Monsoon / Accessorise, River Island, Gap, BHS (Soon to be Primark), Bensons for Beds, Next Home, SCS, DFS, Currys and PC World, Argos and Asda.	42
Retail Service	0		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>43</b>		



<p><b>USES</b></p>	<p>As previously identified, the centre is located across three distinct areas. Sainsburys occupy Grove Farm Triangle with a superstore and petrol station. This part of the centre also contains a Pizza Hut restaurant.</p> <p>The northern part of the centre is formed of the Asda superstore, which provides food, clothing and home accessories. The Asda also has a petrol station, which is located on Fosse Park Avenue.</p> <p>The remaining part of Fosse Park's wider commercial centre is actually divided into two parts. These are Fosse Park South and Fosse Park Shopping Centre. Fosse Park South contains seven large retail units, which mainly occupied by home furnishing operators. Fosse Park Shopping Centre has 31 retail units, which are mainly occupied by high street brands mainly providing comparison goods. However, the shopping centre also has eight smaller units that form a food court. In addition, there is also a large Marks &amp; Spencer store, which offers both clothing and food.</p> <p>An application has been approved for changes to the large unit that is currently occupied by BHS. This will see the development of a new mezzanine level to allow Primark to move in. In addition, a unit in the south-east corner of Fosse Park South has recently been subdivided into two units with full mezzanines added in both, each creating approximately 800 sq.m of additional retail space.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>During a site visit conducted around 2pm on 28<sup>th</sup> October 2014, footfall within Fosse Park Shopping Centre appeared to be very high. Parking availability was very limited around Fosse Park Shopping Centre and this area appeared to be the busiest part of the wider commercial centre. Pedestrian flows around the retail units were high and the shopping centre was bustling.</p> <p>Fosse Park South appeared to be significantly less busy. The car park was only half full and there were significantly less customers entering the units. The far south of Fosse Park South was particularly quiet. Notwithstanding this, the presence of more cars in the north of the car park could be caused by customers parking their cars here and walking to Fosse Shopping Centre.</p> <p>Both the Asda and Grove Farm Triangle Sainsbury's were very busy with their car parks almost full and a constant flow of customers entering and leaving the stores.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The centre is in a highly accessible location on the national road network, being linked directly onto both the M1 and M69 motorways. Narborough Road South (A4560) also provides good road access to Leicester city centre and south Leicester.</p> <p>The centre's main bus terminal is located on Fosse Park Avenue between the Asda and Fosse Park Shopping Centre. Numerous bus services (10, 40, 52, 102, M12 and ME12)</p>



	<p>provide access to the city centre and the surrounding communities. However, these bus stops did not have shelters but did have good timetable information. There are also bus stops on either side of Narborough Road South. From here, bus services 10, 50, 50A, X6, X44 and X55 can be caught. These stops have shelters and good service information.</p> <p>Cycle stands were provided in several locations across the centre. Some of these had shelters above the stands to keep bikes dry. However, the stands were not positioned in prominent locations and the stands appeared not to be well used.</p> <p>Pedestrian circulation within the site was good with walkways clear of obstructions and zebra style crossings over the internal roads. However, the site's location offers little opportunity for walking accessibility from the surrounding areas. The closest area of housing is an estate to the north. However, the configuration of Fosse Park and traffic on the roads mean that it is far more convenient to arrive at the centre by car than on foot.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Perception of safety around the main shopping areas is very good. The shop forecourts are generally very busy and are monitored by CCTV. Visibility across the car parks is also good, with trees left bare trunked to head height, which enables a good level of natural surveillance across the car parks.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The frontages of the retail units are modern and well kept. In addition, the parking areas in front of the units are also well coordinated and maintained. There are green features within the car parks, including trees, which add greenery and variety to the outdoor area. As such, the centre's outdoor area achieves a good level of environmental quality, particularly when compared to other retail parks.</p> <p>Fosse Park Shopping Centre also has an indoor shopping area. This is bright, clean and conducive to a pleasant shopping environment.</p>
<p><b>CONCLUSION</b></p>	<p>Fosse Park is large retail park that is split across three areas. The units are almost exclusively occupied by national operators, mainly offering comparison goods, although there are two large superstores and several restaurants.</p> <p>The centre has excellent highway accessibility and is a regional shopping destination. However, the centre also has a number of stores and facilities that cater for the day shopping needs of the surrounding communities. In addition to the supermarkets and restaurants, the centre has two petrol stations, a pharmacy and ATM cash machines.</p> <p>The centre appears to be in very good health with low levels of vacancy, generally high pedestrian flows and a good perception of safety and environmental quality. However, Fosse Park South was also observed to have significantly lower levels of pedestrian flows than the other parts of the centre. In addition, pedestrian and cycle accessibility is limited due to distance people have to walk, the difficulty of the journey and because the shops are far more easily accessed using a car. Given the size of the units and types of operator,</p>



	it is considered that Fosse Park performs the role of an out of centre retail park.
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"><li>≠ Strength – excellent highway accessibility and parking provision.</li><li>≠ Strength – many top high street brands.</li><li>≠ Weakness – walking and cycling accessibility.</li><li>≠ Threat – low levels of footfall in Fosse Park South could lead to vacancies.</li></ul>



## Glen Parva

<b>ADDRESS (and Zone)</b>	Carvers Corner, Grange Drive and Leicester Road Zone 11
<b>DESCRIPTION</b>	<p>Glen Parva is a predominantly residential area located in the southern extremity of the Leicester conurbation. Although there is no large shopping area within this part of Leicester, there are seven shops on Grange Road that provide a range of services that cater for the day to day needs of the local community. The units are of two storey terraced configuration with ground floor retail uses and first floor residential uses.</p> <p>The shops are located only 1 mile driving distance from Blaby and 1.5 miles from Fosse Park. The retail units are surrounded by housing in all directions but are located on the busy A426 Leicester Road, which contributes a significant amount of passing trade.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

S&D Enterprise Ltd, Leicester Road



Grange Drive Parade



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Dentist	1
Comparison	1	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Retail Service	2	Post Office	1
Leisure Service	1		
Financial & Business Services	0		
Miscellaneous	1		
Vacant	0		
<b>Total No. of Uses</b>	<b>7</b>		



	<p>The parade has two convenience units, which are a newsagent / off licence and a general store. The pharmacy is the only comparison goods operator but there are two retail service units, which are the Post Office (which has an ATM cash machine on its exterior) and a first floor hairdresser. In addition, there is a small sandwich shop, which is the only leisure service operator, and a dental surgery. There were no vacancies when visited in November 2014.</p> <p>Notwithstanding the above, the small number of units and the range of goods and services on offer within the parade are not considered to be at the level of a local centre.</p>
	<p>Pedestrian flows around the parade were high when visited around 4pm on Monday 3<sup>rd</sup> November 2014. This could partly have been due to the time of day, which is shortly after when most schools close. However, other than the sandwich deli, which was closed, each shop had a steady flow of people entering and leaving. In addition, the parade's car park and the on street spaces had a high turnover of cars and spaces were in much demand.</p>
	<p>Accessibility within and around the parade is good. The footpaths in front of the units are wide and clear of obstructions. In addition, although Leicester Road is very busy, there is a traffic light controlled pedestrian crossing, which allows safe passage between the retail units and the surrounding housing.</p> <p>No cycle parking or lane facilities were observed during the visit. However, there are good public transport connections with bus stands 50 metres to the north of the shops on Leicester Road. The two stops are served by the 84 and 85 bus services, which each run at 20 minute intervals into the city centre and many of the surrounding communities.</p> <p>There is good car parking provision within close proximity of the shops. There is a free customer car park in front of the newsagent and there is also free unrestricted provision on Grange Road. However, this is shared with the neighbouring housing and, as already mentioned, parking appeared to be in great demand during the site inspection.</p>
	<p>The high pedestrian flows mean there is a strong presence in the street, which contributes to there being a good perception of safety within the area. The retail units also generally have plenty of windows that offer a high level of natural surveillance within the area in front of the shops. In addition, there is housing on the opposite side of the road, which also helps to foster a sense of security.</p> <p>The principal negative aspect with regard to the perception of safety is the frontage of the S&amp;D Enterprise Ltd unit, which has its shutters permanently closed and advertising covering the side of the shop that faces Grange Road. This prevents views into the car park and onto the street. In addition, the heavy steel shutters give an impression that crime may be an issue within the area. There was also some graffiti on this shop frontage.</p>
<p><b>QUALITY</b></p>	<p>The environmental quality around the shops is generally good. Although Leicester Road is</p>



	<p>busy, the parade is set back perpendicular to the main road and is far enough for Leicester Road's traffic and noise to not be an issue.</p> <p>There are two smart looking green bins in front of the shops on Grange Road and no litter problems were observed at the time of our visit. In addition, the unit frontages are generally well maintained. As discussed, the only exception to this is the S&amp;D Enterprise Ltd unit, whose frontage is poor and detracts from the visual amenity of the shopping area.</p> <p>The shops are located within a residential area and the gardens of neighbouring houses contribute towards the visual amenity of the parade. In addition, there is a small landscaped area between the car park and Leicester Road, although this could be improved with some better planting.</p>
<p><b>CONCLUSION</b></p>	<p>The retail parade at the junction of Grange Road and Leicester Road has a good range of uses for its size. These combine to serve the needs of the surrounding community, although the shops generate a significant portion of their income from the passing traffic on Leicester Road.</p> <p>The shops appear to be in generally good health judging from the lack of vacancies and the level of pedestrian activity. The area feels safe and secure and is of generally good environmental quality. However, given the limited number of units, we consider that Glen Parva currently performs the role of a neighbourhood parade.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – the diversity of the uses within the parade and their accessible location within the centre of Glen Parva and adjacent to the busy Leicester Road.</li> <li>≠ Weakness – limited number of shops and goods on offer.</li> <li>≠ Opportunity – to better capitalise on the potential trade that passes along Leicester Road.</li> </ul>



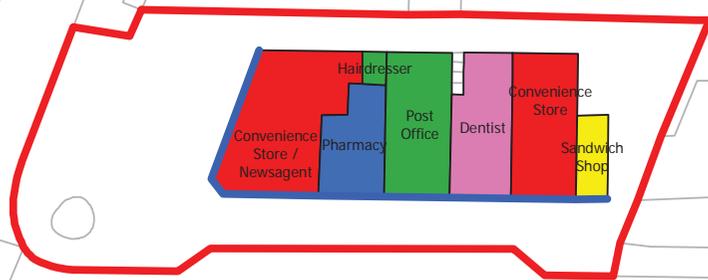
# Leicester City Council & Blaby District Council

Ref: A088154/80

Glen Parva

## Key

-  Recommended Boundary
-  Existing Retail Designation
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

January 2015

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## Glenfield

<b>ADDRESS (and Zone)</b>	Stamford Street, Station Road, The Square and Church Road Zone 15
<b>DESCRIPTION</b>	<p>Glenfield is located just under 4 miles to the west of Leicester city centre and just over a mile away from the M1 motorway. The shops are located on Station Road and Stamford Street, which are the main road through the village. However, the retail areas are divided into several smaller rows of shops and a large Co-operative food store, which are spread along a section of road spanning over 400 metres walking distance. Between the different sections of retail frontage, there are areas of sporadic housing. The centre contains several key services and facilities including a Post Office, pharmacy, dental practice, pub, petrol station and a library.</p> <p>A major planning application has recently been granted permission that will add greatly to Glenfield's level of service provision (planning application ref: 10/0118/1/OX). The development will see the creation of 250 new houses, 30 hectares of employment land, as well as a new local centre containing up to 1400 square metres of retail floorspace. The new development will fill the gap between the west of Glenfield and the M1 motorway.</p>
<b>CURRENT STATUS</b>	District Centre

**PHOTOGRAPHS:**

Glenfield Petrol Station



The Square, Glenfield





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Library, pub, social club, Methodist church	4
Comparison	2	NATIONAL OPERATORS	TOTAL:
Retail Service	7	Co-operative Food Santander Post Office	3
Leisure Service	7		
Financial & Business Services	2		
Miscellaneous	3		
Vacant	0		
<b>Total No. of Uses</b>	<b>23</b>		

<b>USES</b>	<p>The Co-operative Food store is Glenfield's main convenience provider. This incorporates many key village services and facilities, including a petrol station, bakery, cafe and a cobbler/key cutter. In addition, the Post Office has recently relocated to the Co-op building. The Co-op also has a large car park offering free customer parking.</p> <p>Elsewhere in Glenfield, the other retail units are all small format shops, which are operated almost exclusively operated by independent traders. In particular, there is a high provision of leisure service and retail service providers. Each of these sectors have seven commercial units, including four salons, an optician, a travel agent, a restaurant and two takeaways.</p> <p>The village centre also has two comparison units, which are a pharmacy and sign manufacture shop, as well as two financial and business service units, which are a bank and an estate agent.</p> <p>Glenfield centre is surrounded by houses to the east and west. A new large housing development is also under construction off Kirkby Road, 150 metres to the south-west of the shops. However, there are also a number of other uses within close proximity to the main shopping area. These include a small a small industrial estate and the library, which are located on the southern side of Main Street opposite the Coop. In addition, neighbouring the centre directly to the south-west is Glenfield Primary School. Although the village centre is located within a largely built up area, the centre is area is located 200 metres away from open countryside, which extends to the north-west.</p>
<b>PEDESTRIAN FLOWS</b>	<p>The retail units in Glenfield are dispersed across Station Road and Stamford Street. As discussed, the distance from one end of the retail frontage to the other is over 400 metres, which is large considering the relatively small number of units within the centre.</p>



	<p>Consequently, pedestrian flows are quite diluted across the retail frontage and appear low.</p> <p>Notwithstanding this, a steady flow of pedestrians was observed in the general vicinity of the Co-op and the row of shops immediately north of the Station Road car park when visited around 11am on Tuesday 28<sup>th</sup> October. However, given that there are several takeaways on Stamford Street, which were closed at the time of the visit, it is likely that footfall towards the western end of the centre increases later in the evening.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Glenfield's commercial centre is within reasonable walking distance of a large number of people. Although Station Road and Stamford Street experience relatively high levels of traffic, a well-located traffic light controlled crossing facility is provided on Station Road adjacent to the social club.</p> <p>Crossing Station Road or Stamford Street in other locations can be hazardous, as these roads are on an inclined bend with blind spots and vehicles were observed to be travelling at speed along these sections of road during the site inspection. This issue is particularly hazardous for cyclists, as the road is also quite narrow.</p> <p>Glenfield's shops are readily accessed via private car. The roads within the centre are free flowing and have good connectivity to the surrounding residential areas. There are two council operated car parks within the village centre. The Station Road car park has 25 spaces and a further 2 disabled bays, and is free for 4 hours. The Stamford Street car park is located on the edge of the centre and contains 30 spaces, a further 2 disabled bays and is also free for 4 hours. The Co-op also contains more than 100 free customer parking spaces. There is also limited on-street parking provision on the side streets around Glenfield centre, which have free and unrestricted parking. The excellent car parking availability allows shoppers to park close to their chosen destination.</p> <p>The centre has a reasonable provision of public transport. Bus stops are located in two locations within the main shopping area, on either side of Stamford Street and on The Square. The stops are served by the 40 and 94 bus services, which provide regular services into Leicester and Beaumont Leys. Despite this, none of the stops have bus shelters and the service information was missing in several locations, which makes it difficult for people to use the services.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>From our site visit to Glenfield, there was a good sense of security in the centre. There were no obvious signs of crime in respect of vandalism or graffiti that would impact upon the public's perception of the area. Indeed, there is a clear sense that this is a safe and pleasant place to shop. There were no vacant units in the area and none of the units contained heavy security features.</p> <p>The buildings along the High Street were close to the road and they had plenty of windows that were clear of advertising. In addition, the shops are open during the day and are</p>



	<p>interspersed with houses, which all contribute to giving a very good overall sense of natural surveillance.</p> <p>During the site inspection, it was observed that the main threat to safety is the busy road that passes through the centre, which has blind bends and fast moving traffic.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The north of Glenfield's centre is dominated by the large Co-op supermarket and petrol station and its large car park. Also fronting the street at this end of the centre are the industrial estate and the social club. These buildings are of a relatively poor quality.</p> <p>The main through roads are busy and speeding vehicles were observed on more than one occasion when the centre was visited, which may be somewhat hazardous for shoppers. In addition, there is little in the way of landscaped areas of greenery within the centre that would otherwise soften the hard form of the streetscape. Notwithstanding this, the area around the Square towards the west of the centre provides a pleasant environment and the building facades and signs are better here than anywhere else within the centre. The central greenery and flower boxes add character and give a sense of civic pride. The shopping area also appeared to be well maintained and clean at the time of the visit.</p>
<p><b>CONCLUSION</b></p>	<p>Glenfield has a small village centre located just under 4 miles to the west of Leicester city centre and just over a mile driving distance from the M1 motorway. The shops are spread over 400 metre area with sporadic housing between sections of retail units, although the centre is anchored by a large Co-operative Food store, which accommodates many additional community facilities.</p> <p>Although pedestrian flows within Glenfield appeared to be low at the time of the site inspection, the centre appears to be performing reasonably well, with no vacant retail units. The centre is also generally accessible and there is a perception of safety. However, there are many areas where improvements could be made, most notably in regard to the centre's environmental quality and public transport accessibility.</p> <p>Glenfield's centre has a range of retail and service uses, which evidently play an important role in catering for the day to day shopping needs of the local community and people living further afield. It is therefore considered that Glenfield's commercial area performs the role of a district centre.</p> <p>The level of service provision within Glenfield is set to grow considerably in the near future, as planning permission has been granted for the creation of a new local centre to the east of the existing retail area. This will contain up to 1,400 square metres of retail space. The 250 new dwellings and 30 hectares of employment land would also greatly increase the for services in the local area, although the new retail units will also provide a level of competition to the existing facilities within the village.</p>



**KEY ISSUES/SWOT**

- ≠ Strength – the area around the Square is visually attractive, especially the views towards the Church of St Peter.
- ≠ Strength – there are no vacancies of retail units and there is a good range of serviced and facilities within the centre.
- ≠ Weakness – the north of Station Road is of relatively poor aesthetic quality and much of Station Road and Stamford Street are clusters of individual parades interspersed between terraced housing. Consequently, there is a lack of identity or character to these areas.
- ≠ Weakness – speeding vehicles and blind spots make the road a hazard.
- ≠ Opportunity – improvements could be made to the bus stops within the centre, possibly with new shelters.
- ≠ Opportunity – new custom from future development in the local area.
- ≠ Opportunity – there is an opportunity to expand the successful elements of The Square within other parts of the centre. For example, more greenery could be incorporated and higher standards for the visual appearance of the shop frontages.
- ≠ Opportunity – to improve the visual amenity of the north end of the centre, particularly the area in front of the Co-op and the social club, as well as the landscaping between Station Road and the industrial estate.
- ≠ Threat – although there are currently no vacancies, Glenfield will face competition from other centres for day to day shopping needs. Improving the shopping experience will ensure that people continue to choose to visit Glenfield's centre.
- ≠ Threat – future competition when new local centre is developed to the west.



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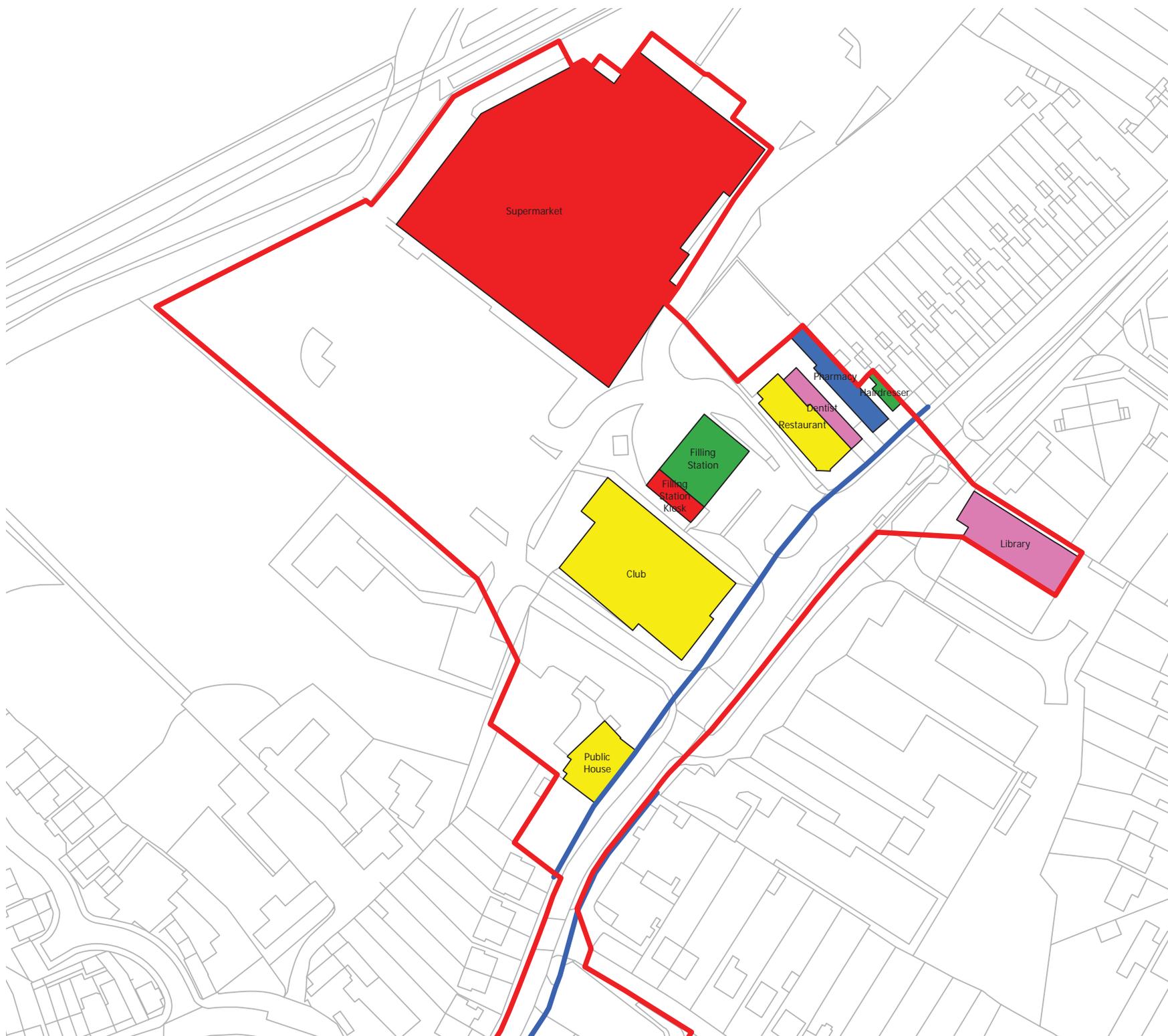
# Leicester City Council & Blaby District Council

Ref: A088154/81.1

Glenfield (North)

## Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:1,000 @ A3

January 2015

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# Leicester City Council & Blaby District Council

## Ref: A088154/81.2

### Glenfield (South)

#### Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

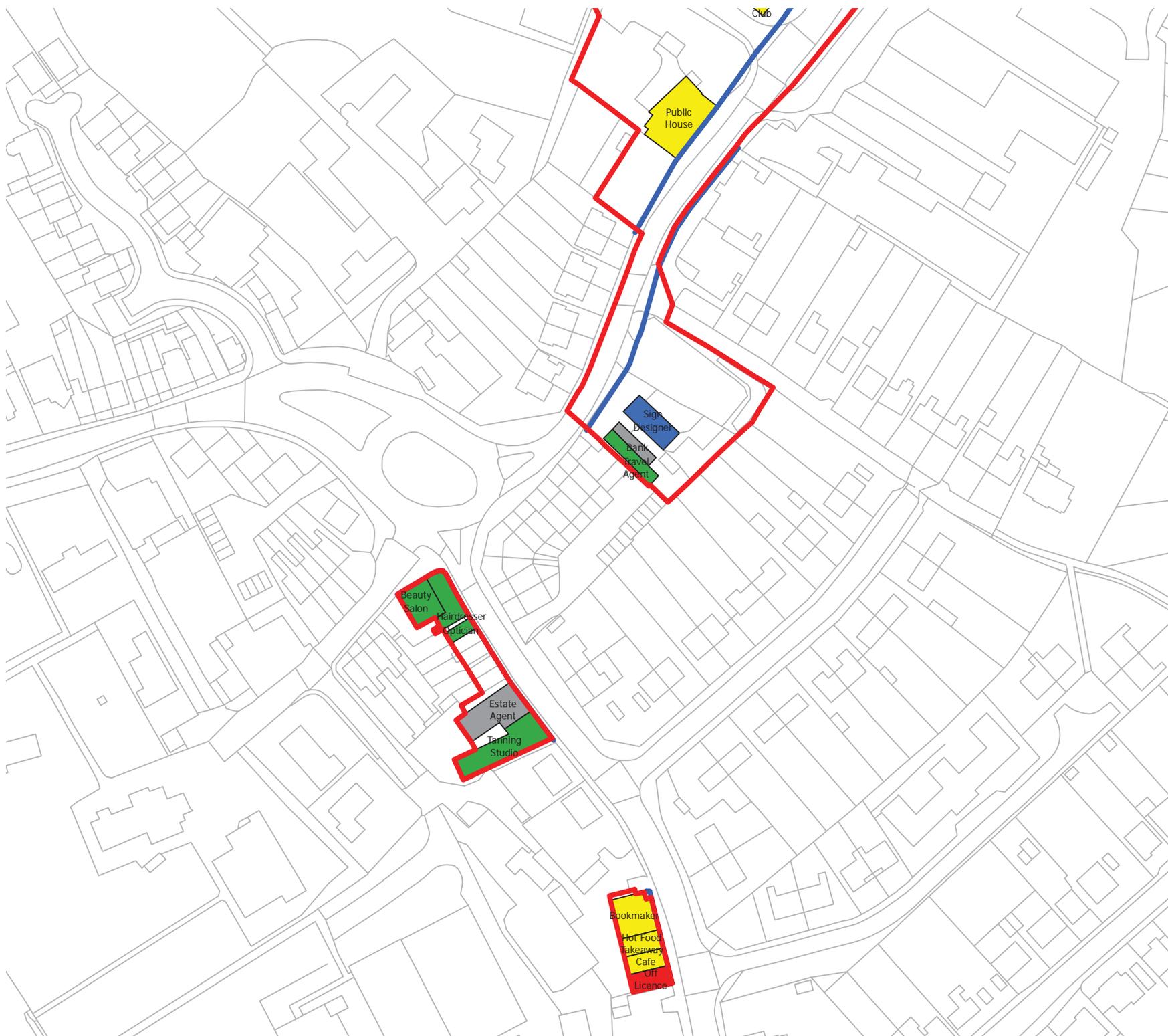
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## Huncote

<b>ADDRESS (and Zone)</b>	Main Street Zone 2
<b>DESCRIPTION</b>	<p>Huncote is a small rural village located 7 miles south-west of Leicester city centre and 3 miles south-west of Fosse Park. The buildings around the village centre are older in character, although the main retail frontage on the southern side of Main Street is of more recent construction. Huncote currently contains an MOT testing garage on the site of the old petrol station. The petrol station canopy still exists and forms a notable feature in combination with the curved roof garage building.</p> <p>The commercial units face onto Narborough Road, which is the main road through the village. Main Street curves past the shops and its topography rises gently towards the east. The shops are located within the heart of a small village community with open countryside further afield.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Shops on Main Street



Huncote Garage



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1 (+1)		
Comparison	0	NATIONAL OPERATORS	TOTAL:
Retail Service	3	Post Office Spar	2
Leisure Service	3		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>7 (+1)</b>		



<p><b>USES</b></p>	<p>The Spar is the only convenience unit within the designated boundary. However, Huncote News, which is another general store / newsagent is located on the eastern edge of the boundary and also contributes greatly towards the village's convenience offer.</p> <p>There is a strong leisure service offer within the village, with two hot food takeaways and a pub. The retail service offer is also particularly strong and includes a hair salon, a Post Office and a vehicle repair and servicing garage. However, there are no comparison or financial and business service units, but there are also no vacancies.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>When visited around 10am on Monday 3<sup>rd</sup> October 2014, pedestrian flows were moderate. There was a queue of people in the Post Office and a steady flow of shoppers in and out of the Spar. Not many people were observed entering the Huncote News shop. In addition, the pub, hair salon and two takeaways were all closed.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The whole of Huncote is within an 800 metre walking distance of the shops and the majority is within a 400 metre walking distance. Although the area around the shops has a moderate incline, it is reasonably accessible. The only barrier to pedestrian accessibility is the main road that passes the shops. However, at the time of the visit, traffic levels were such that there were long enough periods of time with no traffic for people to cross the road safely.</p> <p>No cycle lanes or parking facilities were observed next to the shops. However, 12 free customer car parking spaces are provided to the rear of the shops, as well as free on street parking on the side roads. The pub also has a large free customer car park.</p> <p>Two bus stops are located within 50 metres of the shops. The westbound side has a shelter and good timetable information. The eastbound side has only a stand with no timetable information. The 50 and 50A bus services provide hourly services to Leicester, Narborough and many of the surrounding communities.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Huncote has a rural village feel, which is associated with being a safe environment. There were few indications of crime or vandalism and the security features on the shops were modest and were not intrusive. In addition, the retail frontage is well overlooked and achieves reasonable levels of natural surveillance.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>Huncote's environmental quality is generally good. The buildings are attractive and appear to be well kept and the shop frontages and signage are modest. Very few incidences of litter were observed during the site inspection. In addition, some of the gardens in the adjacent housing were noted to be of high quality and contributed greatly to the overall appearance of the area around the shops.</p> <p>The car servicing garage, which contains areas of parked vehicles, hard-standing and a curved roof building of functional appearance, is the only buildings that has a reasonably poor visual appearance.</p>



<p><b>CONCLUSION</b></p>	<p>Huncote currently comprises seven commercial units that draw their custom from the village community and from passing trade on Main Street. Given the limited size of the surrounding settlement, Huncote provides a reasonable mix of shops and services, and includes a convenience unit and a limited range of leisure and retail services.</p> <p>Huncote appears to be performing well in all aspects of its health and there were no vacant units at the time of our visit. However, we do not consider that the vehicle repair uses to the north of Main Street are an integral part of Huncote's offer and recommend that its boundary is redrawn to reflect this. As a consequence, Huncote effectively comprises six units of a limited scale and we therefore consider that it functions as a neighbourhood parade and should be re-designated as such.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – there are no vacancies and this is a good level of service provision for the size of the village.</li> <li>≠ Weakness – many key services are not provided, although these can easily be accessed close by in Narborough.</li> <li>≠ Opportunity – new housing is under construction to the east of the settlement, so there will be increased retail potential for the shops.</li> <li>≠ Threat – competition from nearby villages and towns, particularly Narborough.</li> </ul>



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# Leicester City Council & Blaby District Council

## Ref: A088154/82

### Huncote



### Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:500 @ A3

January 2015

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## Kirby Muxloe

**ADDRESS  
(and Zone)**

Main Street  
Zone 15

**DESCRIPTION**

Kirby Muxloe comprises a parade of five retail units that front onto the northern side of Main Street. The Royal Oak pub fronts the opposite side of Main Street, although unlike the retail units, the pub is set back from the street behind its car park. The shops are surrounded by residential dwellings with open countryside lying beyond.

Kirby Muxloe has particularly good access to the M1 motorway, which is less than a mile from the shops. The settlement is located 5 miles to the west of Leicester city centre and has a very rural nature.

Although Kirby Muxloe has only five retail units and a pub, it provides some essential and well used facilities that serve the surrounding community, which would otherwise have limited service provision.

**CURRENT  
STATUS**

Local Centre

**PHOTOGRAPHS:**

Kirby Muxloe Shops



Kirby Muxloe Post Office





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	2	Pub	1
Comparison	1	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	1	Post Office One Stop	2
Retail Service	2		
Financial & Business Service	0		
Miscellaneous	1		
Vacant	0		
<b>Total No. of Uses</b>	<b>7</b>		

<b>USES</b>	<p>The One Stop, which provides a top up shopping facility, is one of two convenience stores at Main Street. The other convenience unit is Real Flavours delicatessen, which functions both as a bakery and a cafe with indoor and outdoor seating areas.</p> <p>The Village Pharmacy is the only comparison unit. Similarly, the pub is the only leisure service unit and the estate agent is the only financial and business service unit. However, there are two retail service operators, which are the Post Office and a hair salon. The units were fully occupied at the time of our visit and there were no vacancies.</p>
<b>PEDESTRIAN FLOWS</b>	<p>We visited Kirby Muxloe around 12.30pm on Tuesday 28<sup>th</sup> October. The highest amount of pedestrian activity were observed visiting the Real Flavours delicatessen, presumably as it was lunchtime and this shop provides takeaway food. As discussed, the delicatessen has outside seating, which was well used at the time of the visit. Pedestrian flows were generally quite good across the whole retail frontage, although the lowest flows were observed around the Post Office towards the north-east of the shopping area. However, the cars arriving and leaving the spaces in front of the units created a feeling of bustling activity around the shops.</p>
<b>ACCESSIBILITY</b>	<p>Kirby Muxloe is a relatively small village and the majority of its households are within a 10 minute walking distance of the shops. Consequently, the shops are well located in terms of accessibility on foot. The bollards and seated area in front of the shops are positioned well to leave enough clear walkway for pedestrians to move between the shop forecourts with ease.</p> <p>Free and unrestricted on-street car parking is provided in a parking bay outside the shops. However, although there is also free parking on the adjacent side streets and at the Castle Road Car Park, an issue with customers parking in awkward locations close to the shops was observed during the visit.</p>



	<p>No cycle parking facilities were observed during the site inspection. However, there are bus stops on either side of Main Street adjacent to the shops. These do not have shelters or bus timetable information. However, an online search shows that the 13A bus service provides an hourly service to Leicester and several of the surrounding villages. In addition, the 153 bus service provides a half hourly service and stops 300 metres to the south-west of the shops on Station Road / Hedgerow Lane.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The shops on Main Street overlook the street well. Each retail unit has large windows, which are clear of advertising. There are also houses on the opposite side of the road to the shops, which also help to create a strong sense of natural surveillance. As discussed, the delicatessen has an outdoor seating area which also helps to maintain a constant presence in the street. The area around the shops also has a peaceful atmosphere, which is conducive to a good perception of safety.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>Main Street is of a good environmental quality. The shop frontages are particularly good, with traditional signboards used on some of the units; the Post Office is a very good example of this. In addition, Kool for Kuts hair salon and Real Flavours delicatessen have stylish canopies above their shop fronts, which greatly add to the visual appearance of the parade.</p> <p>Bins are provided in convenient locations and the cleanliness of the street was notable at the time of the visit. The only minor issues that were observed that had a negative impact on the environmental quality around the shops were the parking arrangements in front of the units, which could be better coordinated, as well as the Royal Oak pub's hedgerow, which could be better maintained. Other than this, the Main Street appeared to be well cared for and the environmental quality was good.</p>
<p><b>CONCLUSION</b></p>	<p>Kirby Muxloe forms a small retail venue which incorporates some key services for the local community including a convenience store, Post Office and hairdresser. Kirby Muxloe appears to be performing very well in all aspects of its health and there were no vacant units at the time of our visit. Given its limited scale, we do not consider that Kirby Muxloe provides the range of goods and services which would ordinarily be expected in a local centre and we therefore recommend that it is re-designated as a neighbourhood parade.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>• Strength – the units are fully occupied and each shop or facility provides a different use.</li> <li>• Weakness – the parking arrangements in front of the shops could be improved.</li> <li>• Threat – given the size of Kirby Muxloe, the loss of one of the retail units within the village would have a significant negative impact on the overall retail offer.</li> </ul>



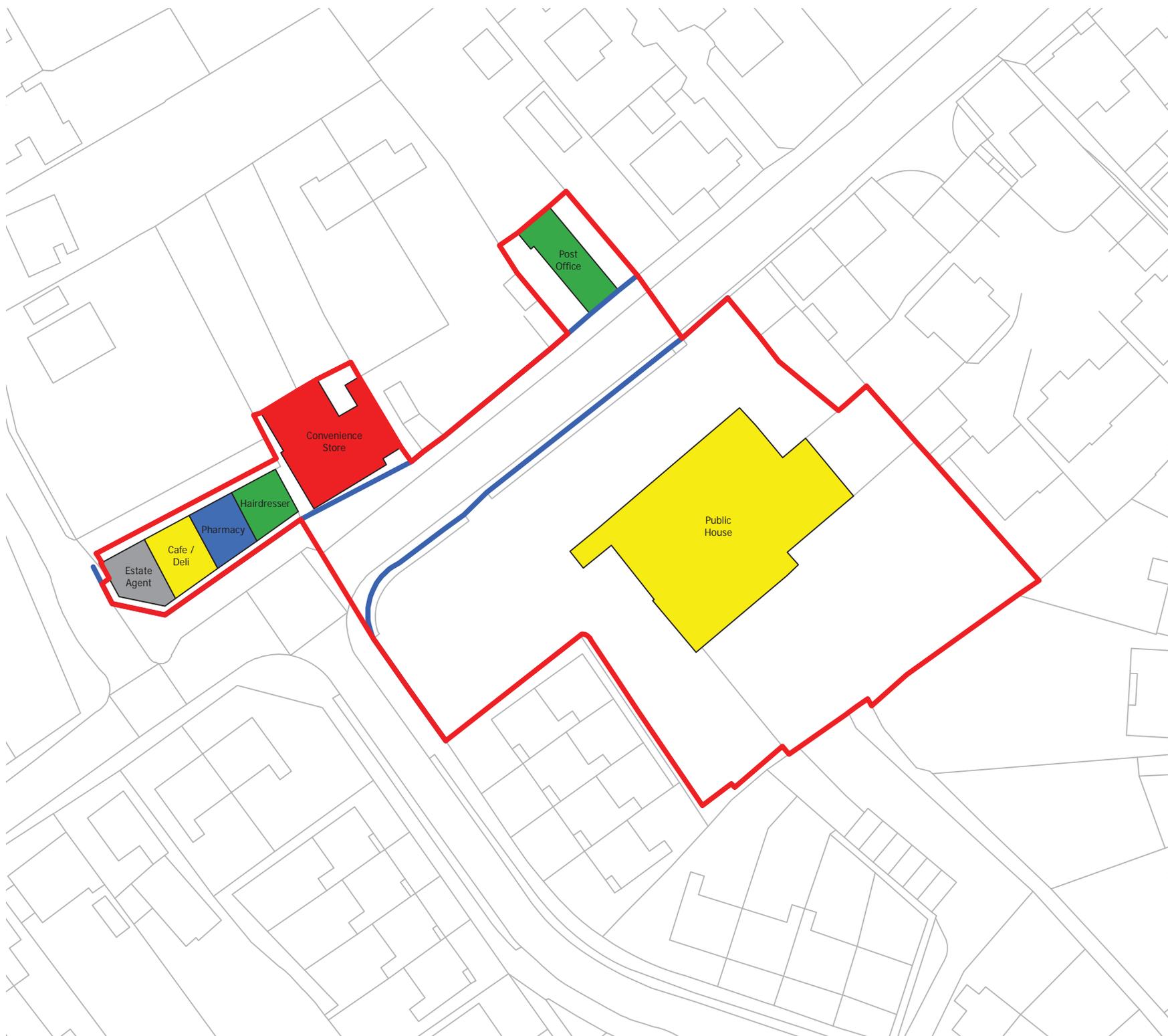
# Leicester City Council & Blaby District Council

Ref: A088154/080

Kirby Muxloe

## Key

- Recommended Boundary
- Current Local Centre Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:500 © A3

April 2015

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## Leicester Forest East

<b>ADDRESS (and Zone)</b>	Braunstone Crossroads, Hinckley Road (A47), Braunstone Lane and Ratby Lane (B5380) and Park Drive Zone 16
<b>DESCRIPTION</b>	<p>Braunstone Crossroads is an extremely busy traffic light controlled junction between Hinckley Road (A47), which is a main arterial route into Leicester city centre, and Ratby Lane / Braunstone Lane (B5380). Park Drive, a much smaller residential road, also feeds into this junction to create a five lane wide carriageway immediately adjacent to the units.</p> <p>There are large residential areas to the south and north of the crossroads, together with a large business estate called the Sunnydale Business Park. Much of the trade appears to be generated from passing vehicular traffic. However, the shops also have an important function in serving for the surrounding residential areas, as well to the neighbouring Sunningdale Business Park.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Shopping Parade, Braunstone Crossroads



Braunstone Crossroads Motors



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	Medical centre, dentist	2
Comparison	2	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	0	Co-operative Food, Boots Pharmacy	2
Retail Service	1		
Financial & Business Service	0		
Miscellaneous	2		
Vacant	0		
<b>Total No. of Uses</b>	<b>6</b>		



<p><b>USES</b></p>	<p>Braunstone Crossroads has a distinct health sector focus, with the provision of a medical centre, dentist, pharmacy and an optician. These facilities are all located on the eastern side of Park Drive. On the opposite side of Park Drive, there is a small format Co-operative Food store, which has an external ATM cash machine, which is the only convenience unit within the retail area. Braunstone Crossroads Motors, which is located on the northern side of Hinckley Road, also contributes to the wider offer at Braunstone Crossroads. However, this unit is does not form part of the designated boundary.</p> <p>Notwithstanding the above, the small number of units and the range of goods and services on offer within the retail area are considered to be below the level of a local centre.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>When visited around 11.30am on Tuesday 28<sup>th</sup> October 2014, there was a constant flow of patients visiting the doctor's surgery and dentist. It was evident that a pattern exists whereby patients of the health surgery also visit the pharmacy and, less commonly, also the optician.</p> <p>The Co-op attracted many customers who did not appear to be making a linked trip. In addition, a constant flow of vehicles were observed pulling into the car park in front of the shops, although significantly fewer pedestrians were observed visiting on foot. Notwithstanding this, the general level of footfall was high.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Braunstone Crossroads is within walking distance of a significant number of houses. However, the busy Hinckley Road poses a significant physical barrier for pedestrians. Notwithstanding this, there are traffic light controlled pedestrian crossing facilities close to the shops that enable people to cross the road safely.</p> <p>As discussed, the majority of customers arrived at Braunstone Crossroads using their car. There are 26 spaces and two disabled bays outside the medical facilities, although some of these are reserved for doctors on call. There are a further 14 spaces and one disabled bay outside the Co-op, as well as on-street provision on Park Drive. Despite the relatively high number of parking spaces, parking availability appeared to be an issue.</p> <p>A number of bus services operate along Hinckley Road and Ratby Lane / Braunstone Lane. These provide regular linkages to the city centre and the surrounding residential areas. Bus stops are located close by on Hinckley Road. However, these were stands and not shelters and contained limited service information.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>There is a mixed perception of safety around Braunstone Crossroads. The visual appearance of the buildings detracts from the sense of safety. Because the road is so busy, it does not contribute towards providing a sense of natural surveillance. Despite this, there is a steady flow of people in and out of the shops / medical facilities, which does help contribute toward a sense that the retail units are afforded surveillance.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>As discussed, the overall environmental quality in this location is considered to be of low quality. The area in front of the shops is dominated by the extremely busy junction, which</p>



	<p>is noisy, polluting and has a constant flow of heavy traffic. The parade of three units comprising the medical centre, pharmacy and the dentist look are not particularly attractive. The adjacent parking is somewhat unsightly. The areas around the Co-op and the optician have considerably better environmental quality.</p>
<p><b>CONCLUSION</b></p>	<p>Braunstone Crossroads has a very strong medical service offer, as well as a Co-operative Food store that caters for local top-up shopping needs. As the name suggests, Braunstone Crossroads is adjacent to two busy roads (Braunstone Lane and Hinckley Road) which help to provide passing trade, but which also detract from the locality's environmental quality. In addition, the visual appearance of the units is relatively poor, particularly on the eastern side of Park Drive. Despite this, the units benefit from good levels of footfall and the surrounding area generally feels safe and secure. There were no vacant units at the time of our visit.</p> <p>Given the very low number of retail units and the limited role of Braunstone Crossroads, we consider that it functions as a neighbourhood parade in practice and we recommend that it should be re-designated accordingly.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – there is more or less comprehensive medical service provision in this one location, as well as a top up shopping facility. This enables linked shopping trips to be made.</li> <li>≠ Weakness – the visual appearance of the units is unattractive and may deter people from visiting the store.</li> <li>≠ Opportunity – improve the appearance of the units may improve the shop's appeal to passing trade.</li> <li>≠ Threat – continued deterioration of the environmental quality may result in customers wishing to shop elsewhere, or commercial units becoming vacant.</li> </ul>



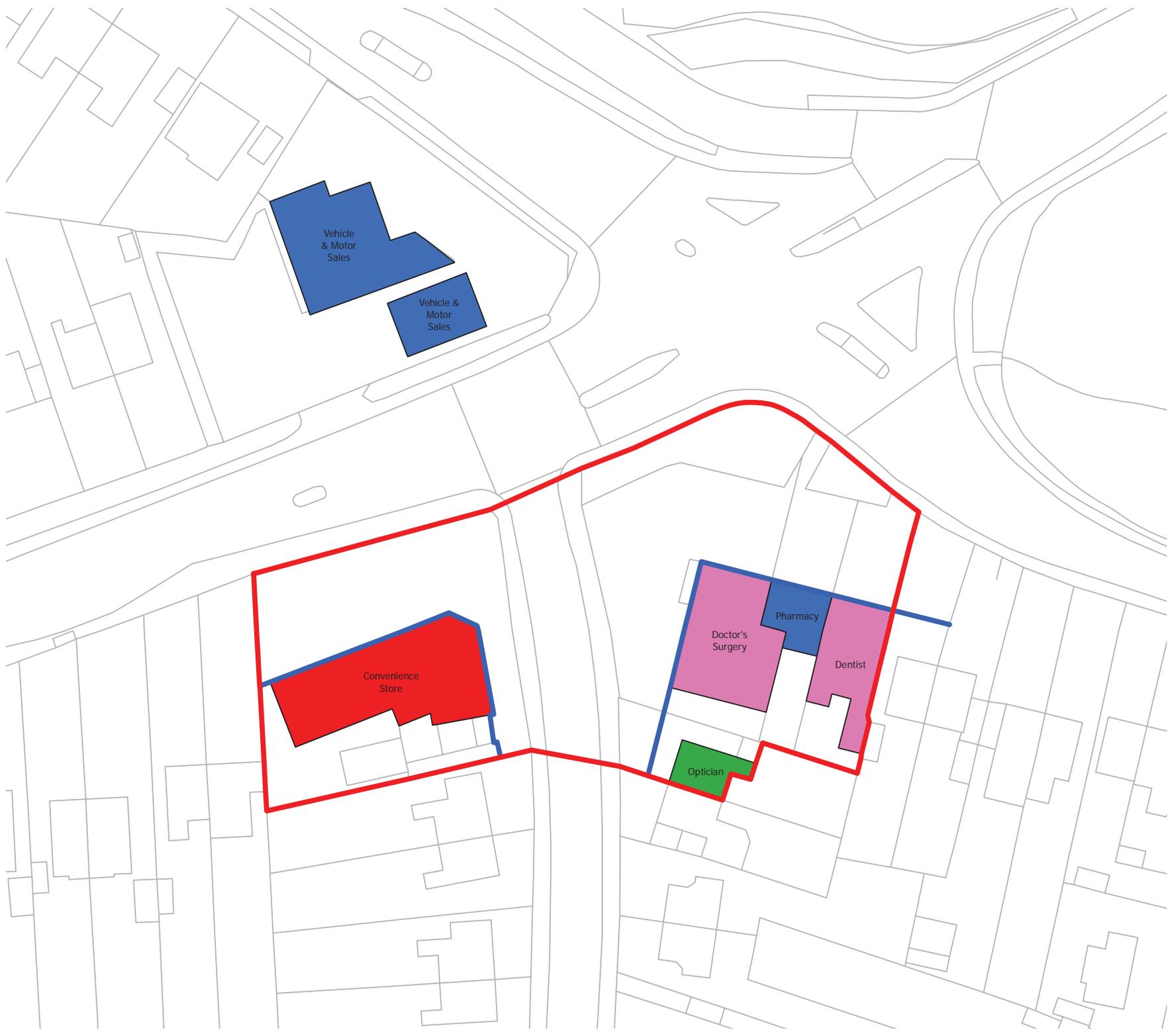
**Leicester City Council  
& Blaby District Council**

**Ref: A088154/84**

Leicester Forest East

**Key**

-  Recommended Boundary
-  Existing Retail Designation
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:500 @ A3

**January 2015**

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## Narborough

<b>ADDRESS (and Zone)</b>	Coventry Road, Leicester Road, Station Road Zone 16
<b>DESCRIPTION</b>	<p>Narborough is located 6 miles south-west of Leicester city centre. Its commercial centre is located within the old part of the settlement around Coventry Road, which is the route of the Fosse Way, a former roman road.</p> <p>The defined centre is split into two parts. The eastern area is formed on the south-eastern side of Coventry Road and north of the train station on Station Road. The western area is focussed around Royal Court and Coventry Road. However, there are also many additional retail uses between the two parts of the centre, which are interspersed with some housing. However, this central area also contributes greatly to the overall level of service and facility provision within the district centre.</p> <p>The commercial area is surrounded by the Rive Soar and its floodplain to the south. Further to the south but close to Narborough is the small village of Littlethorpe. Blaby District Council offices are located to the north of the centre with the older residential areas are immediately to the east and west. An employment area is within walking distance of the centre to the west and the more modern part of the Narborough is located within the north of the settlement.</p>
<b>CURRENT STATUS</b>	District Centre

**PHOTOGRAPHS:**

Narborough Train Station



Narborough Arms





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	3 (+1)	Library	1
Comparison	4 (+1)	NATIONAL OPERATORS	TOTAL:
Retail Service	5 (+3)	Post Office, Natwest Bank, Travis Perkins, Co-operative Food	2
Leisure Service	3 (+2)		
Financial & Business Services	4 (+1)		
Miscellaneous	1 (+3)		
Vacant	2		
<b>Total No. of Uses</b>	<b>22 (+11)</b>		

<b>USES</b>	<p>The village centre has a strong convenience offer. Of the three units in the defined centre boundary, there is a Co-operative Food store providing for day to day convenience needs and a bakery providing for specialist needs. There is also a newsagent on the edge of the defined centre.</p> <p>There is also a strong DIY and home improvement offer with the Travis Perkins and Interior Mode (bathrooms and kitchen shop), as well as the Narborough Hardware &amp; DIY on the centre's edge. In addition, there are several other shops offering comparison goods, including a shoe shop, a pharmacy and a card shop within the centre and a florist on the edge of the centre. Overall, there are four comparison retail units within the defined centre boundary with a further two units on the edge of the centre.</p> <p>The centre's leisure service sector comprises a pub, a takeaway and a cafe with a further cafe and restaurant adjacent to the centre boundary. Narborough's retail service office is particularly strong, with five units within or around the centre offering health and beauty services. In addition, there is also a Post Office and an optician within the eastern part of the centre.</p> <p>The centre also has a particularly strong financial and business service sector, indicating its importance as a local service centre. There is also considerable variety within this sector, with a bank, a builder's merchant and two estate agents. There were two vacancies out of 22 units, indicating a 9.1% vacancy rate. This is consistent with the national average of 9.5%.</p>
<b>PEDESTRIAN FLOWS</b>	<p>Narborough was bustling when visited around 11am on Monday 3<sup>rd</sup> November. There was significant pedestrian activity along the southern side of Coventry Road and on both sides of Station Road. However, east of the Station Road junction on the northern side of</p>



	<p>Coventry Road, the pedestrian flows were significantly lower. This would partly have been due to the higher residential makeup of this side of the road, as well as the closed fish and chip shop and two vacant units. However, the lower footfall levels may have been a contributing factor to the two units becoming vacant.</p>
<p><b>ACCESSIBILITY</b></p>	<p>Overall, Narborough's commercial centre has good accessibility. Unlike the other centres in the district, Narborough's centre is within close proximity of a train station, which is located directly to the south of the shops on Station Road. The train station has hourly services to Leicester city centre, South Wigston and Hinckley and people waiting for trains can easily visit the shops.</p> <p>The centre also has good bus links with the 50, 50A, X44 and X55 bus routes providing regular services to the city centre and the surrounding communities. There are several stops along Coventry Road and Station Road, some of which have shelters and timetable information though others only have stands.</p> <p>Pedestrian accessibility within the centre is generally good. There are footpaths on both sides of very road within the centre. In addition, the footpaths are generally wide enough and free of obstructions to allow people to move around the shops with ease. The centre is surrounded by housing and a large number of people are within walking accessibility of the shops. The only negative factor that limits walking accessibility is the shops are not concentrated within one area, which means that people undertaking linked shopping trips could potentially have to walk over 300 metres from one side of the centre to the other. Notwithstanding this, zebra crossings are provided at either end of Coventry Road, adjacent to Royal Court and the Narborough Arms, which cater well for desired pedestrian movements.</p> <p>Covered cycle accommodation is provided in a highly visible location next to the level crossing on Station Road, close to the centre. This has enough capacity for 20 bicycles and also enables people to ride their bike to the train station to catch a train.</p> <p>There are four car parks in Narborough. The Leicester Road car park serves the western part of the village centre and is located adjacent to Royal Court. This car park is free for 2 hours and has 18 spaces and one further disabled bay. The eastern part of the centre is served by the Station, Weavers Court and The Grange car parks. The Grange and Weavers Court are also both free for 1 and 2 hours respectively. Although close to the centre, the Station car park functions more as a park and ride facility for the railway station and has a charge. Notwithstanding this, the car parks provide ample parking provision for the shopping area and are well located in the different parts of the retail area to enable people to park close to their shopping destination.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Narborough district centre would appear to be generally safe and secure. Throughout the centre, there are a very few parked cars on the street. This has the effect of ensuring that</p>



	<p>the highway maintains a high level of visibility, which aids natural surveillance.</p> <p>As discussed in more detail in the next section, the quality of the buildings within the centre is very good. Hardly any of the commercial units have obstructive features, which could give the impression that crime is an issue in the area. In addition, the quality of the buildings gives the centre a strong sense that this is an area that is well maintained and cared for. This also helps to instil a perception that the shopping area is a safe a pleasant environment.</p> <p>There is a good level of pedestrian activity, more or less across the entire retail frontage. There is also slow moving vehicular traffic through the centre. In addition, the building frontages are all close to the street and have plenty of windows, which are clear of advertising. These factors all help to ensure that there is a constant presence in the street and help to generate a strong sense of natural surveillance.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>Narborough achieves a high level of environmental quality. The majority of the buildings and their frontages are highly attractive. The station and the level crossing with their many original features are particularly ornate. Royal Court and its parking area are of a lesser quality, as are the flats to the north-east of the library.</p> <p>There are many features within the village that add considerable value to the environmental quality within the centre. These include the parish notice boards, benches, flower beds and the uniform green litter bins, which indicate a degree of pride in the area. There was also an almost complete absence of litter.</p> <p>The road that passes through the village was relatively busy. However, this was not considered to be a major problem, particularly as the vehicles were travelling at relatively low speeds.</p>
<p><b>CONCLUSION</b></p>	<p>Narborough has one of the largest centres in Blaby District. Of the 22 units within the commercial centre boundary, there is a particularly strong retail service, leisure service and financial and business service offer, indicating Narborough's importance in meeting local needs. However, the centre also has a fairly strong convenience and comparison offer.</p> <p>The defined centre boundary is split into two areas. However, there are 11 further retail units between the two parts of the defined centre boundary that have a significant contribution to the centre's retail offer and Narborough's centre collectively offers a diverse range of goods and facilities. Amongst other things, the centre offers a Post Office, pharmacy, bank, several convenience stores and a library.</p> <p>The centre appears to be in extremely good health and pedestrian flows are generally high throughout the shopping area. There are two vacant retail units, which are on the eastern extremity of the commercial area. In addition, the centre has good perception of safety and</p>



	<p>the environmental quality. Moreover, Narborough has very good accessibility from all modes of transport and is one of the few centres within the study area to have good access to the railway network.</p> <p>In summary, Narborough's shops and services offer a wide range of services and facilities that collectively perform as a district centre.</p>
<b>KEY ISSUES/SWOT</b>	<ul style="list-style-type: none"><li>≠ Strength – the diversity and choice of use enables people to make linked shopping trips within the centre.</li><li>≠ Strength – good environmental quality and perception of safety.</li><li>≠ Weakness – the road that passes through the centre can be busy at times. Although there are zebra crossings at either end of the village, the road is still a barrier to pedestrian accessibility.</li><li>≠ Opportunity – two vacant retail units in the far east of the village.</li><li>≠ Threat – competition from surrounding settlements, particularly as the city centre is so easy to access on the train.</li></ul>

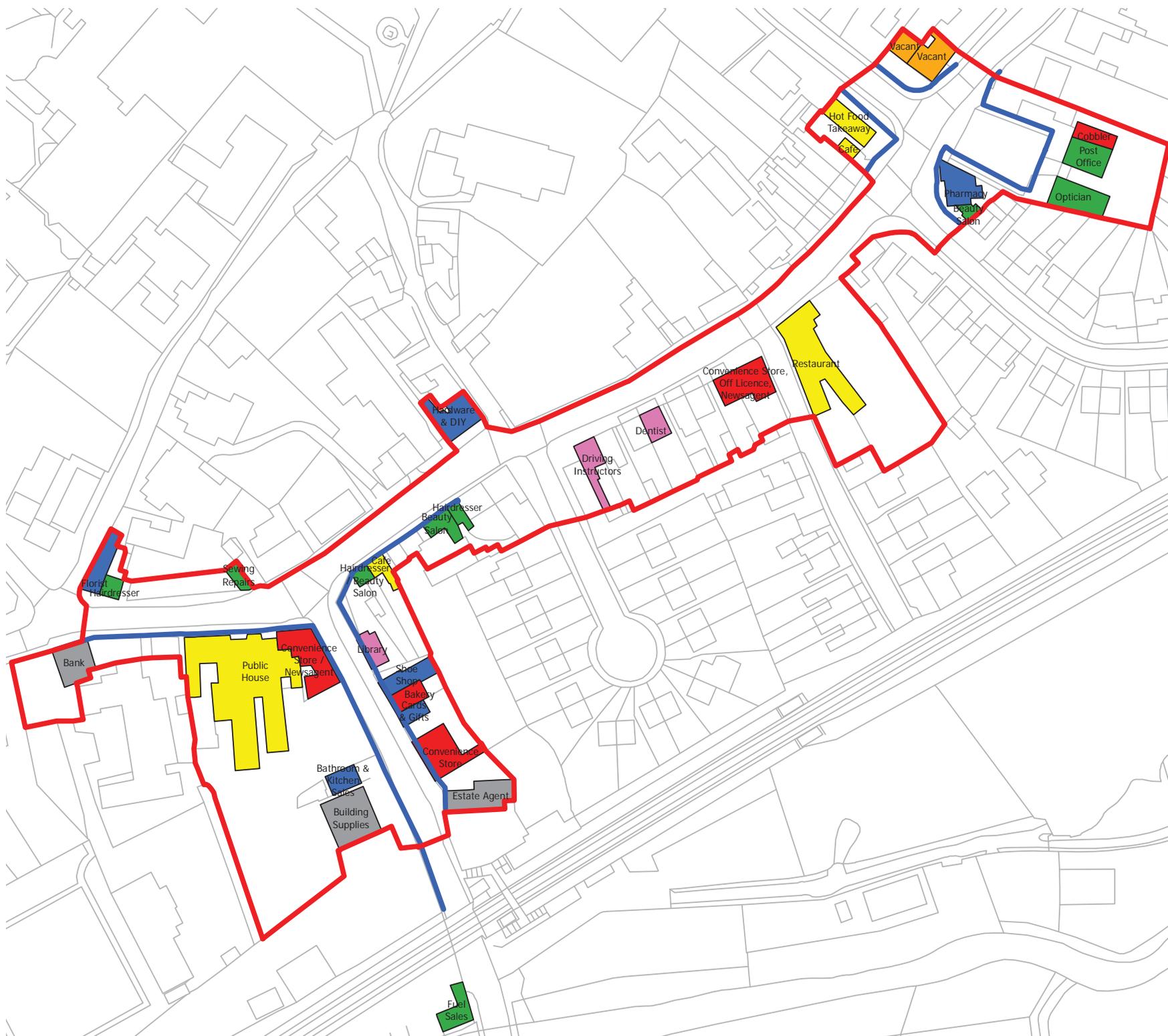


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# Leicester City Council & Blaby District Council

## Ref: A088154/85

### Narborough



### Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

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January 2015

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## Sapcote

<b>ADDRESS (and Zone)</b>	The Square Zone 1
<b>DESCRIPTION</b>	<p>Sapcote is located to the south-west of Leicester, 11 miles drive from the city centre and 7 miles south-west of Blaby. The village also looks to Hinckley for much of its retail, which is located 5 miles to the west. The village is relatively small in size and the shops are located around The Square, which has the busy B4669 Hinckley Road running through the middle.</p> <p>There are two retail units within the existing centre designation, which are a Co-operative Food store and a hair salon. However, there are a number of units on the edge of the defined centre boundary that provide additional retail and service offer within the village. The wider land uses surrounding the centre are predominantly residential, although the recreation ground is located to the south-west and All Saints Church and All Saints Primary School are located at the bottom of Church Street.</p>
<b>CURRENT STATUS</b>	Local Centre

### PHOTOGRAPHS:

The Co-op, The Square



Elcse, The Square



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1	Sapcote Library to the south of the centre boundary	0 (+1)
Comparison	0 (+3)	NATIONAL OPERATORS	TOTAL:
Leisure Service	0 (+2)	Co-operative Food	1
Retail Service	1		
Financial & Business Services	0		
Miscellaneous	0		
Vacant	0		
<b>Total No. of Uses</b>	<b>2 (+5)</b>		



<p><b>USES</b></p>	<p>The Co-operative food is the only convenience unit in Sapcote. This provides an important local top up shopping facility and also has an ATM cash machine on its exterior. The small hair salon, which is located on the northern side of Hinckley Road, is the only retail service unit. There were no vacancies, although part of the defined commercial boundary is now a dwelling.</p> <p>Close by to the west along Hinckley Road, there is a Social Club and several units selling home furnishing comparison goods. In addition, separated by a row of houses on Church Street to the south is the Red Lion pub and Sapcote Library. Church Street also has public conveniences, which were closed at the time of the visit.</p>
<p><b>PEDESTRIAN FLOWS</b></p>	<p>Pedestrian flows around the two retail units were low when visited on Tuesday 28<sup>th</sup> October around 3pm. This is not surprising considering that this is a quieter time of day and the limited number of retail units. However, the ongoing presence of the Co-op is evidence that it has a viable catchment. Notwithstanding this, the comparison retail units on Hinckley Road did appear to suffer from a lack of footfall.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The Square is located at the heart of the village and is within a 10 minute walk of the majority of the households within the settlement. As such, the shops are within a reasonable walking distance of the majority of the people living in the village. However, the main road that passes between the Co-op and the hair salon is a barrier to accessibility. Efforts have been made to make the crossing of this road safer, including a pedestrian refuge and narrower road widths to slow the traffic down. However, the lack of a footpath on the corner of Church Street and Hinckley Road is potentially problematic. However, the position of the existing buildings precludes any improvements being made. Consequently, pedestrian access within The Square is constrained.</p> <p>Bus stops are provided within The Square on either side of Hinckley Road. These are the stand type with a sign on a lamp post, rather than a shelter. These are served by the X55 bus service, which provides a 2 hourly service to Hinckley, Stoney Stanton and Leicester city centre.</p> <p>Four free car parking spaces and one disabled space are provided on Church Street for the Co-op store customers. Additional free and unrestricted parking is also provided on Church Street parking did not appear to be an issue.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>Despite there being little visibility from the Co-op's frontage due to the screening of the Co-op's windows, The Square still maintains a sense of being overlooked from the neighbouring housing. Being a small rural village, the perception of crime is low. The main hazard to safety is the main road that passes through The Square and the blind bend close to the shops. Despite the efforts that have been made to alleviate this issue, the desire lines for pedestrians are not fully catered for and pedestrians were observed on several occasions during the site inspection taking risks to cross the road instead of using the pedestrian refuge.</p>



<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The buildings within Sapcote are attractive and the fascias are well maintained and vibrant. In addition, very little litter was observed during the site inspection. There were flower pots on some of the lamp posts, which although not in bloom were evident of a community that cared for this area. Additionally, a village notice board was nicely mounted on the Co-op's wall, which adds further identity to The Square. Road signs and protective barriers have been used sparingly, which minimises the clutter in the highway. In addition, Church Street is particularly attractive towards the pub and the library.</p> <p>The only real negative issues for the environmental quality within the Square are the main road, which is both noisy and polluting. In addition, the frontages of the warehouse retail units and the Social Club on Hinckley Road appear to be rundown.</p>
<p><b>CONCLUSION</b></p>	<p>Sapcote provides a very limited number of commercial units which are spread over a relatively wide area. As such, there is no particular concentration of commercial activity.</p> <p>At present, the local centre designation is based around the Co-operative Food convenience store and Ellce Hair and beauty. However, even these two facilities are somewhat detached from one another. Whilst facilities in Sapcote individually appear to be vital and viable, the units (which also comprise several shops, a pub, social club and library) are dispersed and do not take the form of a 'centre'. Accordingly, given the lack of cohesion (and relatively limited number of units), we recommend that consideration is given to de-allocating Sapcote entirely from the retail hierarchy.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – there are no vacancies and the area around the shops appears to be well cared.</li> <li>≠ Weakness – there are a very limited number of units, which means that customers are likely to head elsewhere for many of their day to day needs.</li> <li>≠ Opportunity – the warehouse comparison units on Hinckley Road and the Social Club could be better integrated within the area around the shops. The frontages of these units could also be improved.</li> <li>≠ Threat – the loss of any of the retail units would greatly reduce the overall offer within Sapcote.</li> </ul>



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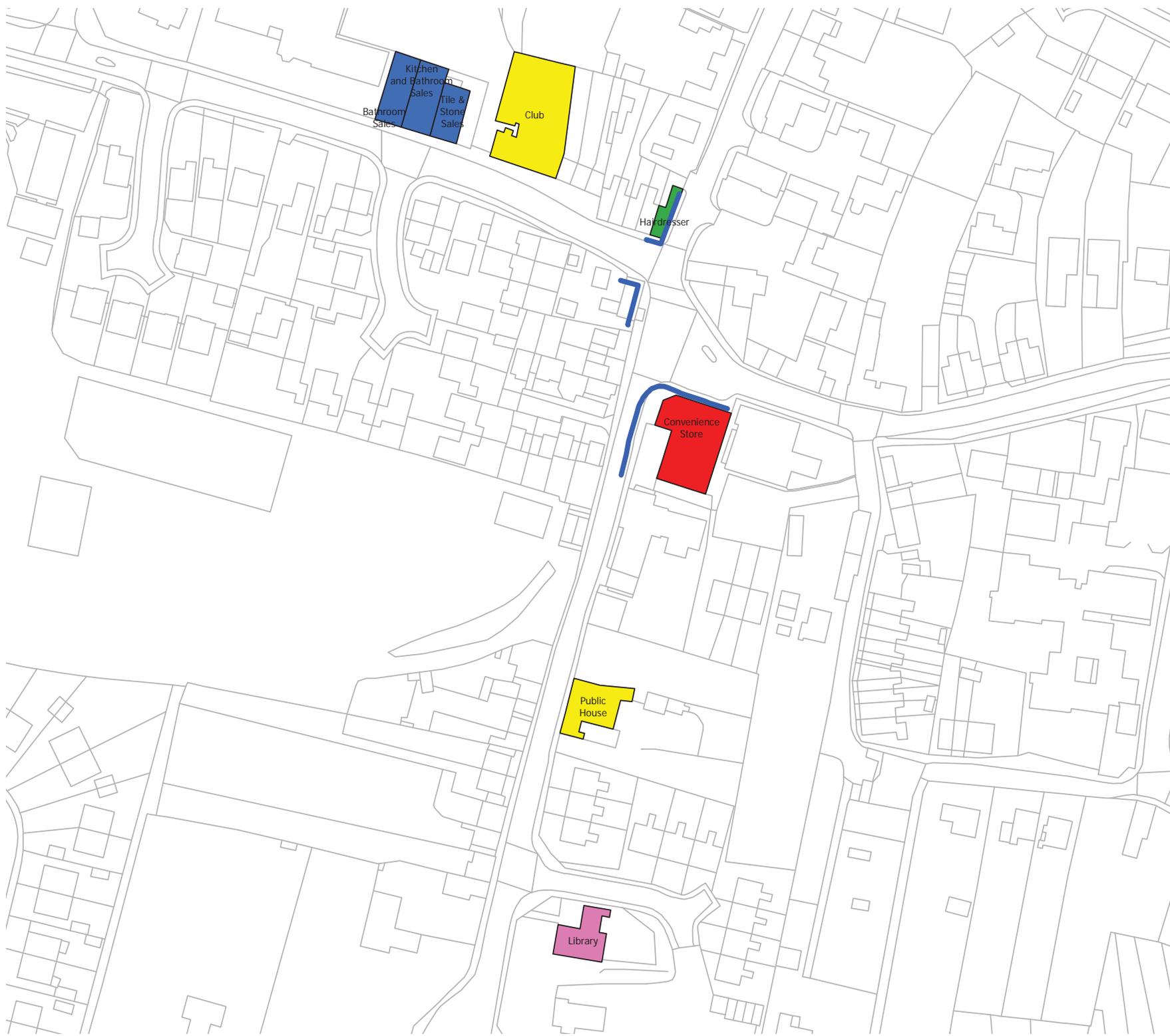
# Leicester City Council & Blaby District Council

Ref: A088154/86

Sapcote

## Key

-  Existing Retail Designation
-  Convenience
-  Comparison
-  Leisure Service
-  Retail Service
-  Financial & Business Services
-  Vacant
-  Misc.



North

Scale 1:1,000 @ A3

January 2015

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## Stoney Stanton

<b>ADDRESS (and Zone)</b>	New Road, Long Street, Sapcote Road, St Michael's Court and Broughton Road Zone 1
<b>DESCRIPTION</b>	<p>Stoney Stanton is located in the south-west of Blaby District, 6 miles driving distance west of Hinckley and 7 miles south-west of Leicester city centre. The centre is focussed around a busy crossroads of the B581 (New Road and Broughton Road), Long Street and Sapcote Road. To the rear of New Road, there is also a purpose build (possibly 1970s construction) parade, which accommodates a further four retail units. Also within this complex are Stoney Stanton Library and St Michaels Church.</p> <p>Although the main commercial area is located within the south-east of the village, there are several residential areas within close proximity of the shops. However, Stoney Stanton is a rural community and open countryside surrounds the village. Indeed, to the north-east and south of the commercial centre, the open countryside is only 250 metres away.</p>
<b>CURRENT STATUS</b>	Rural Centre

**PHOTOGRAPHS:**  
Sapcote Road Shops



St Michael's Court





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	5	Library, pubs, village hall	0
Comparison	3	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Leisure Service	5	Co-operative Food, Lloyds Pharmacy, Post Office	3
Retail Service	3		
Financial & Business Services	1		
Miscellaneous	2		
Vacant	0		
<b>Total No. of Uses</b>	<b>19</b>		

<b>USES</b>	<p>Stoney Stanton has a high proportion of convenience shops, much greater than what would normally be expected for a village of its size. There are five convenience units in total, including three general convenience stores, a butcher and a delicatessen. One of the convenience units is a Co-operative Food store. These provide for local top up shopping needs, although the butcher and delicatessen are more specialist in nature.</p> <p>There are also three comparison goods retails, which comprise a pharmacy, hardware store and a picture framing business. The leisure service offer is slightly larger, with three pubs, a social club and a fast food takeaway.</p> <p>There is also a strong retail service offer with three units within this category. These include a Post Office, hairdresser and an optician. The centre has one financial and business service unit, which is a solicitor. In addition, there are no vacant units.</p>
<b>PEDESTRIAN FLOWS</b>	<p>A site visit was conducted on Tuesday 28<sup>th</sup> October around 4pm. During the visit, a number of school children were observed arriving at the centre by bus. Some of the children visited the shops. In addition, several parents with children were observed parking in the Co-op car park to undertake shopping trips.</p> <p>The general level of footfall seemed to be high and increased seemed to increase throughout the duration of the site visit. This may be attributed to the time of day when people finish work and visit the shops on their way home. However, the levels of footfall were clearly sufficient to support the diverse range of uses.</p>
<b>ACCESSIBILITY</b>	<p>As discussed, the centre is in the south-east of the village. However, only the peripheral northern and eastern extents of the village are outside the 10 minute walking catchment of the centre. In addition, although the roads through the centre are busy, they meet at a junction with a mini-roundabout. Consequently, vehicles have to slow down to a halt when</p>



	<p>approaching the junction. The roads have no crossing facilities, but the slow vehicle speeds and open views work well to allow pedestrians to cross the roads safely. The village is built on a moderate incline, but still achieves good walking accessibility.</p> <p>Two council operated car parks serve the centre. The St Michael's Court Car Park is located within the main commercial area, has 21 spaces, a further one disabled bay and is free also for 2 hours. The Long Street car park provides nine further spaces 80 metres north of the shops, which are free for 4 hours. In addition, there is free customer parking outside the Co-op and unrestricted on-street parking on one side of Long Street. In short, parking did not seem to be an issue and people were able to park close to their chosen shopping destination.</p> <p>Bus stops are located within the centre on either side of Long Street, as well as Sapcote Road. The X55 bus service provides a limited service every other hour in each direction to Leicester and Hinckley. However, the services do not run into the evening and is it doubtful whether they would be suitable for commuters. However, a brick built bus shelter on the northbound side of Sapcote Road does provide a high quality waiting area.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>The village centre achieves a very good perception of safety, owing mainly to the high levels of footfall, slow traffic and large number of buildings that overlook the street. These help to create a strong level of natural surveillance. The centre has a rural village atmosphere, which is conducive with low crime and the perception of a safe environment.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The buildings around the crossroads are very attractive and, although they clearly have some age, they are very well maintained and provide a major contribution to the centre's environmental quality. The building fascias are varied and their modest signage adds to the sense of quality. Several of the buildings are particularly attractive, including the Bulls Head pub and the Hertley's Deli / Lloyds Pharmacy building.</p> <p>The centre incorporates hanging baskets, seasonal planted areas and a considerable amount of greenery from the surrounding land uses. In addition, the level of greenery is enhanced by the private residences that neighbour the centre. The 1970s style parade of St Michael's Court is of a lesser quality but the units are also well presented and cared for. The combination of these units, together with the library and St Michael's Church enclose St Michael's Court's internal parking area well and give this space a separate identity from the shopping area on the high street.</p> <p>When visited, there were very few signs of litter or other factors that detract from the centre's environmental quality. Indeed, the St Michael's Court car park accommodates the settlement's recycling facilities.</p>
<p><b>CONCLUSION</b></p>	<p>Stoney Stanton has a thriving centre with a diverse range of services and facilities that cater for a significant portion of the day to day needs of the local and wider community. The convenience offer is particularly strong, with over a quarter of the units being within</p>



	<p>this sector. The centre also had no vacant units at the time of our survey.</p> <p>The shopping area appears to generally be in good health in most respects, although the number and frequency of bus services is very limited. Whilst the centre is currently defined as a rural centre, we recommend that it is re-designated as a local centre in order that consistent terminology is used in defining Blaby's hierarchy of centres.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – the village has 100% take-up of units, which function together to offer a diverse range of goods and services.</li> <li>≠ Strength – there are excellent parking facilities within close proximity of the centre.</li> <li>≠ Weakness – although the centre performs well, there are some key services that are missing, such as a bank, a doctor's surgery or a dentist.</li> <li>≠ Weakness – the bus service is irregular and does not operate in the hours that would allow people to commute to work.</li> </ul>



# Leicester City Council & Blaby District Council

Ref: A088154/87

Stoney Stanton



## Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

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January 2015

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## Whetstone

<b>ADDRESS (and Zone)</b>	High Street, King Street and Victoria Road Zone 4
<b>DESCRIPTION</b>	<p>Whetstone is a large village located 5 miles to the south of Leicester city centre. The village was once had an industrial stronghold, which is evident today by the presence of several large derelict buildings. Blaby's commercial centre is located just over half a mile to the east of Whetstone's shops, although Blaby Bypass and a number of sports fields are located between the two, meaning that the actual driving distance is over a mile.</p> <p>The shops are split into two areas to the north and south of High Street. It would appear that Whetstone may have once had a greater number of services and retail units than does now, as several of the units and a number of former industrial buildings have fallen into disuse. This has caused long sections of the High Street have a vacant frontage. However, there are still a number of key services.</p> <p>There are mainly residential uses immediately east and west of the shops. In addition, on either side of the High Street, there are some small scale industrial and office uses that remain in active use.</p>
<b>CURRENT STATUS</b>	Local Centre

**PHOTOGRAPHS:**

Parish Church of St Peter, Whetstone



Whetstone Village Store





DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	1 (+1)	Memorial Hall, Play Group	2
Comparison	2	NATIONAL OPERATORS	TOTAL:
Retail Service	1 (+3)	Post Office	1
Leisure Service	1 (+1)		
Financial & Business Services	0		
Miscellaneous	2 (+1)		
Vacant	0 (+2)		
<b>Total No. of Uses</b>	<b>7 (+8)</b>		

<b>USES</b>	<p>There is only a convenience store, a pharmacy, a cafe, a florist and a hairdresser within Whetstones designated retail boundary. However, there are also two newsagents, a Post Office, two public houses, a veterinary surgery, another hair and beauty salon and a car repair garage, which are all located close by on High Street. To the far south of the village, a new retail development has also recently been permitted close to the south of High Street. This comprises the development of 324 square metres of A1 floorspace, as well as five flats (application reference number: 14/0577/1/PX). The new development is expected to be operated as a Co-operative Food.</p> <p>The edge of centre uses give the village a reasonable overall level of service provision. However, the small number of units and the range of goods and services on offer on High Street are considered to perform below the level of a local centre.</p> <p>Although there are no vacancies within the current designated boundary, there is a vacant pub and a former car accessories shop between the two parts of the current designated retail area. In addition, there is a large area of cleared brownfield land on the western side of the High Street, which has a considerable negative impact on the local environmental quality.</p>
<b>PEDESTRIAN FLOWS</b>	<p>Pedestrian flows were low when visited around 11.45am on Monday 3<sup>rd</sup> November 2014. This could have been due to the time and the day that the visit was undertaken on, as the two hair salons were closed. However, the shops are spread across a wide area and what little pedestrian activity there was would have been diluted along the duration of the High Street. Even taking this into consideration, pedestrian activity still appeared to be modest.</p>
<b>ACCESSIBILITY</b>	<p>The village has excellent bus connections to the city centre and Blaby where many people commute. Bus stands are located on High Street outside the 'Village Convenience Store'.</p>



	<p>These have good timetable information and the northbound stop had a shelter. The stops are served by the 84 and 84A bus services, which provide a service every 20 minutes in either direction.</p> <p>The main constraint to pedestrian accessibility within Whetstone is the distance over which its shops are spread. Considering there are only seven units within the designated retail area, the walking distance from the northern to the southern unit is 270 metres.</p> <p>Notwithstanding this, footpath access is good throughout the village centre. There are two refuges and there were also speed bumps to slow vehicles down, making it safer to cross the road.</p> <p>No cycle parking or cycle path facilities were observed during the visit. However, there is also has ample unrestricted on street car parking on the side streets off High Street. Parking is also available to the rear of the Swan Centre to the south of High Street, although the car park was full at the time of the visit.</p>
<p><b>PERCEPTION OF SAFETY</b></p>	<p>We consider that the Whetstone has a lesser sense of security and safety than others in Blaby. This is due to several factors. Firstly, pedestrian activity around the shops is low, which means the streets do not benefit from the level of natural surveillance that would otherwise be provided. Secondly, there are a number of vacant buildings and land that fronts onto large parts of the High Street. The windows of these units have been boarded up and there is a complete lack of natural surveillance. Thirdly, some of the units have particularly strong securing features. For example, the Village Convenience Store's shutters were shut closed, which appeared to be the normal way that the shop operated, even though the shop was open. Finally, there were clear signs of vandalism within the village, as several of the buildings, including the now vacant former Wheatsheaf pub and the Village Store, had graffiti on them. Overall, this created a sense of uneasiness and a less pleasant shopping environment.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>As discussed, the vacant buildings and land, as well as the graffiti, detract from the environmental quality around the shops. In addition, there are some other buildings of poor quality between the two locations where the shops are concentrated, which further detract from the overall quality along High Street. The Memorial Hall building and its car park do not make a positive contribution to the area's visual amenity.</p> <p>Notwithstanding this, there are some buildings close to the shops that have good visual appearance. The Swan Yard building and the Rainbow Cafe add great value to the southern part of High Street. On balance, however, the centre generally has poor environmental quality.</p>
<p><b>CONCLUSION</b></p>	<p>Whetstone has a small number of shops and a limited service and retail offer. Despite the village's relatively large population and good transport links, the shops appear to underperform. There is low environmental quality and the sense of safety and security could be improved. There are also several vacant buildings and low levels of pedestrian</p>



	<p>activity within the area that surrounds the centre boundary.</p> <p>There are a number of commercial units on the edge of the centre boundary that contribute greatly to Whetstone's overall level of service and retail offer. We recommend that the boundary designation is extended to include a number of these units. However, given the limited number of units and the diluted nature of the shops along high street, we consider that Whetstone currently performs the function of a neighbourhood parade.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<ul style="list-style-type: none"> <li>≠ Strength – there are a number of important services and facilities along High Street.</li> <li>≠ Weakness – the poor environmental quality gives an impression that parts of High Street are susceptible to crime.</li> <li>≠ Weakness – the shops are not located in a concentration, which makes it more difficult to undertake linked shopping trips.</li> <li>≠ Opportunity – the large vacant plots of land on the edge of the commercial centre could be redeveloped. Even if this were for housing, it would greatly increase the retail potential of the existing units.</li> <li>≠ Threat – if the centre continues to decline, more local people may go elsewhere to fulfil their shopping needs.</li> </ul>



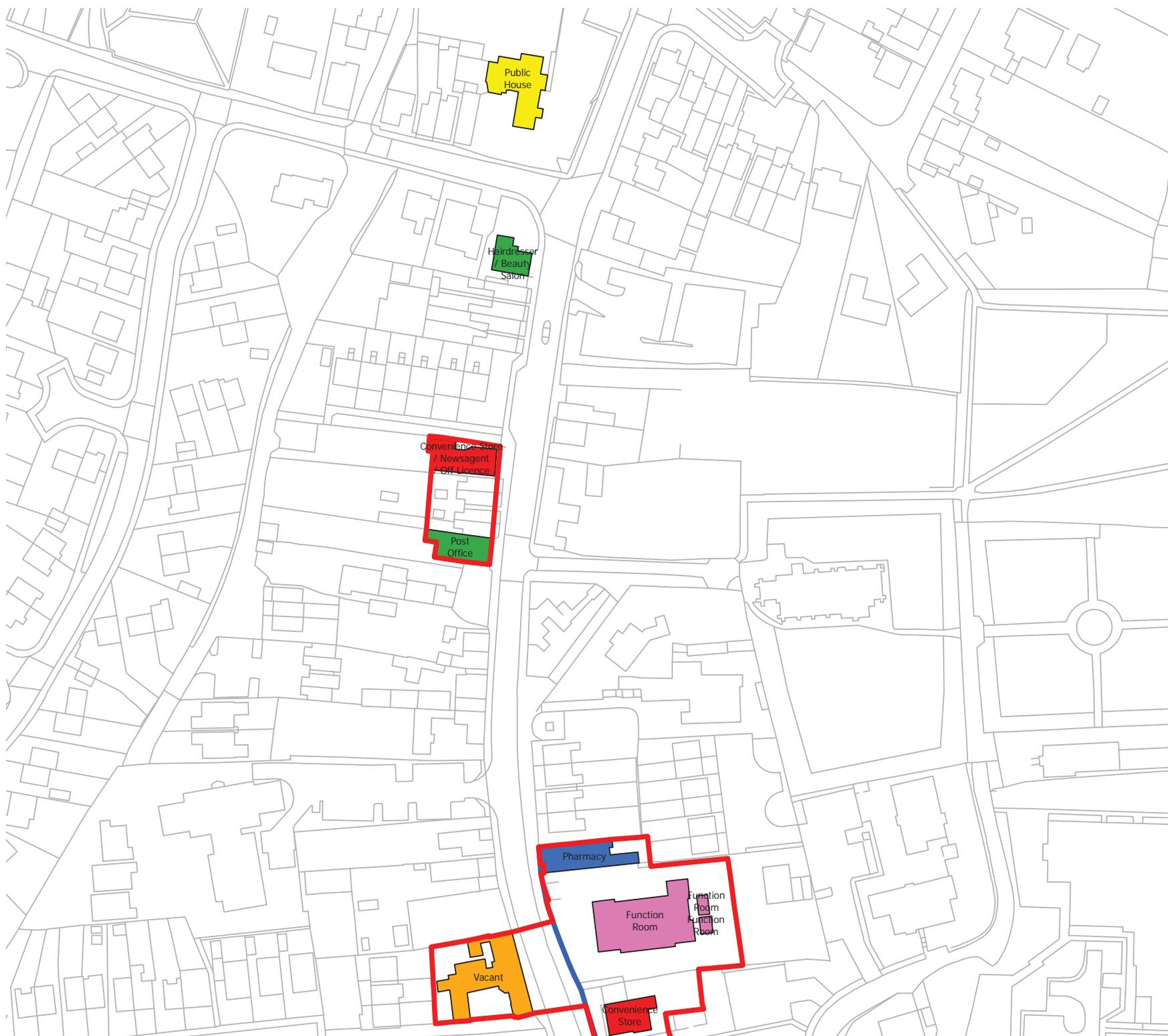
# Leicester City Council & Blaby District Council

Ref: A088154/88.1

Whetstone (North)

## Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

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January 2015

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# Leicester City Council & Blaby District Council

## Ref: A088154/88.2

### Whetstone (South)



### Key

- Recommended Boundary
- Existing Retail Designation
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:1,000 @ A3

January 2015

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## **Appendix 5**

# **Leicester City Centre Diversity of Use and Vacancies Plan**

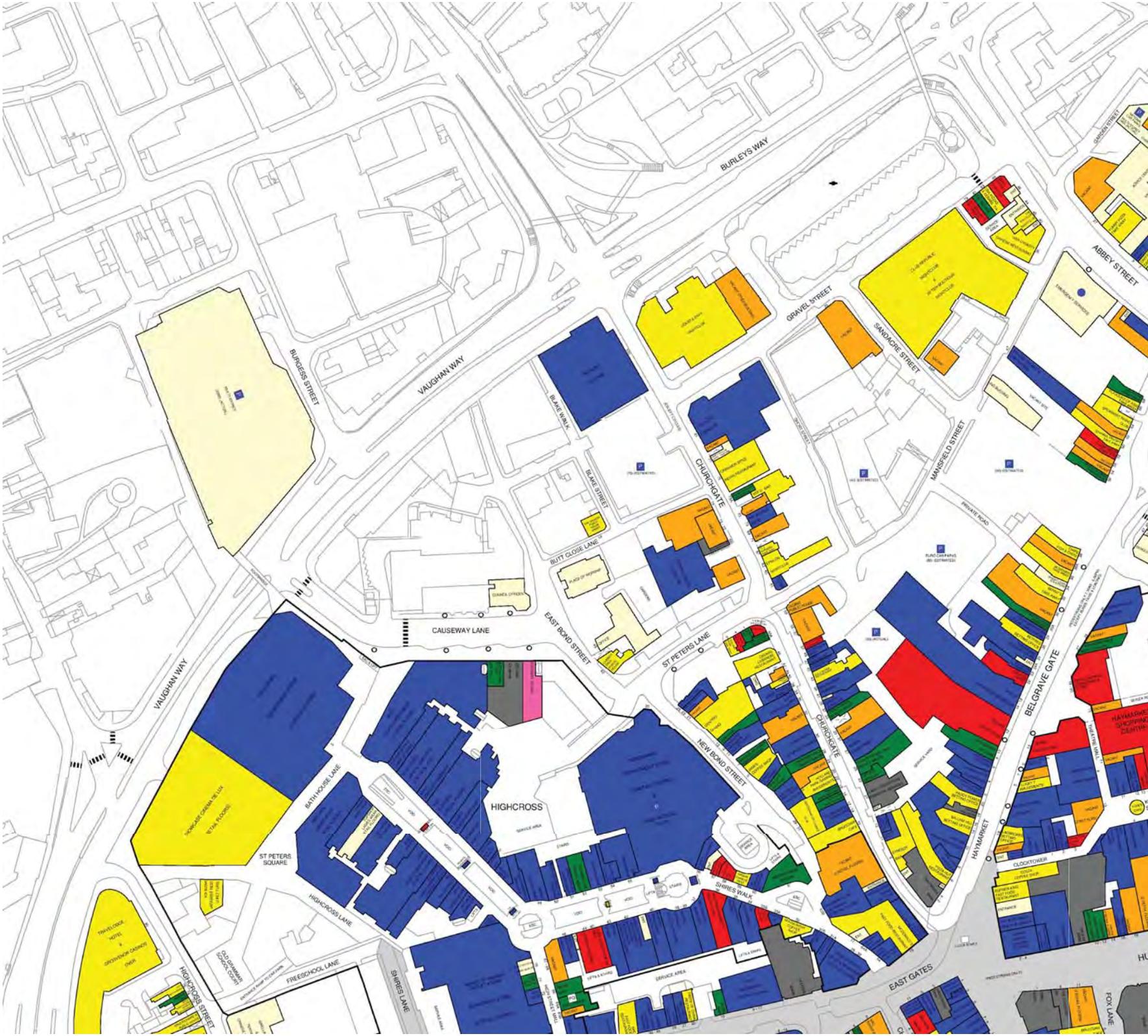


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# Leicester City Council & Blaby District Council

## Ref: A088154/000.1

### City Centre North West



### Key

- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:1,000 @ A3

January 2015

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH  
Tel: +44 (0) 161 872 7914 Fax: +44 (0) 161 872 3193  
Email: info@wyg.com Web: www.wyg.com

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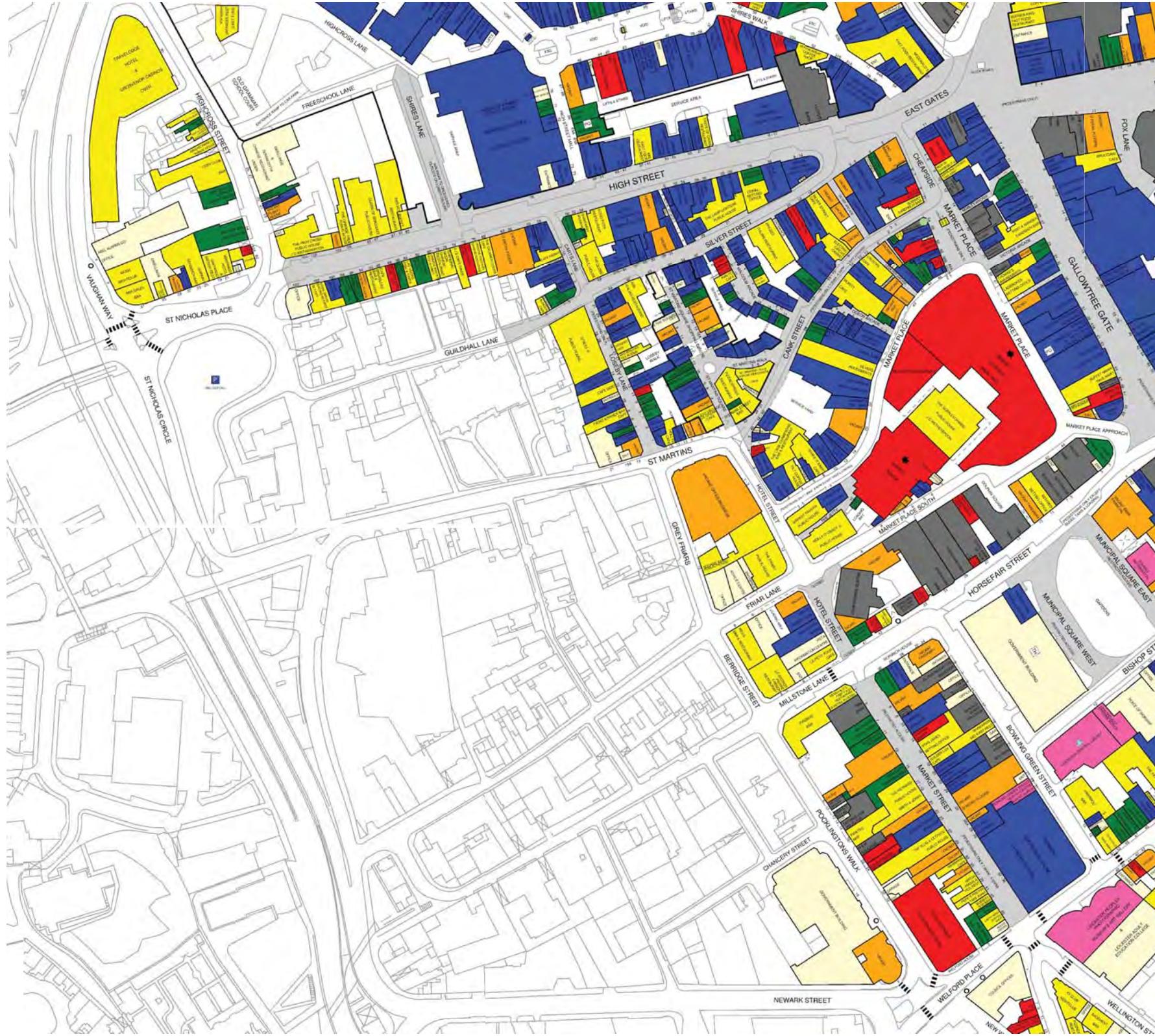


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# Leicester City Council & Blaby District Council

## Ref: A088154/000.2

### City Centre South-West



### Key

- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.

North

Scale 1:1,000 @ A3

January 2015

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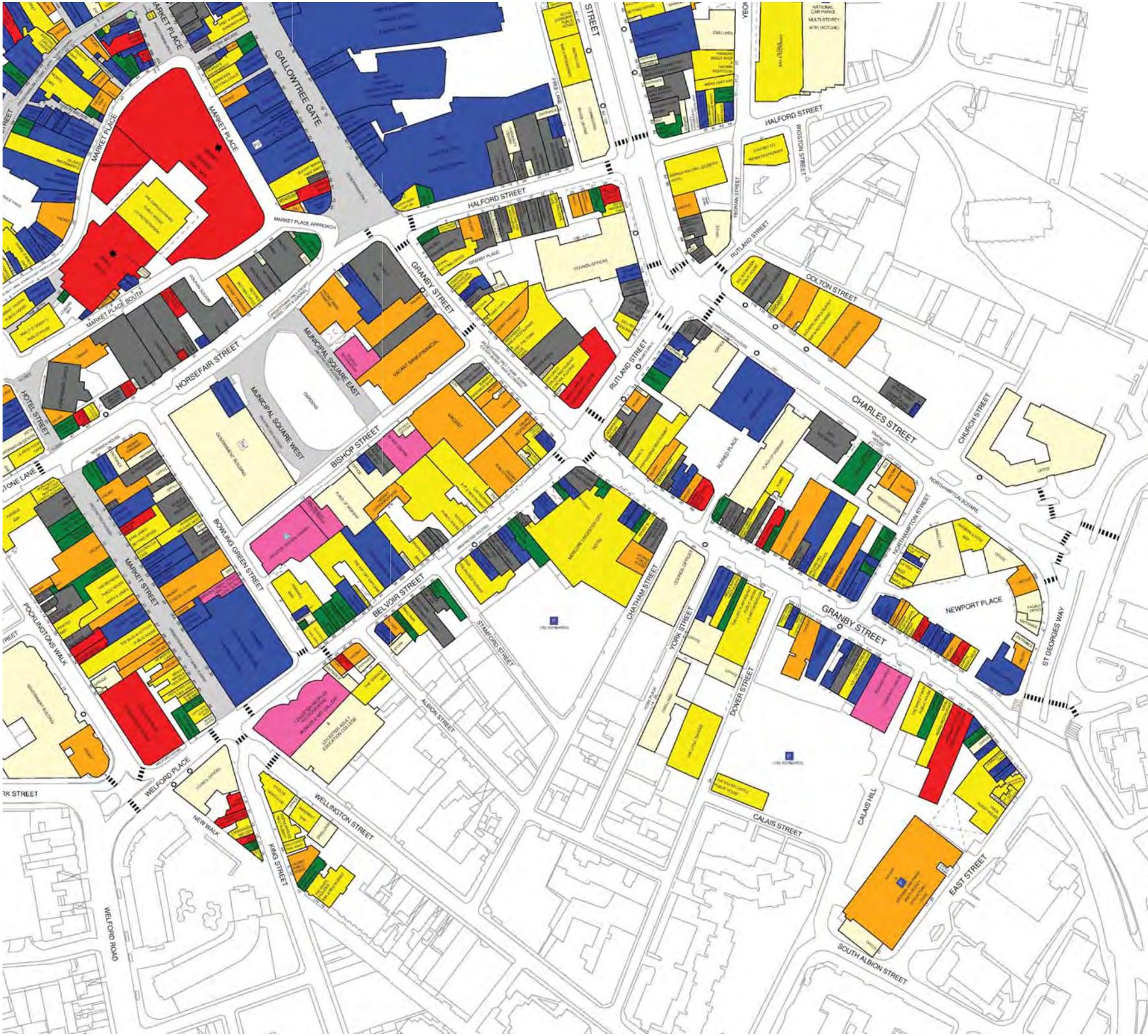


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# Leicester City Council & Blaby District Council

## Ref: A088154/000.3

### City Centre South-East



### Key

- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

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# Leicester City Council & Blaby District Council

## Ref: A088154/000.4

### City Centre North-East



### Key

- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale 1:1,000 @ A3

January 2015

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# Leicester City Council & Blaby District Council

## Ref: A088154/000.5

### City Centre North



### Key

- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

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January 2015

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**Leicester City Council  
& Blaby District Council**

**Ref: A088154/000.6**

Highcross Shopping Centre  
Lower Ground



**Key**

- Local Centre Boundary
- Convenience
- Comparison
- Leisure Service
- Retail Service
- Financial & Business Services
- Vacant
- Misc.



North

Scale: Not to Scale

January 2015

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH  
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## **Appendix 6**

### **District and Local Centres Provision Matrix**

**WYG PLANNING**  
**LEICESTER AND BLABY RETAIL STUDY**

**MATRIX OF DISTRICT AND LOCAL CENTRES**

Centre	Local Authority	Total Number of Units	Total Amount of Floorspace sq.m)*	Superstore	Supermarket	Convenience Store	Pharmacy	Post Office	ATM	Bank	Building Society	Public House	Restaurant/ cafe	Library	Leisure Use Centre, Cinema, Bowling etc)	Surgery/ Health Centre	Dentist	Community Centre	Facilities Score (out of 18)	Recommended Designation	Change to Existing Designation Y/N)
Courtesthorpe	Blaby DC	14		-	-	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	3	Local Centre	No
Fosse Park, Grove Farm Triangle and ASDA	Blaby DC	43		✓	✓	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	8	Out of Centre	No
Glenfield	Blaby DC	23		✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	-	✓	-	12	District Centre	No
Kirby Muxloe	Blaby DC	7		-	-	✓	✓	✓	✓	-	-	✓	✓	-	-	-	-	-	6	Local Centre	No
Narborough	Blaby DC	22		-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	-	✓	-	9	District Centre	No
Stoney Stanton	Blaby DC	19		-	-	✓	✓	✓	✓	-	-	✓	-	✓	-	-	-	-	6	Local Centre	No
Alkman Avenue	Leicester CC	11		-	-	✓	✓	-	✓	-	-	✓	-	-	-	-	✓	-	5	Local Centre	No
Asquith Boulevard	Leicester CC	14		-	-	✓	✓	-	✓	-	-	✓	✓	-	-	-	-	-	5	Local Centre	No
Aylestone Road / Hazel Street	Leicester CC	7		-	-	✓	-	-	-	-	-	-	✓	-	-	-	✓	-	3	Neighbourhood Parade	Yes
Aylmer Road	Leicester CC	4		-	-	✓	-	✓	-	-	-	-	-	-	-	-	-	-	2	Neighbourhood Parade	Yes
Beaumont Lodge	Leicester CC	7		-	-	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	4	Neighbourhood Parade	Yes
Belgrave Boulevard	Leicester CC	7		-	-	✓	✓	-	✓	-	-	-	✓	-	-	-	-	-	4	Neighbourhood Parade	Yes
Blackbird Road / Groby Road / Woodgate	Leicester CC	35		-	-	✓	✓	✓	✓	✓	-	-	✓	-	-	✓	-	-	7	Local Centre	No
Catherine Street	Leicester CC	10		-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	3	Local Centre	No
East Park Road (North)	Leicester CC	41		-	-	✓	✓	-	✓	✓	-	-	✓	-	-	-	-	-	5	Local Centre	No
Egginton Street	Leicester CC	20		-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	2	Local Centre	No
Evington Village	Leicester CC	18		-	-	✓	✓	✓	✓	-	-	✓	✓	-	-	-	-	-	6	Local Centre	No
Fosse Road South	Leicester CC	9		-	-	✓	✓	-	✓	-	-	✓	-	-	-	-	-	-	4	Local Centre	No
Gervas Road	Leicester CC	5		-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	1	Neighbourhood Parade	Yes
Green Lane Road	Leicester CC	102		-	-	✓	✓	✓	-	-	-	✓	✓	-	-	-	-	-	5	Local Centre	No
Hamilton	Leicester CC	12		✓	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	6	Local Centre	Yes
Hartington Road	Leicester CC	24		-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	2	Local Centre	No
Hinckley Road	Leicester CC	35		-	-	✓	✓	✓	✓	-	-	✓	✓	-	-	-	-	-	6	Local Centre	No
Humberstone Rd / Farningdon Street	Leicester CC	13		-	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-	2	Neighbourhood Parade	Yes
Kind Richard's Road	Leicester CC	17		-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	2	Local Centre	No
Lockerie Walk / Dunblane Avenue	Leicester CC	8		-	-	✓	-	-	-	-	-	✓	-	✓	-	-	-	-	3	Local Centre	No
Loughborough Road	Leicester CC	33		-	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	4	Local Centre	No
Manwood Road	Leicester CC	4		-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	1	Local Centre	No
Narborough Road	Leicester CC	328		✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	16	District Centre	No
Netherhall Road	Leicester CC	15		-	-	✓	✓	✓	✓	-	-	-	✓	-	-	-	✓	-	6	Local Centre	No
Norwich Road	Leicester CC	5		-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	2	Neighbourhood Parade	Yes
Ryder Road (Braunstone Frith)	Leicester CC	4		-	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-	2	Neighbourhood Parade	Yes
Saffron Lane and Burnaston Road	Leicester CC	16		-	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	6	Local Centre	No
Saint Saviours Road (East)	Leicester CC	4		-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	1	Neighbourhood Parade	Yes
Saint Stephen's Road	Leicester CC	22		-	-	✓	✓	-	✓	✓	-	-	✓	-	-	-	-	-	5	Local Centre	No
Sharnon Crescent	Leicester CC	4		-	-	✓	-	✓	✓	-	-	✓	-	-	-	-	-	-	4	Neighbourhood Parade	Yes
Sparkerhoe Street	Leicester CC	13		-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	1	Local Centre	No
The Exchange	Leicester CC	10		-	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	6	Local Centre	No
Uppingham Road	Leicester CC	91		-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	-	11	District Centre	No
Wakerley Road / Ethel Road	Leicester CC	6		-	✓	-	✓	-	✓	-	-	-	-	-	-	-	-	-	4	Local Centre	No
Wellford Road / Gainsborough Road	Leicester CC	50		-	-	✓	✓	✓	✓	-	-	-	✓	-	-	-	✓	-	6	Local Centre	No
Wharf Street North	Leicester CC			-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	2	Neighbourhood Parade	Yes
Wood Hill	Leicester CC	10		-	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-	2	Local Centre	No

Notes: A superstore has been defined as typically having a trading floorspace greater than 2,500 sq.m (in accordance with former PPS4 definition)  
A supermarket has been defined as typically having a trading floorspace less than 2,500 sq.m (in accordance with former PPS4 definition)  
A convenience store is defined as providing for everyday needs, typically with a trading floorspace less than 280 sq.m in accordance with the  
Each facility receives a score of one, apart from supermarket = 2 and superstore = 3  
If there is more than one particular facility in a centre or parade, the centre or parade does not received multiple points, for example, if there are two convenience stores only 1 point is received.  
The total number of units for each centre has been derived from site surveys undertaken by WYG and information provided by Leicester City Council. The figures where possible have been calculated to reflect the existing centre boundary.

Source: Experian Goad centre survey data

**Appendix 7**

**Quantitative Capacity Assessment**

**WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY**

**TABLE 1: POPULATION AND PER CAPITA EXPENDITURE WITHIN EACH ZONE OF STUDY AREA**

ZONE	POPULATION					PER CAPITA EXPENDITURE CONVENIENCE (£)						
	2015	2020	2025	2030	2031	2013 <i>with STF</i>	2013	2015	2020	2025	2030	2031
1	56,288	58,092	59,796	61,223	61,459	2,057	2,010	1,998	2,026	2,081	2,138	2,151
2	22,806	23,517	24,190	24,738	24,835	2,042	1,995	1,983	2,011	2,065	2,122	2,135
3	15,143	15,692	16,223	16,657	16,738	2,153	2,104	2,091	2,120	2,178	2,238	2,251
4	37,267	38,156	39,142	39,972	40,124	1,974	1,928	1,917	1,944	1,997	2,051	2,063
5	26,845	27,897	28,911	29,853	30,021	2,248	2,196	2,183	2,214	2,274	2,336	2,350
6	51,653	54,560	57,323	59,818	60,280	1,478	1,444	1,435	1,455	1,495	1,536	1,545
7	38,024	38,491	38,934	39,334	39,334	1,499	1,465	1,456	1,477	1,517	1,558	1,568
8	36,784	37,216	37,627	37,998	38,067	1,664	1,626	1,616	1,639	1,684	1,729	1,740
9	45,990	47,754	49,431	50,945	51,226	1,610	1,573	1,564	1,586	1,629	1,673	1,683
10	30,531	33,100	35,541	37,746	38,155	1,547	1,511	1,502	1,523	1,565	1,608	1,617
11	61,954	62,850	63,647	64,364	64,467	1,847	1,805	1,794	1,819	1,869	1,920	1,931
12	92,527	96,492	100,261	103,665	104,296	1,558	1,522	1,513	1,534	1,576	1,619	1,629
13	45,454	45,633	46,423	47,204	47,344	1,757	1,717	1,706	1,730	1,778	1,826	1,837
14	86,072	89,745	93,358	97,091	97,736	1,902	1,859	1,847	1,873	1,924	1,977	1,989
15	27,253	29,367	31,457	32,123	32,248	2,142	2,093	2,080	2,110	2,167	2,226	2,240
16	28,982	31,329	33,407	35,155	35,477	1,944	1,899	1,888	1,914	1,966	2,020	2,032
<b>TOTAL</b>	<b>703,573</b>	<b>729,890</b>	<b>755,671</b>	<b>777,888</b>	<b>781,809</b>							

**Notes:**

a. Zones based on the following post code sectors

- 1 - LE 9 4, LE10 0, LE10 1, LE10 2, LE10 3
- 2 - LE 9 3, LE 9 7, LE 9 9
- 3 - LE 9 6, LE 17 5
- 4 - LE 8 4, LE 8 5, LE 8 6, LE 8 8, LE 9 1, LE18 3, LE87 2
- 5 - LE 7 3, LE 7 9, LE 8 0, LE 8 9
- 6 - LE 1 1, LE 1 2, LE 1 3, LE 1 4, LE 1 5, LE 1 6, LE 1 7, LE 1 9, LE 2 0, LE 2 1, LE 5 3, LE55 7, LE87 4, LE87 2
- 7 - LE 5 0, LE 5 4, LE 5 5
- 8 - LE 5 1, LE 5 2, LE 5 6
- 9 - LE 4 5, LE 4 6, LE 4 7, LE 4 9
- 10 - LE 4 0, LE 4 1, LE 4 2
- 11 - LE 2 2, LE 2 3, LE 2 6, LE 2 8, LE 2 9
- 12 - LE 2 7, LE 3 0, LE 3 1, LE 3 2, LE 3 5, LE 3 6, LE 3 9
- 13 - LE2 4, LE 2 5, LE18 1, LE18 2, LE18 4
- 14 - LE 4 3, LE 4 4, LE 4 8, LE 7 1, LE 7 2, LE 7 4, LE 7 7, LE12 7, LE12 8
- 15 - LE 3 8, LE 6 0, LE 9 2,
- 16 - LE19 0, LE 3 3, LE19 1, LE19 2, LE19 3, LE19 4, LE95 2

b. Per capita expenditure derived from Experian MMG3 data (2014 report)

c. Population derived from Experian MMG3 data (2014 report)

d. Per capita expenditure projected forward using forecast growth rates (excluded 'adjusted' STF allowance) taken from Appendix 3 of Experian Retail Planner Briefing Note 12.1

e. Expenditure excludes Special Forms of Trading in line with 'adjusted' allowance at 2013 derived from Annex 3 of Experian Retail Planner Briefing Note 12.1

**2013 Prices**

WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 2A: TOTAL CONVENIENCE GOODS EXPENDITURE

ZONE	EXPENDITURE (£m)					GROWTH			
	CONVENIENCE					CONVENIENCE			
	2015	2020	2025	2030	2031	2015-20	2015-25	2015-30	2015-31
1	112.44	117.68	124.44	130.88	132.18	5.24	11.99	18.44	19.73
2	45.22	47.28	49.96	52.49	53.01	2.07	4.75	7.27	7.79
3	31.66	33.27	35.34	37.27	37.68	1.61	3.67	5.61	6.02
4	71.43	74.16	78.15	81.99	82.80	2.73	6.73	10.56	11.37
5	58.61	61.76	65.75	69.75	70.56	3.15	7.15	11.14	11.95
6	74.12	79.40	85.69	91.86	93.13	5.27	11.57	17.74	19.01
7	55.37	56.84	59.06	61.30	61.66	1.47	3.69	5.93	6.30
8	59.44	60.99	63.35	65.72	66.23	1.55	3.90	6.27	6.79
9	71.91	75.72	80.52	85.25	86.24	3.81	8.61	13.34	14.32
10	45.86	50.42	55.62	60.68	61.70	4.56	9.75	14.82	15.84
11	111.15	114.34	118.95	123.58	124.52	3.19	7.80	12.43	13.37
12	139.99	148.04	158.02	167.85	169.88	8.05	18.03	27.86	29.89
13	77.56	78.96	82.52	86.20	86.97	1.40	4.96	8.64	9.41
14	159.00	168.12	179.66	191.95	194.38	9.12	20.66	32.94	35.38
15	56.69	61.95	68.17	71.51	72.22	5.26	11.48	14.82	15.53
16	54.71	59.97	65.69	71.02	72.10	5.26	10.99	16.31	17.39
<b>TOTAL</b>	<b>1225.17</b>	<b>1288.92</b>	<b>1370.90</b>	<b>1449.29</b>	<b>1465.26</b>	<b>63.74</b>	<b>145.73</b>	<b>224.12</b>	<b>240.09</b>

TABLE 2B: CONVENIENCE GOODS EXPENDITURE SPLIT BETWEEN MAIN FOOD SHOPPING AND TOP-UP FOOD SHOPPING SPEND

ZONE	EXPENDITURE (£m)		
	CONVENIENCE - 2014		
	MAIN	TOP-UP	TOTAL
1	89.13	23.31	112.44
2	36.40	8.82	45.22
3	24.22	7.45	31.66
4	54.12	17.31	71.43
5	46.73	11.88	58.61
6	56.00	18.12	74.12
7	41.30	14.07	55.37
8	46.52	12.93	59.44
9	56.28	15.64	71.91
10	35.81	10.05	45.86
11	87.91	23.24	111.15
12	111.89	28.10	139.99
13	62.42	15.14	77.56
14	132.64	26.37	159.00
15	44.79	11.91	56.69
16	42.91	11.79	54.71
<b>TOTAL</b>	<b>969.05</b>	<b>256.12</b>	<b>1225.17</b>

Notes:

a. Zones based on the following post code sectors

1 - LE 9 4, LE10 0, LE10 1, LE10 2, LE10 3

2 - LE 9 3, LE 9 7, LE 9 9

3 - LE 9 6, LE 17 5

4 - LE 8 4, LE 8 5, LE 8 6, LE 8 8, LE 9 1, LE18 3, LE87 2

5 - LE 7 3, LE 7 9, LE 8 0, LE 8 9

6 - LE 1 1, LE 1 2, LE 1 3, LE 1 4, LE 1 5, LE 1 6, LE 1 7, LE 1 9, LE 2 0, LE 2 1, LE 5 3, LE55 7, LE87 4, LE87 2

7 - LE 5 0, LE 5 4, LE 5 5

8 - LE 5 1, LE 5 2, LE 5 6

9 - LE 4 5, LE 4 6, LE 4 7, LE 4 9

10 - LE 4 0, LE 4 1, LE 4 2

11 - LE 2 2, LE 2 3, LE 2 6, LE 2 8, LE 2 9

12 - LE 2 7, LE 3 0, LE 3 1, LE 3 2, LE 3 5, LE 3 6, LE 3 9

13 - LE2 4, LE 2 5, LE18 1, LE18 2, LE18 4

14 - LE 4 3, LE 4 4, LE 4 8, LE 7 1, LE 7 2, LE 7 4, LE 7 7, LE12 7, LE12 8

15 - LE 3 8, LE 6 0, LE 9 2,

16 - LE19 0, LE 3 3, LE19 1, LE19 2, LE19 3, LE19 4, LE95 2

b. Per capita expenditure derived from Experian MMG3 data (2014 report)

c. Population derived from Experian MMG3 data (2014 report)

d. Per capita expenditure projected forward using forecast growth rates (excluded 'adjusted' STF allowance) taken from Appendix 3 of Experian Retail Planner Briefing Note 12.1



DESTINATION	TOTAL MAIN FOOD		1 MAIN FOOD		2 MAIN FOOD		3 MAIN FOOD		4 MAIN FOOD		5 MAIN FOOD		6 MAIN FOOD		7 MAIN FOOD		8 MAIN FOOD		9 MAIN FOOD		10 MAIN FOOD		11 MAIN FOOD		12 MAIN FOOD		13 MAIN FOOD		14 MAIN FOOD		15 MAIN FOOD		16 MAIN FOOD				
	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)	(%)	TOP UP (%)					
Belgrave Boulevard	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Island Fletcher Mall, Leicester	0.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
100% Mountain View, Leicester	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Tecco Farm, Bragdale Mill, Leicester	5.2%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	1.9%	1.6%	1.9%	0.0%	45.0%	16.7%	0.7%	0.0%	8.3%	0.8%	0.5%	0.0%	9.2%	0.0%	11.0%	0.0%	3.2%	1.1%		
<b>Sub-Total (Zone 10)</b>	<b>5.8%</b>	<b>1.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.9%</b>	<b>0.0%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>3.9%</b>	<b>1.6%</b>	<b>1.9%</b>	<b>3.7%</b>	<b>50.9%</b>	<b>26.7%</b>	<b>0.7%</b>	<b>0.0%</b>	<b>8.9%</b>	<b>2.3%</b>	<b>0.5%</b>	<b>0.0%</b>	<b>9.2%</b>	<b>0.0%</b>	<b>16.7%</b>	<b>4.4%</b>	<b>3.2%</b>	<b>1.1%</b>									
<b>Zone 11</b>																																					
MS, Aylestone Road, Leicester	1.8%	0.9%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	2.6%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	11.0%	1.2%	1.4%	3.1%	1.8%	2.7%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Aylestone Road, Leicester	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Co-Op, Foodstore, Aylestone Road, Leicester	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Clarendon Park Road, Leicester	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Co-Op, Foodstore, Hillborough Road, Glen Parva	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Hillborough Road, Leicester	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Island, Saffron Lane, Leicester	0.8%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%	2.6%	2.5%	0.8%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%		
Local shops, Aylestone	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Local shops, Stoneygate	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Tecco Express, Aylestone Road, Leicester	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Tecco Express, Lutterworth Road, Aylestone	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Tecco Express, Saffron Lane, Leicester	2.9%	0.6%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	2.6%	0.0%	0.0%	5.3%	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	1.5%	23.2%	4.6%	15.4%	2.7%	10.6%	0.0%	0.0%	1.1%	4.1%	2.0%	0.0%		
<b>Sub-Total (Zone 11)</b>	<b>2.9%</b>	<b>5.6%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.0%</b>	<b>2.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>5.3%</b>	<b>5.4%</b>	<b>0.0%</b>	<b>0.6%</b>	<b>1.1%</b>	<b>15.1%</b>	<b>23.2%</b>	<b>4.6%</b>	<b>15.4%</b>	<b>2.7%</b>	<b>10.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.1%</b>	<b>4.1%</b>	<b>2.0%</b>	<b>0.0%</b>								
<b>Zone 12</b>																																					
MS, Woodgate, Leicester	2.4%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.4%	15.2%	0.0%	0.0%	12.4%	3.7%	0.0%	0.0%	0.8%	0.0%	1.5%	2.1%	0.0%	
Audi, Northcote Road South, Braunston	5.2%	0.9%	4.4%	0.0%	0.0%	5.5%	0.0%	10.1%	13.5%	1.0%	0.0%	0.0%	0.5%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	14.4%	15.2%	0.0%	0.0%	14.2%	3.1%	2.3%	0.0%	0.8%	0.0%	5.8%	1.7%	18.5%	2.4%
Co-Op, Foodstore, Allman Avenue, Leicester	0.1%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	15.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Fosse Road North, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Grilly Road, Leicester	0.1%	0.5%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Hallam Crescent East, Leicester	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Northcote Road, Leicester	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Sharnock Crescent, Braunston Fm	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Co-Op, Foodstore, Turnbul Drive, Leicester	0.1%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Island, Northcote Road, Leicester	0.4%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Local shops, Braunston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Local shops, Westcotes	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Morrison, 9 Courting House Road, Leicester	2.7%	1.3%	0.0%	0.0%	0.0%	0.0%	1.0%	1.5%	0.0%	0.0%	0.0%	0.0%	3.5%	1.4%	1.7%	0.0%	0.7%	1.1%	0.8%	0.0%	0.0%	0.0%	1.1%	9.4%	7.4%	8.5%	2.0%	0.9%	0.0%	0.8%	1.1%	3.4%	0.0%	0.8%	0.0%		
Local shops, Northcote Road, Leicester	0.3%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Tecco Express (Food), Fosse Road North, Leicester	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Tecco Express, Hickley Road, Leicester	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.																														





<b>Zone 10</b>																														
Beaumont Lys	2.19	1.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Alford Road, Leicester	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Island, Fishers Mill, Leicester	1.23	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Local shops, Mountaineer	0.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Local shops, Brindley Hill, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 10)</b>	<b>54.43</b>	<b>5.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>																					
<b>Zone 11</b>																														
Co Op - Foodstore, Alford Road, Leicester	17.17	1.99	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Aylestone Road, Leicester	0.42	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Aylestone Road, Leicester	0.84	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Clarendon Park Road, Leicester	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Hillsborough Road, Glen Parva	0.42	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Sturges Road, Leicester	0.00	1.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Island, Saffron Lane, Leicester	4.69	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Local shops, Aylestone	0.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Local shops, Storegate	0.00	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Texco Express, Aylestone Road, Leicester	0.00	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Texco Express, Loughborough Road, Aylestone	0.00	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Texco Express, Saffron Lane, Leicester	0.00	2.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 11)</b>	<b>26.58</b>	<b>13.51</b>	<b>0.55</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>																				
<b>Zone 12</b>																														
MS, Woodgate, Leicester	21.00	3.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Asda, Narborough Road South, Braunstone	50.90	2.27	5.67	0.00	2.02	0.00	2.42	0.75	1.28	0.17	0.00	0.00	0.29	0.00	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Alford Road, Leicester	1.79	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Fosse Road North, Leicester	1.98	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Gray Road, Leicester	1.04	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Hulme Crescent East, Leicester	0.00	1.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Narborough Road, Leicester	0.00	1.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Sharnon Crescent, Braunstone Frith	0.00	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Turberville Drive, Leicester	1.00	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Co Op - Foodstore, Narborough Road, Leicester	4.47	0.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Local shops, Braunstone	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Local shops, Westcotes	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Harrolds, 9 Counting House Road, Leicester	24.87	2.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Harrolds Local, Narborough Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Texco Express (Esso), Fosse Road North, Leicester	0.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Texco Express, Hinckley Road, Leicester	0.00	1.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Texco Express, Westcotes Road, Leicester	0.00	1.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Texco, Narborough Road Retail Park, Narborough Road, Leicester	12.24	2.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 12)</b>	<b>125.34</b>	<b>21.78</b>	<b>5.67</b>	<b>0.00</b>	<b>2.02</b>	<b>0.08</b>	<b>2.67</b>	<b>0.86</b>	<b>1.79</b>	<b>0.17</b>	<b>0.00</b>	<b>0.00</b>	<b>2.72</b>	<b>0.47</b>	<b>1.91</b>	<b>0.00</b>	<b>0.68</b>	<b>1.14</b>	<b>0.42</b>	<b>0.00</b>	<b>5.75</b>	<b>1.86</b>	<b>15.03</b>	<b>1.95</b>	<b>6.71</b>	<b>2.48</b>	<b>2.23</b>	<b>0.11</b>	<b>5.70</b>	<b>0.47</b>





WYG PLANNING  
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TABLE 6: ESTIMATED (BASELINE) CAPACITY FOR NEW CONVENIENCE GOODS PROVISION WITHIN LEICESTER AND WITHIN BLABY

Table 6a: Estimated 'Capacity' for Convenience Goods Facilities in Leicester

Year	Turnover - Em <sup>1</sup>	Expenditure Available - Em <sup>2</sup>	SA Inflow - Em	Surplus Expenditure - Em
2015	467.35	482.82	9.52	25.00
2020	461.77	507.94	10.02	56.20
2025	462.69	540.25	10.66	88.22
2030	465.01	571.14	11.27	117.40
2031	465.47	577.44	11.39	123.36
Market Share (%)	39.4			

- Allows for increased turnover efficiency as set out in Table 4a of Experian Retail Planner 12.1 Addendum
  - Assumes constant market share claimed by Leicester facilities at 39.4% from Study Area
- 2013 Prices

Table 6b: Quantitative Need for Additional Convenience Goods Floorspace in Leicester

Year	Convenience Goods		
	Em	Floorspace Requirement	
	Surplus	Min <sup>1</sup>	Max <sup>2</sup>
2015	25.00	1,900	3,600
2020	56.20	4,400	8,100
2025	88.22	6,800	12,700
2030	117.40	9,100	16,900
2031	123.36	9,500	17,700

- Average sales density assumed to be £13,018 per sq m based on the average sales density of the leading four supermarkets as identified by Verdict 2014
  - Average sales density assumed to be £7,000 per sq m which is based on WYG's knowledge of discount operators
  - Allows for increased turnover efficiency as set out in Table 4a of Experian Retail Planner 12.1 Addendum
- 2013 Prices

Table 6c: Net Quantitative Need for Additional Convenience Goods Floorspace in Leicester

Year	Convenience Goods			Floorspace Requirement	
	Em	Em	Em	Min <sup>1</sup>	Max <sup>2</sup>
	Surplus	Extant	Residual		
2015	25.00	59.39	-34.40	-2,600	-4,900
2020	56.20	58.69	-2.49	-200	-400
2025	88.22	58.80	29.42	2,300	4,200
2030	117.40	59.10	58.31	4,500	8,400
2031	123.36	59.16	64.20	5,000	9,200

- Average sales density assumed to be £13,018 per sq m based on the average sales density of the leading four supermarkets as identified by Verdict 2014
  - Average sales density assumed to be £7,000 per sq m which is based on WYG's knowledge of discount operators
  - Residual calculated by subtracting turnover of commitments (sourced from Table 6d) from surplus expenditure (sourced from Table 6a)
  - Allows for increased turnover efficiency as set out in Table 4a of Experian Retail Planner 12.1 Addendum
- 2013 Prices

Table 6d: Extant Convenience Goods Commitments in Leicester

Address	Reference	Proposal	Gross Retail Floorspace (sq.m)	Net Convenience Floorspace (sq.m)	Estimated Sales Density (£/sq.m)	Estimated Convenience Turnover (£/m)	Status
Green Lane Road, Peccadilly Cinema	20141630	Change of use to Shops	350	100	5,000	0.50	Extant permission
Vaughan Way	20141404	Mixed-use development including foodstore and non-food retail outlet	2,921	260	13,018	3.38	Extant permission
217 to 219 Fosse Road North	20140826	Lidl foodstore together with associated works	-	957	4,124	3.95	Extant permission
St Augustines Road, Farmer Bowbridge Works	20131728	Mixed-use development including residential, hotel, retail and leisure	560	196	5,000	0.98	Extant permission
Ashton Green at Leicester Road	20131597 and 20100969	Mixed-use development including retail	3,000	945	10,800	10.21	Resolved to be approved subject to s.27B
Melton Road, HKS Sandringham Services	20131424	PFS with retail unit	300	200	13,018	2.60	Extant permission
Belgrave Road, Former Sainsbury's site	20120415	Demolition of existing foodstore and PFS and erection of ten retail units	3,733	871	7,000	6.10	Extant permission
2 to 2a Upperton Road	20121701	Mixed-use scheme including flexible commercial space and convenience store	1,374	877	6,363	5.58	Extant permission
Farmer Corah Works, Burleys Way	20081352	Mixed-use development including retail, leisure, residential, offices, etc	5,570	2,005	13,018	26.10	Extant permission
<b>TOTAL</b>				<b>6,410</b>		<b>59.39</b>	

- Green Lane Cinema scheme is very small scale. Estimated net sales area of 200 sq m and assumed that half could be dedicated to convenience goods. Sales density is WYG estimate
  - Vaughan Way condition provides for maximum of 372 sq m gross floorspace to be used for convenience goods retail. Net sales assumed to be 70% of gross floorspace. Sales density based on average of 'main four'
  - Fosse Road North is Lidl scheme. It is assumed that 90% of the net sales area of 1,063 sq m will be dedicated to convenience goods. Lidl sales density
  - Bowbridge Works permission provides for 560 sq m gross retail floorspace. It is assumed that half of this may be dedicated to convenience goods. Sales density is WYG estimate
  - Ashton Green permission provides for up to 3,000 gross A1, A2, A3, A4 or A5 floorspace. Submitted Economic Statement suggests provision of a foodstore of 1,500 sq m gross. Assumed that net sales would be 70% of this total and that 90% of sales dedicated to convenience goods. Sales density based on average of 'main four' and Aldi and Lidl
  - Melton Road is convenience store adjacent to PFS. Net sales area identified by Council. Sales density based on average of 'main four'
  - For Belgrave Road, it is assumed that net floorspace will account for 70% of gross and that convenience goods will account for a third of floorspace. Sales density is WYG estimate and takes into consideration that 'main four' retailers may account for some but not all of floorspace
  - Upperton Road to include discount foodstore. It is assumed that convenience goods sales will be 90% of net sales area of 974 sq m. Sales density based on average of Aldi and Lidl
  - Corah Works food superstore convenience goods sales area derived from applicant's Planning and Retail Statement. Sales density based on average of 'main four'
- 2013 Prices

Table 6e: Estimated 'Capacity' for Convenience Goods Facilities in Blaby

Year	Turnover - Em <sup>1</sup>	Expenditure Available - Em <sup>2</sup>	SA Inflow - Em	Surplus Expenditure - Em
2015	220.21	200.32	3.76	-16.14
2020	217.58	210.34	3.95	-2.89
2025	218.01	224.14	4.20	10.33
2030	219.10	236.96	4.44	22.30
2031	219.32	239.57	4.49	24.74
Market Share (%)	16.4			

- Allows for increased turnover efficiency as set out in Table 4a of Experian Retail Planner 12.1 Addendum
  - Assumes constant market share claimed by Blaby facilities at 16.2% from Study Area
- 2013 Prices

Table 6f: Quantitative Need for Additional Convenience Goods Floorspace in Blaby

Year	Convenience Goods		
	Em	Floorspace Requirement	
	Surplus	Min <sup>1</sup>	Max <sup>2</sup>
2015	-16.14	-1,200	-2,300
2020	-2.89	-200	-400
2025	10.33	800	1,500
2030	22.30	1,700	3,200
2031	24.74	1,900	3,500

- Average sales density assumed to be £13,018 per sq m based on the average sales density of the leading four supermarkets as identified by Verdict 2014
  - Average sales density assumed to be £7,000 per sq m which is based on WYG's knowledge of discount operators
  - Allows for increased turnover efficiency as set out in Table 4a of Experian Retail Planner 12.1 Addendum
- 2013 Prices

Table 6g: Net Quantitative Need for Additional Convenience Goods Floorspace in Blaby

Year	Convenience Goods			Floorspace Requirement	
	Em	Em	Em	Min <sup>1</sup>	Max <sup>2</sup>
	Surplus	Extant	Residual		
2015	-16.14	28.27	-44.40	-3,400	-6,300
2020	-2.89	27.93	-30.82	-2,400	-4,500
2025	10.33	27.99	-17.65	-1,400	-2,500
2030	22.30	28.13	-5.83	-400	-800
2031	24.74	28.15	-3.42	-300	-500

- Average sales density assumed to be £13,018 per sq m based on the average sales density of the leading four supermarkets as identified by Verdict 2014
  - Average sales density assumed to be £7,000 per sq m which is based on WYG's knowledge of discount operators
  - Residual calculated by subtracting turnover of commitments (sourced from Table 6d) from surplus expenditure (sourced from Table 6a)
  - Allows for increased turnover efficiency as set out in Table 4a of Experian Retail Planner 12.1 Addendum
- 2013 Prices

Table 6h: Extant Convenience Goods Commitments in Blaby

Address	Reference	Proposal	Gross Retail Floorspace (sq.m)	Net Convenience Floorspace (sq.m)	Estimated Sales Density (£/sq.m)	Estimated Convenience Turnover (£/m)	Status
New Lubbesthorpe Sustainable Urban Extension	11/01001/OX	4,250 dwellings with district centre	3,000 sq m foodstore with other generally comparison goods and service units	1,600	13,018	20.83	Extant permission
Glenfield Park	10/0118/1/OX (as varied by 12/0997/1/VVY)	Mixed-use scheme including employment, residential and local centre	Maximum of 1,400 sq.m split between Classes A1 to A5	327	7,000	2.29	Extant permission
164 Hinckley Road, Leicester Forest East	12/0927/1/PX	Tesco Express	390	273	12,099	3.30	Extant permission
Land at Warwick Road and Cambridge Road, Leicestershire	14/0577/1/PX	Detached building comprising residential apartments and Co-op Food at ground floor	324	227	8,146	1.85	Extant permission
<b>TOTAL</b>				<b>2,427</b>		<b>28.27</b>	

- New Lubbesthorpe SUE foodstore to have net sales area of 2,000 sq.m. Estimated that 80% will be dedicated to convenience goods. Sales density based on average of 'main four'
  - Estimated that around one third of Glenfield Park floorspace occupied by convenience goods retailers and that 70% of gross floorspace will be net sales. Sales density is WYG estimate
  - Estimated that 70% of Hinckley Road Tesco Express gross floorspace will be net sales. Tesco sales density
  - Estimated that 70% of Warwick Road Co-op will be net sales. Co-operative Food sales density
- 2013 Prices









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TABLE 10: CLOTHES/SHOES EXPENDITURE

DESTINATION	TOTAL CLOTHES/SHOES (£m)	ZONE 1 CLOTHES/SHOES (£m)	ZONE 2 CLOTHES/SHOES (£m)	ZONE 3 CLOTHES/SHOES (£m)	ZONE 4 CLOTHES/SHOES (£m)	ZONE 5 CLOTHES/SHOES (£m)	ZONE 6 CLOTHES/SHOES (£m)	ZONE 7 CLOTHES/SHOES (£m)	ZONE 8 CLOTHES/SHOES (£m)	ZONE 9 CLOTHES/SHOES (£m)	ZONE 10 CLOTHES/SHOES (£m)	ZONE 11 CLOTHES/SHOES (£m)	ZONE 12 CLOTHES/SHOES (£m)	ZONE 13 CLOTHES/SHOES (£m)	ZONE 14 CLOTHES/SHOES (£m)	ZONE 15 CLOTHES/SHOES (£m)	ZONE 16 CLOTHES/SHOES (£m)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.19	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, New Buildings, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Burbage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hinckley	6.97	4.65	1.25	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26
Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sapcote Garden Centre, Hinckley Road, Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoney Stanton	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00
The Britannia Centre, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Sword Drive, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 1)</b>	<b>7.34</b>	<b>4.65</b>	<b>1.44</b>	<b>0.81</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.18</b>	<b>0.26</b>						
<b>Zone 2</b>																	
Erff	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Desford	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Earl Shilton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huncote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newbold Verdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 2)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 3</b>																	
Broughton Astley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Palmer's At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 3)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 4</b>																	
Blaby	0.84	0.00	0.00	0.00	0.39	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cosby	0.30	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hickney	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Golden Garden Centre, Foston Road, Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hilleshams	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00
<b>Sub Total (Zone 4)</b>	<b>1.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.39</b>	<b>0.30</b>	<b>0.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 5</b>																	
Billesdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bushby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coles Plant Centre, Uppingham Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
East Goswote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Great Glen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Houghton-on-the-Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kibworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Saddington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurnby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wistow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 5)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.35	0.00	0.00	0.00	0.26
Highcross, Leicester	18.07	0.00	0.31	1.12	0.85	1.42	1.00	0.34	0.22	0.00	0.00	0.35	3.89	7.88	0.33	0.36	
Leicester City Centre	202.04	12.44	5.51	1.82	7.45	12.65	26.42	12.65	14.75	14.33	8.24	20.87	23.30	9.84	15.92	9.33	6.52
St George's Central, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
St Georges Retail Park, Leicester	1.59	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00	0.35	0.00	0.00	0.69	0.00
Wickes, St Georges Retail Park, St Georges Way, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 6)</b>	<b>222.44</b>	<b>12.75</b>	<b>5.83</b>	<b>1.82</b>	<b>8.56</b>	<b>13.51</b>	<b>27.84</b>	<b>13.66</b>	<b>15.09</b>	<b>14.55</b>	<b>8.61</b>	<b>20.87</b>	<b>24.35</b>	<b>13.73</b>	<b>23.79</b>	<b>10.35</b>	<b>7.14</b>
<b>Zone 7</b>																	
Wood Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 7)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 8</b>																	
Evington Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hamilton	3.73	0.00	0.00	0.00	0.00	0.00	0.33	0.55	0.47	2.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Humberstone Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 8)</b>	<b>3.73</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.33</b>	<b>0.55</b>	<b>0.47</b>	<b>2.38</b>	<b>0.00</b>						
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rushley Mead	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Melton Road, Thurmaston	1.67	0.00	0.00	0.00	0.00	0.00	0.21	0.33	0.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 9)</b>	<b>1.67</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.21</b>	<b>0.33</b>	<b>0.00</b>	<b>1.13</b>	<b>0.00</b>						
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.00	0.00	0.52	0.00	0.00	0.00	0.00
B&Q, Devonshire Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barley Craft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basamont Leys	10.97	0.00	0.67	0.00													

Bulgrave Boulevard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mowmace	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 10)</b>	<b>19.11</b>	<b>0.00</b>	<b>0.85</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.29</b>	<b>0.00</b>	<b>0.91</b>	<b>0.86</b>	<b>3.64</b>	<b>0.28</b>	<b>6.93</b>	<b>0.00</b>	<b>3.22</b>	<b>1.42</b>	<b>0.72</b>
<b>Zone 11</b>																		
Aylestone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Colourbank, Cavendish Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eyres Mansell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Glen Parva	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Knighton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoneygate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
United Carpets and Beds, Aylestone Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 11)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 12</b>																		
Asda, Narborough Road South, Braunstone	2.29	0.00	0.00	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.69	0.16	0.00	0.18	0.55	
Braunstone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Freemans Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hornbase, Pulney Road, Off Welford Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hornsons, Counting House Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Narborough Road North Retail Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Westcoast	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 12)</b>	<b>2.29</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.71</b>	<b>0.00</b>	<b>0.69</b>	<b>0.16</b>	<b>0.00</b>	<b>0.18</b>	<b>0.55</b>							
<b>Zone 13</b>																		
Asda, Leicester Road, Oadby	4.43	0.00	0.00	0.00	1.66	0.00	0.00	0.00	0.00	0.00	0.00	0.69	0.00	2.08	0.00	0.00	0.00	0.00
B&Q, Bull Head Street, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bull Head Street Retail Park, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oadby	2.37	0.00	0.00	0.00	0.88	0.20	0.45	0.22	0.19	0.00	0.00	0.28	0.00	0.16	0.00	0.00	0.00	0.00
Sainsbury's, Bell Street, Wigston	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	0.00	0.00	0.00	0.00
Sainsbury's, Glen Road, Oadby	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00
Tesco, Blaby Road, Wigston	1.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93	0.00	0.00	0.00	0.14
Wigston	2.57	0.00	0.00	0.00	1.56	0.00	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.58	0.00	0.00	0.00	0.22
<b>Sub Total (Zone 13)</b>	<b>11.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4.10</b>	<b>0.20</b>	<b>0.45</b>	<b>0.43</b>	<b>0.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.96</b>	<b>0.00</b>	<b>4.46</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.36</b>
<b>Zone 14</b>																		
Arstey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asda, Barkby Thorpe Lane, Thurmaston	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barrow-upon-Soar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Birstall	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.00	0.00	0.41	0.00	0.00	0.00
Birstall Garden Centre, Sibson Road, Birstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coscote Nurseries, Syston Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mountsorrel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quorn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sileby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Syston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurmaston Shopping Centre, Leicester	15.06	0.00	0.00	0.00	2.40	0.00	0.24	0.63	0.79	0.39	0.00	0.00	0.00	10.62	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 14)</b>	<b>15.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.40</b>	<b>0.00</b>	<b>0.24</b>	<b>0.63</b>	<b>0.93</b>	<b>0.52</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 15</b>																		
Glenfield	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Groby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kirby Muxloe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ratby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 15)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 16</b>																		
Enderby	0.34	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22
Fosse Park South, Leicester	6.95	0.00	0.48	0.89	0.79	0.20	0.00	0.63	1.06	0.00	0.24	0.77	0.00	0.50	0.00	0.18	1.21	
Fosse Shopping Park, Leicester	117.37	11.14	7.61	7.77	12.48	4.09	1.81	0.48	1.29	1.91	1.75	14.44	14.95	9.28	9.78	9.02	9.59	
Grove Farm Triangle, Leicester	2.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.32	0.00	0.00	0.27	0.55	
Leicester Forest East	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Meridian Leisure Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Narborough	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	
Palmers Garden Centre, Saint Johns, Enderby, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 16)</b>	<b>127.09</b>	<b>11.14</b>	<b>8.22</b>	<b>8.66</b>	<b>13.26</b>	<b>4.28</b>	<b>1.81</b>	<b>1.11</b>	<b>2.35</b>	<b>1.91</b>	<b>1.99</b>	<b>15.21</b>	<b>16.27</b>	<b>9.77</b>	<b>9.78</b>	<b>9.47</b>	<b>11.86</b>	
<b>SUB-TOTAL STUDY AREA</b>	<b>411.87</b>	<b>28.54</b>	<b>16.34</b>	<b>11.29</b>	<b>27.04</b>	<b>20.68</b>	<b>31.37</b>	<b>16.32</b>	<b>19.64</b>	<b>21.75</b>	<b>14.77</b>	<b>37.32</b>	<b>48.23</b>	<b>28.29</b>	<b>47.82</b>	<b>21.61</b>	<b>20.88</b>	
<b>SUB-TOTAL LEICESTER</b>	<b>246.95</b>	<b>12.75</b>	<b>6.68</b>	<b>1.82</b>	<b>8.56</b>	<b>13.51</b>	<b>28.67</b>	<b>14.54</b>	<b>16.47</b>	<b>18.91</b>	<b>12.25</b>	<b>21.15</b>	<b>31.27</b>	<b>13.73</b>	<b>27.01</b>	<b>11.77</b>	<b>7.86</b>	
<b>SUB-TOTAL BLABY</b>	<b>130.86</b>	<b>11.14</b>	<b>8.22</b>	<b>8.66</b>	<b>14.37</b>	<b>4.58</b>	<b>2.25</b>	<b>1.11</b>	<b>2.35</b>	<b>1.91</b>	<b>1.99</b>	<b>15.21</b>	<b>16.96</b>	<b>10.10</b>	<b>9.78</b>	<b>9.84</b>	<b>12.41</b>	
<b>OUTSIDE STUDY AREA</b>																		
<b>Outside Study Area: Charnwood</b>																		
Loughborough	9.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.20	0.00	0.00	0.00	9.07	0.00	0.00	
Regent Place Retail Park, Loughborough	0.00	0.																

B&Q, Brandon Road, Binley Woods, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cross Point, Coventry	1.87	1.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fletchamstead Highway - Homebase/Pets at Home, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Foleshill Road Retail Park, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gallagher Retail Park, Coventry	0.15	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hilltop Garden Centre Ltd, Shilton Lane, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Sir Henry Parkes Road, Canley, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Skydome, Coventry	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00
The Range, Courthouse Green, Austin Drive, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Walsgrave Retail Park, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Warwickshire Shopping Park, Coventry	0.37	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Radford Road, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Coventry)</b>	<b>2.56</b>	<b>2.23</b>	<b>0.00</b>	<b>0.15</b>	<b>0.00</b>	<b>0.18</b>	<b>0.00</b>											
<b>Outside Study Area: Market Harborough</b>																		
Lutterworth	0.08	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Market Harborough	5.01	0.00	0.12	0.00	0.63	2.88	0.00	0.12	0.38	0.00	0.00	0.00	0.00	0.33	0.41	0.00	0.00	0.14
Greenacres Direct, Scotland Road, Market Harborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Springfield Street, Market Harborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Market Harborough)</b>	<b>5.10</b>	<b>0.00</b>	<b>0.12</b>	<b>0.08</b>	<b>0.63</b>	<b>2.88</b>	<b>0.00</b>	<b>0.12</b>	<b>0.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.33</b>	<b>0.41</b>	<b>0.00</b>	<b>0.00</b>	<b>0.14</b>
<b>Outside Study Area: Hinckley &amp; Bosworth BC</b>																		
Barwell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stapleton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Woodlands Nursery & Garden Centre, Ashby Road, Stapleton	1.24	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73	0.00
<b>Sub Total (Hinckley &amp; Bosworth)</b>	<b>1.24</b>	<b>0.51</b>	<b>0.00</b>	<b>0.73</b>	<b>0.00</b>													
<b>Outside Study Area: Loughborough</b>																		
B&Q, Jubilee Drive, Belton Road, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Willowbrook Park, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Belton Road, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Loughborough)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: Melton Mowbray</b>																		
Melton Mowbray	0.43	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, Leicester Road, Melton Mowbray	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Melton Mowbray)</b>	<b>0.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.24</b>	<b>0.00</b>						
<b>Outside Study Area: North West Leicestershire</b>																		
Ashby-de-la-Zouch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coswile	0.30	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00
Ibstock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (North West Leicestershire)</b>	<b>0.30</b>	<b>0.00</b>	<b>0.12</b>	<b>0.00</b>	<b>0.18</b>	<b>0.00</b>												
<b>Outside Study Area: Nuneaton &amp; Bedworth</b>																		
The Oaks Nurseries, Weddington Road, Nuneaton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bedworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newtown Road Retail Park, Nuneaton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nuneaton	7.24	7.03	0.12	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ropewalk Shopping Centre, Nuneaton	0.78	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Nuneaton &amp; Bedworth)</b>	<b>8.02</b>	<b>7.81</b>	<b>0.12</b>	<b>0.08</b>	<b>0.00</b>													
<b>Outside study area: Other LA</b>																		
Birmingham	2.40	0.00	0.23	0.00	0.24	0.00	0.00	1.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.22
Cardinal Point Retail Park, Tamworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Central London	2.23	0.00	0.00	0.00	0.31	1.25	0.00	0.24	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coventry	2.94	2.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Derby	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62	0.00	0.00	0.00
East Midlands Designer Outlet, South Normanton	2.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	1.05	0.00	1.12	0.00	0.00	0.00	0.00
Giltbrook Retail Park, Ikea Way, Giltbrook	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ikea, Croft Road, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kettering	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lincoln	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nottingham	4.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.63	0.00	3.76	0.00	0.00	0.00	0.00
Other	14.31	1.87	0.19	0.80	0.39	0.39	0.00	0.12	0.19	1.56	0.00	3.87	2.29	0.25	2.19	0.00	0.22	0.00
Peterborough	1.16	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.62	0.00	0.00	0.00
Solihull	0.12	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (North West Leicestershire)</b>	<b>31.19</b>	<b>4.81</b>	<b>0.54</b>	<b>0.80</b>	<b>0.94</b>	<b>1.84</b>	<b>0.00</b>	<b>1.90</b>	<b>0.72</b>	<b>1.56</b>	<b>0.00</b>	<b>5.41</b>	<b>3.26</b>	<b>1.62</b>	<b>7.18</b>	<b>0.18</b>	<b>0.43</b>	<b>0.00</b>
<b>Outside Study Area: Rugby</b>																		
Elliotts Field Shopping Park, Rugby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Junction One Retail Park, Rugby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rugby	1.09	0.00	0.00	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Nuneaton &amp; Bedworth)</b>	<b>1.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.68</b>	<b>0.00</b>	<b>0.41</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						
<b>Outside Study Area: Rutland</b>																		
Oakham	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00
Rutland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Other)</b>	<b>0.18</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>													

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TABLE 11: SHOPPING PATTERNS BOOKS, CDs, DVDs, ETC

DESTINATION	TOTAL BOOKS, CDs, DVDs (%)	ZONE 1 BOOKS, CDs, DVDs (%)	ZONE 2 BOOKS, CDs, DVDs (%)	ZONE 3 BOOKS, CDs, DVDs (%)	ZONE 4 BOOKS, CDs, DVDs (%)	ZONE 5 BOOKS, CDs, DVDs (%)	ZONE 6 BOOKS, CDs, DVDs (%)	ZONE 7 BOOKS, CDs, DVDs (%)	ZONE 8 BOOKS, CDs, DVDs (%)	ZONE 9 BOOKS, CDs, DVDs (%)	ZONE 10 BOOKS, CDs, DVDs (%)	ZONE 11 BOOKS, CDs, DVDs (%)	ZONE 12 BOOKS, CDs, DVDs (%)	ZONE 13 BOOKS, CDs, DVDs (%)	ZONE 14 BOOKS, CDs, DVDs (%)	ZONE 15 BOOKS, CDs, DVDs (%)	ZONE 16 BOOKS, CDs, DVDs (%)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Heckby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asda, New Buildings, Heckby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Burleigh	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Heckby	5.3%	42.5%	25.3%	7.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%
Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester Garden Centre, Heckby Road, Sapperton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester Zoo	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
The Riverside Centre, Heckby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wickes, Seward Drive, Heckby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 1)</b>	<b>5.3%</b>	<b>42.6%</b>	<b>25.3%</b>	<b>7.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.8%</b>						
<b>Zone 2</b>																	
Asda	1.1%	11.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Boxford	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
East Station	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Heckby	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Headford Garden	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 2)</b>	<b>1.2%</b>	<b>11.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>								
<b>Zone 3</b>																	
Beaumont Asda	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Partners At Ulkehorpe, Lutterworth Road, Ulkehorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ulkehorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 3)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 4</b>																	
Asda	0.6%	0.0%	0.0%	0.0%	10.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%
Leamy	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicestershire	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hickby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester Garden Centre, Foster Road, Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Whitby	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 4)</b>	<b>0.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>10.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.7%</b>
<b>Zone 5</b>																	
Blisdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Colts Plant Centre, Lutterworth Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
East Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
East Gate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Haughton-on-the-Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kenilworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicestershire	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Therby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wilton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 5)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 6</b>																	
Harrold Shopping Centre, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester City Centre	47.2%	19.5%	28.6%	28.6%	14.4%	44.7%	93.0%	69.2%	22.0%	37.9%	53.0%	74.9%	66.7%	27.1%	23.5%	58.5%	43.6%
St Georges Central, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St Georges Road East, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wickes, St Georges Road Park, St Georges Way, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 6)</b>	<b>49.3%</b>	<b>19.5%</b>	<b>28.6%</b>	<b>28.6%</b>	<b>14.4%</b>	<b>44.7%</b>	<b>93.0%</b>	<b>69.0%</b>	<b>22.0%</b>	<b>37.9%</b>	<b>53.0%</b>	<b>74.9%</b>	<b>66.7%</b>	<b>27.1%</b>	<b>23.5%</b>	<b>58.5%</b>	<b>43.6%</b>
<b>Zone 7</b>																	
Asda	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 7)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 8</b>																	
Erington Village	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Harrold	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.7%	14.8%	3.0%	0.0%	0.0%	0.0%	1.5%	1.9%	0.0%
Harroldstone Village	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 8)</b>	<b>2.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.4%</b>	<b>0.0%</b>	<b>13.7%</b>	<b>16.3%</b>	<b>3.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>1.9%</b>	<b>0.0%</b>
<b>Zone 9</b>																	
Asda, Expiration Drive, Abbey Lane, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Canby's, Millon Road, Thurmaston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 9)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 10</b>																	
Asda, West Park, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asda, Welford Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Baby Court	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont Lodge	3.6%	0.0%	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%	3.5%	4.2%	19.4%	0.0%	0.0%	0.0%	2.8%	10.9%	0.0%
Beaumont Lodge	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont Shopping Centre, Leicester	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	32.4%	0.0%	0.0%	3.8%	0.0%	4.7%	2.9%
Beaumont Square	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Welford	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 10)</b>	<																







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TABLE 13: SHOPPING PATTERNS SMALL HOUSEHOLD GOODS

DESTINATION	TOTAL HOUSEHOLD (%)	ZONE 1 HOUSEHOLD (%)	ZONE 2 HOUSEHOLD (%)	ZONE 3 HOUSEHOLD (%)	ZONE 4 HOUSEHOLD (%)	ZONE 5 HOUSEHOLD (%)	ZONE 6 HOUSEHOLD (%)	ZONE 7 HOUSEHOLD (%)	ZONE 8 HOUSEHOLD (%)	ZONE 9 HOUSEHOLD (%)	ZONE 10 HOUSEHOLD (%)	ZONE 11 HOUSEHOLD (%)	ZONE 12 HOUSEHOLD (%)	ZONE 13 HOUSEHOLD (%)	ZONE 14 HOUSEHOLD (%)	ZONE 15 HOUSEHOLD (%)	ZONE 16 HOUSEHOLD (%)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&Q, New Buildings, Hinckley	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Burbage	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hinckley	4.2%	39.6%	23.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%
Sapcote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sapcote Garden Centre, Hinckley Road, Sapcote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Stoney Stanton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
The Britannia Centre, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wickes, Sword Drive, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 1)</b>	<b>4.3%</b>	<b>40.7%</b>	<b>23.0%</b>	<b>5.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.2%</b>						
<b>Zone 2</b>																	
Effol	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Desford	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Earl Shilton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Huncote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Newbold Verdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 2)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 3</b>																	
Broughton Astley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Palmers AI Ullesthorpe, Lutterworth Road, Ullesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ullesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 3)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 4</b>																	
Blaby	0.1%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cosby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hickney	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grice Garden Centre, Foston Road, Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hildestone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 4)</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 5</b>																	
Billesdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bushby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Coles Plant Centre, Uppingham Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
East Goswote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Great Glen	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Houghton-on-the-Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kitworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Saddington	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Thurnby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wistow	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 5)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Highcross, Leicester	1.9%	0.0%	0.0%	1.6%	1.5%	5.3%	1.3%	0.0%	4.1%	5.6%	3.1%	2.7%	1.7%	2.6%	0.0%	0.0%	0.0%
Leicester City Centre	29.5%	13.2%	11.9%	24.4%	16.3%	50.3%	53.8%	64.8%	42.5%	49.4%	34.2%	37.3%	28.8%	27.1%	12.6%	21.0%	12.9%
St George's Central, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St Georges Retail Park, Leicester	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%	0.0%
Wickes, St Georges Retail Park, St Georges Way, Leicester	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 6)</b>	<b>31.6%</b>	<b>13.2%</b>	<b>11.9%</b>	<b>25.9%</b>	<b>17.9%</b>	<b>55.6%</b>	<b>56.0%</b>	<b>65.8%</b>	<b>46.6%</b>	<b>49.4%</b>	<b>39.8%</b>	<b>40.4%</b>	<b>31.5%</b>	<b>28.8%</b>	<b>15.1%</b>	<b>25.4%</b>	<b>12.9%</b>
<b>Zone 7</b>																	
Wood Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 7)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 8</b>																	
Evington Village	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hamilton	0.8%	0.0%	0.0%	0.0%	0.0%	2.0%	1.3%	4.7%	1.5%	0.0%	1.2%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%
Humberstone Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 8)</b>	<b>1.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.0%</b>	<b>1.3%</b>	<b>8.5%</b>	<b>4.5%</b>	<b>1.5%</b>	<b>1.2%</b>	<b>0.0%</b>	<b>1.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rushey Mead	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Melton Road, Thurmaston	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%
<b>Sub Total (Zone 9)</b>	<b>0.3%</b>	<b>0.0%</b>	<b>3.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.3%</b>	<b>0.0%</b>	<b>0.0%</b>								
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	0.6%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	1.7%	0.9%	1.2%	1.3%
B&Q, Devonshire Road, Leicester	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	3.7%	0.0%	1.5%	0.0%	3.2%
Barley Croft	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont Lays	2.2%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	4.3%	26.2%	0.0%	2.7%	0.0%	0.9%	7.4%	0.0%
Beaumont Lodge	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont Shopping Centre, Leicester	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	0.0%	6.4%	0.0%	0.0%	1.2%	0.0%

Bulgrave Boulevard	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.4%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mowmacre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 10)</b>	<b>5.3%</b>	<b>0.0%</b>	<b>4.5%</b>	<b>1.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.4%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>8.6%</b>	<b>26.2%</b>	<b>2.0%</b>	<b>14.3%</b>	<b>2.5%</b>	<b>3.2%</b>	<b>9.7%</b>	<b>4.4%</b>	
<b>Zone 11</b>																		
Aylestone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Colourbank, Cavendish Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Eyres Mansell	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Glen Parva	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Knighton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Stonegate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
United Carpets and Beds, Aylestone Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 11)</b>	<b>0.0%</b>	<b>0.0%</b>																
<b>Zone 12</b>																		
Asda, Narborough Road South, Braunstone	0.4%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	1.3%
Braunstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Freemans Park, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Homebase, Pulney Road, Off Welford Road, Leicester	1.4%	0.0%	0.0%	0.0%	1.5%	0.0%	0.9%	1.8%	0.0%	0.0%	0.0%	7.5%	1.0%	4.0%	0.0%	0.0%	0.0%	0.0%
Horizons, Counting House Road, Leicester	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	1.5%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Narborough Road North Retail Park, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Westcote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 12)</b>	<b>2.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.6%</b>	<b>0.0%</b>	<b>0.9%</b>	<b>2.8%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>7.5%</b>	<b>2.9%</b>	<b>4.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.3%</b>
<b>Zone 13</b>																		
Asda, Leicester Road, Qadby	0.1%	0.0%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%
B&Q, Bull Head Street, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bull Head Street Retail Park, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Qadby	1.6%	0.0%	0.0%	0.0%	5.4%	5.1%	1.0%	6.4%	0.0%	6.6%	0.0%	3.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Bell Street, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Glen Road, Qadby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Tesco, Blaby Road, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wigston	2.2%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	3.4%	1.0%	3.5%	20.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%
<b>Sub Total (Zone 13)</b>	<b>3.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>7.9%</b>	<b>6.4%</b>	<b>0.0%</b>	<b>1.0%</b>	<b>9.8%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>10.2%</b>	<b>0.0%</b>	<b>24.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.8%</b>	<b>0.8%</b>
<b>Zone 14</b>																		
Arstey	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asda, Barkby Thorpe Lane, Thurmaston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Barrow-upon-Soar	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Birstall	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Birstall Garden Centre, Sibson Road, Birstall	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Coscote Nurseries, Syston Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mountsorrel	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Quorn	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rothley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sibby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Syston	0.5%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Thurmaston Shopping Centre, Leicester	8.8%	1.1%	0.0%	0.0%	8.7%	13.4%	0.0%	4.7%	12.1%	24.5%	9.5%	1.2%	2.7%	7.6%	30.4%	2.9%	1.3%	0.0%
<b>Sub Total (Zone 14)</b>	<b>9.3%</b>	<b>1.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>8.7%</b>	<b>14.7%</b>	<b>0.0%</b>	<b>4.7%</b>	<b>12.1%</b>	<b>24.5%</b>	<b>9.5%</b>	<b>1.2%</b>	<b>2.7%</b>	<b>7.6%</b>	<b>33.4%</b>	<b>2.9%</b>	<b>1.3%</b>	<b>0.0%</b>
<b>Zone 15</b>																		
Glenfield	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%
Groby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kirby Muxloe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ratby	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%
<b>Sub Total (Zone 15)</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.6%</b>	<b>0.0%</b>	<b>2.9%</b>	<b>0.0%</b>	<b>0.0%</b>							
<b>Zone 16</b>																		
Enderby	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%	1.3%	0.0%
Fosse Park South, Leicester	2.6%	3.9%	1.2%	11.3%	4.4%	0.0%	1.3%	1.5%	0.0%	0.0%	1.7%	3.1%	0.0%	12.6%	0.0%	0.0%	5.5%	0.0%
Fosse Shopping Park, Leicester	18.6%	18.2%	32.1%	25.4%	30.1%	8.1%	5.9%	9.3%	15.0%	10.6%	1.7%	16.9%	32.9%	6.9%	7.4%	35.9%	43.2%	0.0%
Grove Farm Triangle, Leicester	0.0%	0.0%	0.0%	0.0%	5.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	10.8%	0.0%
Leicester Forest East	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Moridian Leisure Park, Leicester	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%	0.0%
Narborough	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%
Palmers Garden Centre, Saint Johns, Enderby, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 16)</b>	<b>22.4%</b>	<b>22.1%</b>	<b>33.2%</b>	<b>36.7%</b>	<b>39.7%</b>	<b>8.1%</b>	<b>7.2%</b>	<b>10.8%</b>	<b>15.0%</b>	<b>10.6%</b>	<b>3.4%</b>	<b>20.0%</b>	<b>32.9%</b>	<b>19.5%</b>	<b>7.4%</b>	<b>39.7%</b>	<b>63.7%</b>	<b>0.0%</b>
<b>SUB-TOTAL STUDY AREA</b>	<b>80.4%</b>	<b>77.0%</b>	<b>72.7%</b>	<b>69.2%</b>	<b>81.2%</b>	<b>86.8%</b>	<b>70.4%</b>	<b>95.1%</b>	<b>88.0%</b>	<b>97.2%</b>	<b>82.0%</b>	<b>82.6%</b>	<b>84.3%</b>	<b>87.8%</b>	<b>60.4%</b>	<b>80.7%</b>	<b>87.6%</b>	<b>0.0%</b>
<b>SUB-TOTAL LEICESTER</b>	<b>39.9%</b>	<b>13.2%</b>	<b>16.4%</b>	<b>27.5%</b>	<b>19.4%</b>	<b>57.6%</b>	<b>61.6%</b>	<b>78.7%</b>	<b>51.1%</b>	<b>61.1%</b>	<b>69.0%</b>	<b>51.2%</b>	<b>47.7%</b>	<b>36.6%</b>	<b>19.7%</b>	<b>35.1%</b>	<b>17.4%</b>	<b>0.0%</b>
<b>SUB-TOTAL BLABY</b>	<b>23.5%</b>	<b>22.1%</b>	<b>33.2%</b>	<b>36.7%</b>	<b>45.2%</b>	<b>9.4%</b>	<b>8.8%</b>	<b>10.8%</b>	<b>15.0%</b>	<b>10.6%</b>	<b>3.4%</b>	<b>20.0%</b>	<b>33.9%</b>	<b>19.5%</b>	<b>10.3%</b>	<b>41.5%</b>	<b>64.9%</b>	<b>0.0%</b>
<b>OUTSIDE STUDY AREA</b>																		
<b>Outside Study Area: Charnwood</b>																		
Loughborough	2.5%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	0.0%	0.0%	0.0%	16.4%	1.2%	0.0%	0.0%
Regent Place Retail Park, Loughborough	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
The Rushes Shopping Centre, Loughborough	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Willowbrook Retail Park, Loughborough	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Charnwood)</b>	<b>2.5%</b>	<b>0.0%</b>	<b>3.0%</b>	<b>0.0%</b>	<b>2.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>16.4%</b>	<b>1.2%</b>	<b>0.0%</b>	<b>0.0%</b>						
<b>Outside Study Area: Corby</b>																		
Willow Place & Corby Town Shopping, Corby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Corby)</b>	<b>0.0%</b>	<b>0.0</b>																



WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 14: SMALL HOUSEHOLD GOODS EXPENDITURE

DESTINATION	TOTAL HOUSEHOLD (£m)	ZONE 1 HOUSEHOLD (£m)	ZONE 2 HOUSEHOLD (£m)	ZONE 3 HOUSEHOLD (£m)	ZONE 4 HOUSEHOLD (£m)	ZONE 5 HOUSEHOLD (£m)	ZONE 6 HOUSEHOLD (£m)	ZONE 7 HOUSEHOLD (£m)	ZONE 8 HOUSEHOLD (£m)	ZONE 9 HOUSEHOLD (£m)	ZONE 10 HOUSEHOLD (£m)	ZONE 11 HOUSEHOLD (£m)	ZONE 12 HOUSEHOLD (£m)	ZONE 13 HOUSEHOLD (£m)	ZONE 14 HOUSEHOLD (£m)	ZONE 15 HOUSEHOLD (£m)	ZONE 16 HOUSEHOLD (£m)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, New Buildings, Hinckley	0.41	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Burbage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hinckley	19.52	14.98	3.37	0.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.57
Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sapcote Garden Centre, Hinckley Road, Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoney Stanton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Britannia Centre, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Sword Drive, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 1)</b>	<b>19.93</b>	<b>15.39</b>	<b>3.37</b>	<b>0.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.57</b>						
<b>Zone 2</b>																	
Eff	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Desford	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Earl Shilton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huncote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newbold Verdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 2)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 3</b>																	
Broughton Astley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Palmers At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 3)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 4</b>																	
Blaby	0.63	0.00	0.00	0.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corsby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fleckney	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gebe Garden Centre, Foston Road, Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hilhestone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 4)</b>	<b>0.63</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.63</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 5</b>																	
Billesdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bushby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coles Plant Centre, Uppingham Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
East Goswote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Great Glen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Houghton-on-the-Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kibworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Saddington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurnby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wistow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 5)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Highcross, Leicester	7.53	0.00	0.00	0.18	0.38	1.15	0.30	0.00	0.74	0.00	0.69	1.12	1.13	0.42	1.42	0.00	0.00
Leicester City Centre	112.98	4.99	1.75	2.87	4.06	10.93	11.95	9.41	7.61	9.31	4.20	13.44	11.97	6.90	6.95	4.30	2.34
St George's Central, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
St Georges Retail Park, Leicester	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.91	0.00
Wickes, St Georges Retail Park, St Georges Way, Leicester	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 6)</b>	<b>121.77</b>	<b>4.99</b>	<b>1.75</b>	<b>3.05</b>	<b>4.44</b>	<b>12.08</b>	<b>12.45</b>	<b>9.56</b>	<b>8.35</b>	<b>9.31</b>	<b>4.89</b>	<b>14.56</b>	<b>13.10</b>	<b>7.32</b>	<b>8.37</b>	<b>5.21</b>	<b>2.34</b>
<b>Zone 7</b>																	
Wood Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 7)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 8</b>																	
Evington Village	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hamilton	3.27	0.00	0.00	0.00	0.00	0.43	0.30	0.68	0.81	0.28	0.00	0.44	0.00	0.32	0.00	0.00	0.00
Humberstone Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 8)</b>	<b>3.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.43</b>	<b>0.30</b>	<b>1.24</b>	<b>0.81</b>	<b>0.28</b>	<b>0.00</b>	<b>0.44</b>	<b>0.00</b>	<b>0.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rushey Mead	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Melton Road, Thurmaston	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.71	0.00	0.00
<b>Sub Total (Zone 9)</b>	<b>1.09</b>	<b>0.00</b>	<b>0.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.71</b>	<b>0.00</b>	<b>0.00</b>								
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	2.15	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61	0.42	0.47	0.24	0.23
B&Q, Devonshire Road, Leicester	3.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73	1.53	0.00	0.85	0.00	0.58
Barley Craft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Baumont Leys	6.23	0.00	0.64	0.00	0.00	0.00	0.00	0.22	0.00	0.81	3.22						

Bulgrave Boulevard	0.94	0.00	0.00	0.00	0.00	0.00	0.75	0.00	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mowbray	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 10)</b>	<b>18.55</b>	<b>0.00</b>	<b>0.66</b>	<b>0.18</b>	<b>0.00</b>	<b>0.00</b>	<b>0.75</b>	<b>0.22</b>	<b>0.00</b>	<b>1.63</b>	<b>3.22</b>	<b>0.73</b>	<b>5.93</b>	<b>0.64</b>	<b>1.79</b>	<b>1.98</b>	<b>0.80</b>	
<b>Zone 11</b>																		
Aylestone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Colourbank, Cavendish Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eyres Mansell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Glen Parva	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Knighon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoneygate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
United Carpets and Beds, Aylestone Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 11)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 12</b>																		
Asda, Narborough Road South, Braunstone	1.39	0.00	0.00	0.00	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.00	0.00	0.23	
Braunstone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Freemans Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Pulney Road, Off Welford Road, Leicester	4.95	0.00	0.00	0.00	0.38	0.00	0.20	0.27	0.00	0.00	0.00	2.68	0.40	1.02	0.00	0.00	0.00	0.00
Harrisons, Counting House Road, Leicester	0.84	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.28	0.00	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00
Narborough Road North Retail Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Westcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 12)</b>	<b>7.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.13</b>	<b>0.00</b>	<b>0.20</b>	<b>0.41</b>	<b>0.00</b>	<b>0.28</b>	<b>0.00</b>	<b>2.68</b>	<b>1.21</b>	<b>1.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.23</b>
<b>Zone 13</b>																		
Asda, Leicester Road, Oadby	0.50	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00
B&Q, Bull Head Street, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bull Head Street Retail Park, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oadby	6.92	0.00	0.00	0.00	1.34	1.10	0.00	0.15	1.14	0.00	2.39	0.00	0.81	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Bell Street, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Glen Road, Oadby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco, Blaby Road, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wigston	7.98	0.00	0.00	0.00	0.63	0.00	0.00	0.61	0.19	0.00	1.27	0.00	5.13	0.00	0.00	0.00	0.15	
<b>Sub Total (Zone 13)</b>	<b>15.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.97</b>	<b>1.39</b>	<b>0.00</b>	<b>0.15</b>	<b>1.75</b>	<b>0.19</b>	<b>0.00</b>	<b>3.66</b>	<b>0.00</b>	<b>6.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.15</b>
<b>Zone 14</b>																		
Arstey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asda, Barkby Thorpe Lane, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barrow-upon-Soar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Birstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Birstall Garden Centre, Sibson Road, Birstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coastal Nurseries, Syston Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mountsorrel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quorn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sileby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Syston	1.93	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.65	0.00	0.00
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurmaston Shopping Centre, Leicester	35.26	0.41	0.00	0.00	2.17	2.91	0.68	2.16	4.63	1.17	2.91	0.44	1.13	1.94	16.80	0.60	0.23	
<b>Sub Total (Zone 14)</b>	<b>37.20</b>	<b>0.41</b>	<b>0.00</b>	<b>0.00</b>	<b>2.17</b>	<b>3.20</b>	<b>0.68</b>	<b>2.16</b>	<b>4.63</b>	<b>1.17</b>	<b>0.44</b>	<b>1.13</b>	<b>1.94</b>	<b>18.45</b>	<b>0.60</b>	<b>0.23</b>		
<b>Zone 15</b>																		
Glenfield	0.72	0.00	0.00	0.00	0.00	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	0.00	0.00
Groby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kirby Muxloe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ratby	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00	0.00
<b>Sub Total (Zone 15)</b>	<b>0.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.36</b>	<b>0.00</b>	<b>0.60</b>	<b>0.00</b>	<b>0.00</b>							
<b>Zone 16</b>																		
Enderby	0.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.23	
Fosse Park South, Leicester	10.10	1.46	0.17	1.33	1.08	0.00	0.30	0.22	0.00	0.00	0.21	1.12	0.00	3.20	0.00	0.00	1.00	0.00
Fosse Shopping Park, Leicester	72.14	6.88	4.70	2.99	7.48	1.76	1.31	1.34	2.69	2.00	0.21	6.09	13.68	1.76	4.06	7.35	7.83	0.00
Grove Farm Triangle, Leicester	3.61	0.00	0.00	0.00	1.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	1.96	0.00	0.00
Leicester Forest East	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Meridian Leisure Park, Leicester	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.00
Narborough	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00
Palms Garden Centre, Saint Johns, Enderby, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 16)</b>	<b>87.04</b>	<b>8.33</b>	<b>4.87</b>	<b>4.32</b>	<b>9.86</b>	<b>1.76</b>	<b>1.61</b>	<b>1.57</b>	<b>2.69</b>	<b>2.00</b>	<b>0.42</b>	<b>7.21</b>	<b>13.68</b>	<b>4.96</b>	<b>4.06</b>	<b>8.14</b>	<b>11.55</b>	
<b>SUB-TOTAL STUDY AREA</b>	<b>313.54</b>	<b>29.12</b>	<b>10.65</b>	<b>8.15</b>	<b>20.20</b>	<b>18.86</b>	<b>15.66</b>	<b>13.83</b>	<b>15.76</b>	<b>18.32</b>	<b>10.08</b>	<b>29.74</b>	<b>35.06</b>	<b>22.35</b>	<b>33.38</b>	<b>16.51</b>	<b>15.87</b>	
<b>SUB-TOTAL LEICESTER</b>	<b>151.01</b>	<b>4.99</b>	<b>2.41</b>	<b>3.24</b>	<b>4.82</b>	<b>12.51</b>	<b>13.70</b>	<b>11.44</b>	<b>9.16</b>	<b>11.51</b>	<b>8.49</b>	<b>18.42</b>	<b>19.84</b>	<b>9.30</b>	<b>10.87</b>	<b>7.19</b>	<b>3.15</b>	
<b>SUB-TOTAL BLABY</b>	<b>91.70</b>	<b>8.33</b>	<b>4.87</b>	<b>4.32</b>	<b>11.24</b>	<b>2.05</b>	<b>1.96</b>	<b>1.57</b>	<b>2.69</b>	<b>2.00</b>	<b>0.42</b>	<b>7.21</b>	<b>14.09</b>	<b>4.96</b>	<b>5.71</b>	<b>8.49</b>	<b>11.77</b>	
<b>OUTSIDE STUDY AREA</b>																		
<b>Outside Study Area: Charnwood</b>																		
Loughborough	10.05	0.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	9.07			

B&Q, Brandon Road, Binley Woods, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cross Point, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fletchamstead Highway - Homebase/Pets at Home, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Foleshill Road Retail Park, Coventry	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.00
Gallagher Retail Park, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hilltop Garden Centre Ltd, Shilton Lane, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Sir Henry Parkes Road, Canley, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Skydome, Coventry	1.83	0.00	1.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Range, Courthouse Green, Austin Drive, Coventry	0.77	0.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Walsgrave Retail Park, Coventry	0.18	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Warwickshire Shopping Park, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Radford Road, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Coventry)</b>	<b>3.22</b>	<b>0.77</b>	<b>1.83</b>	<b>0.18</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.43</b>	<b>0.00</b>
<b>Outside Study Area: Market Harborough</b>																		
Lutterworth	0.18	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Market Harborough	4.34	0.00	0.00	0.00	1.41	0.29	0.00	0.27	0.00	0.00	0.00	0.97	0.00	0.32	0.71	0.00	0.00	0.38
Greenacres Direct, Scotland Road, Market Harborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Springfield Street, Market Harborough	3.05	0.00	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.24	0.00	0.00	0.00	0.00
<b>Sub Total (Market Harborough)</b>	<b>7.58</b>	<b>0.00</b>	<b>0.00</b>	<b>0.18</b>	<b>1.41</b>	<b>1.09</b>	<b>0.00</b>	<b>0.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.97</b>	<b>0.00</b>	<b>2.56</b>	<b>0.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.38</b>
<b>Outside Study Area: Hinckley &amp; Bosworth BC</b>																		
Barwell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stapleton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Woodlands Nursery & Garden Centre, Ashby Road, Stapleton	0.74	0.00	0.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Hinckley &amp; Bosworth)</b>	<b>0.74</b>	<b>0.00</b>	<b>0.74</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: Loughborough</b>																		
B&Q, Jubilee Drive, Belton Road, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Willowbrook Park, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Belton Road, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Loughborough)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: Melton Mowbray</b>																		
Melton Mowbray	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, Leicester Road, Melton Mowbray	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Melton Mowbray)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: North West Leicestershire</b>																		
Ashby-de-la-Zouch	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00
Coalville	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.48	0.27
Ibstock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (North West Leicestershire)</b>	<b>0.99</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.71</b>	<b>0.27</b>
<b>Outside Study Area: Nuneaton &amp; Bedworth</b>																		
The Oaks Nurseries, Weddington Road, Nuneaton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bedworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newtown Road Retail Park, Nuneaton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nuneaton	6.20	3.33	0.43	0.34	0.00	0.00	2.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ropewalk Shopping Centre, Nuneaton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Nuneaton &amp; Bedworth)</b>	<b>6.20</b>	<b>3.33</b>	<b>0.43</b>	<b>0.34</b>	<b>0.00</b>	<b>0.00</b>	<b>2.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>							
<b>Outside study area: Other LA</b>																		
Birmingham	0.41	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cardinal Point Retail Park, Tamworth	1.05	1.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Central London	1.25	0.00	0.00	0.00	0.96	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coventry	5.33	0.69	0.00	0.20	0.96	0.00	0.00	0.00	0.00	0.80	2.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Derby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
East Midlands Designer Outlet, South Normanton	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73	0.00	0.00	0.00	0.00	0.00
Giltbrook Retail Park, Ikea Way, Giltbrook	22.45	0.41	0.00	0.34	0.96	0.52	2.39	0.22	1.02	0.34	0.80	0.29	2.75	0.32	0.91	1.98	0.80	0.80
Kea, Croft Road, Coventry	4.71	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44	3.07	0.00	0.00	0.00	0.00	0.00
Kettering	0.67	0.00	0.00	0.15	0.00	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lincoln	1.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.42	0.00	0.00	0.00
Nottingham	5.42	1.05	0.57	0.15	0.00	0.00	0.22	0.40	0.19	0.00	1.06	0.00	0.00	0.00	1.42	0.36	0.36	0.00
Other	3.27	0.41	0.00	0.00	0.00	2.10	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.21	0.00	0.24	0.00	0.00
Peterborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Salihull	0.74	0.55	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (North West Leicestershire)</b>	<b>47.45</b>	<b>4.57</b>	<b>0.57</b>	<b>1.42</b>	<b>2.88</b>	<b>1.33</b>	<b>4.49</b>	<b>0.44</b>	<b>1.42</b>	<b>0.53</b>	<b>1.90</b>	<b>4.48</b>	<b>6.55</b>	<b>0.53</b>	<b>12.14</b>	<b>2.58</b>	<b>1.61</b>	<b>0.00</b>
<b>Outside Study Area: Rugby</b>																		
Ellotts Field Shopping Park, Rugby	0.87	0.00	0.00	0.49	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Junction One Retail Park, Rugby	0.31	0.00	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rugby	0.70	0.00	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Nuneaton &amp; Bedworth)</b>	<b>1.87</b>	<b>0.00</b>	<b>0.00</b>	<b>1.49</b>	<b>0.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>									
<b>Outside Study Area: Rutland</b>																		
Dakham	0.43	0.00	0.00	0.00	0.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rutland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Other)</b>	<b>0.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00&lt;/</b>													

WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 15: SHOPPING PATTERNS TOYS, RECREATION GOODS, ETC

DESTINATION	TOTAL RECREATION (%)	ZONE 1 RECREATION (%)	ZONE 2 RECREATION (%)	ZONE 3 RECREATION (%)	ZONE 4 RECREATION (%)	ZONE 5 RECREATION (%)	ZONE 6 RECREATION (%)	ZONE 7 RECREATION (%)	ZONE 8 RECREATION (%)	ZONE 9 RECREATION (%)	ZONE 10 RECREATION (%)	ZONE 11 RECREATION (%)	ZONE 12 RECREATION (%)	ZONE 13 RECREATION (%)	ZONE 14 RECREATION (%)	ZONE 15 RECREATION (%)	ZONE 16 RECREATION (%)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&Q, New Buildings, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Burbage	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hinckley	5.6%	55.9%	21.4%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sapcote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sapcote Garden Centre, Hinckley Road, Sapcote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Stoney Stanton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
The Britannia Centre, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wickes, Sword Drive, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 1)</b>	<b>5.6%</b>	<b>55.9%</b>	<b>21.4%</b>	<b>4.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>						
<b>Zone 2</b>																	
Erft	0.1%	0.0%	0.0%	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Desford	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Earl Shilton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Huncote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Newbold Verdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 2)</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>6.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>						
<b>Zone 3</b>																	
Broughton Astley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Palmers AI Ullesthorpe, Lutterworth Road, Ullesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ullesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 3)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 4</b>																	
Blaby	0.1%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cosby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hedley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Glabe Garden Centre, Foston Road, Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wilestone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 4)</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 5</b>																	
Billesdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bushby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Coles Plant Centre, Uppingham Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
East Goscoat	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Great Glen	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Houghton-on-the-Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kilworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Saddington	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Thurnby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wistow	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 5)</b>	<b>0.1%</b>	<b>0.0%</b>	<b>2.4%</b>	<b>0.0%</b>													
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Highcross, Leicester	0.6%	0.0%	0.0%	0.0%	0.0%	5.4%	0.0%	0.0%	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%
Leicester City Centre	29.3%	17.5%	20.9%	10.2%	24.9%	20.7%	67.4%	36.5%	34.9%	28.2%	36.1%	55.1%	20.8%	16.9%	11.7%	20.9%	21.0%
St George's Central, Leicester	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%	7.8%	0.0%	0.0%	1.6%	0.0%	0.0%	16.4%	0.0%	0.0%	0.0%	0.0%
St Georges Retail Park, Leicester	19.5%	0.0%	21.4%	9.8%	9.3%	6.5%	20.8%	22.4%	40.2%	26.1%	24.6%	13.7%	25.4%	40.4%	16.7%	17.9%	0.0%
Wiskes, St Georges Retail Park, St Georges Way, Leicester	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 6)</b>	<b>53.4%</b>	<b>17.5%</b>	<b>42.3%</b>	<b>20.0%</b>	<b>34.2%</b>	<b>32.5%</b>	<b>96.0%</b>	<b>70.6%</b>	<b>80.5%</b>	<b>58.7%</b>	<b>60.7%</b>	<b>68.8%</b>	<b>62.7%</b>	<b>57.2%</b>	<b>30.6%</b>	<b>38.8%</b>	<b>21.0%</b>
<b>Zone 7</b>																	
Wood Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 7)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 8</b>																	
Evington Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hamilton	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.9%	7.5%	7.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Humberstone Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 8)</b>	<b>1.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.9%</b>	<b>7.5%</b>	<b>7.5%</b>	<b>0.0%</b>						
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rushey Mead	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Melton Road, Thurmaston	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 9)</b>	<b>0.2%</b>	<b>0.0%</b>	<b>2.8%</b>	<b>0.0%</b>													
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	1.5%	0.0%	0.0%	3.2%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	3.6%	2.0%	4.7%	0.0%	2.6%	2.3%	0.0%
B&Q, Devonshire Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Barley Croft	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Basement Lays	3.2%	0.0%	5.5%	0.0%	0.0%	13.4%	5.0%	0.0%	5.7%	33.4%	0.0%	5.9%	0.0%	2.4%	4.4%	0.0%	0.0%
Basement Lodge	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Basement Shopping Centre, Leicester	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	21.0%	8.7%	0.0%





WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 16: TOYS, RECREATION GOODS, ETC GOODS EXPENDITURE

DESTINATION	TOTAL RECREATION (£m)	ZONE 1 RECREATION (£m)	ZONE 2 RECREATION (£m)	ZONE 3 RECREATION (£m)	ZONE 4 RECREATION (£m)	ZONE 5 RECREATION (£m)	ZONE 6 RECREATION (£m)	ZONE 7 RECREATION (£m)	ZONE 8 RECREATION (£m)	ZONE 9 RECREATION (£m)	ZONE 10 RECREATION (£m)	ZONE 11 RECREATION (£m)	ZONE 12 RECREATION (£m)	ZONE 13 RECREATION (£m)	ZONE 14 RECREATION (£m)	ZONE 15 RECREATION (£m)	ZONE 16 RECREATION (£m)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, New Buildings, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Burbage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hinckley	14.59	12.39	1.88	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sapcote Garden Centre, Hinckley Road, Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoney Stanton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Britannia Centre, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Sword Drive, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 1)</b>	<b>14.59</b>	<b>12.39</b>	<b>1.88</b>	<b>0.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						
<b>Zone 2</b>																	
Erff	0.43	0.00	0.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Desford	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Earl Shilton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huncote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newbold Verdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 2)</b>	<b>0.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						
<b>Zone 3</b>																	
Broughton Astley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Palmers At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 3)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 4</b>																	
Blaby	0.25	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cosby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hickney	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grabe Garden Centre, Foston Road, Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hilfestone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 4)</b>	<b>0.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 5</b>																	
Billesdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bushby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coles Plant Centre, Uppingham Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
East Goswote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Great Glen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Houghton-on-the-Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kibworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Saddington	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurnby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wistow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 5)</b>	<b>0.32</b>	<b>0.00</b>	<b>0.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Highcross, Leicester	1.96	0.00	0.00	0.00	0.00	0.62	0.00	0.00	0.63	0.00	0.00	0.00	0.00	0.00	0.71	0.00	0.00
Leicester City Centre	64.51	3.87	1.84	0.66	3.50	2.39	8.35	3.73	4.04	3.87	3.12	12.51	5.67	2.63	3.78	2.23	2.33
St George's Central, Leicester	5.65	0.00	0.00	0.00	0.00	0.00	0.96	0.00	0.00	0.21	0.00	0.00	4.48	0.00	0.00	0.00	0.00
St George's Retail Park, Leicester	43.45	0.00	1.87	0.64	1.30	0.74	2.57	4.65	3.58	2.13	3.11	6.93	6.30	5.40	1.91	0.00	0.00
Wickes, St Georges Retail Park, St Georges Way, Leicester	1.19	0.00	0.00	0.00	0.00	0.00	0.00	1.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 6)</b>	<b>117.15</b>	<b>3.87</b>	<b>3.71</b>	<b>1.30</b>	<b>4.80</b>	<b>3.75</b>	<b>11.89</b>	<b>7.21</b>	<b>9.32</b>	<b>8.05</b>	<b>5.25</b>	<b>15.62</b>	<b>17.08</b>	<b>8.93</b>	<b>9.89</b>	<b>4.14</b>	<b>2.33</b>
<b>Zone 7</b>																	
Wood Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 7)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 8</b>																	
Evington Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hamilton	2.40	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.87	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Humberstone Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 8)</b>	<b>2.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.50</b>	<b>0.87</b>	<b>1.03</b>	<b>0.00</b>						
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rushley Mead	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Melton Road, Thurmaston	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 9)</b>	<b>0.39</b>	<b>0.00</b>	<b>0.39</b>	<b>0.00</b>													
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	3.46	0.00	0.00	0.21	0.00	0.00	0.00	0.13	0.00	0.00	0.31	0.45	1.27	0.00	0.86	0.24	0.00
B&Q, Devonshire Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barley Craft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Beaumont Leys	8.67	0.00	0.48	0.00	0.00	1.57	0.00	0.00	0.78	2.89	0.00						

Bulgrave Boulevard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mowmacre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 10)</b>	<b>20.25</b>	<b>0.00</b>	<b>0.48</b>	<b>0.21</b>	<b>0.00</b>	<b>1.57</b>	<b>0.00</b>	<b>0.13</b>	<b>0.00</b>	<b>1.16</b>	<b>3.20</b>	<b>0.45</b>	<b>2.88</b>	<b>0.00</b>	<b>8.51</b>	<b>1.66</b>	<b>0.00</b>	
<b>Zone 11</b>																		
Aylestone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Colourbank, Cavendish Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eyres Mansell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Glen Parva	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Knighton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoneygate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
United Carpets and Beds, Aylestone Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 11)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 12</b>																		
Asda, Narborough Road South, Braunstone	1.37	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00	0.00	0.00	0.00	0.42	0.71	0.00	0.00	0.00	0.00
Braunstone	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Freemans Park, Leicester	1.27	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	1.14	0.00	0.00	0.00	0.00	0.00
Hornsbase, Pulney Road, Off Welford Road, Leicester	1.92	0.00	0.00	0.00	0.37	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.00	0.00	0.70	0.00
Harrisons, Counting House Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Narborough Road North Retail Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Heston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 12)</b>	<b>5.04</b>	<b>0.00</b>	<b>0.48</b>	<b>0.00</b>	<b>0.37</b>	<b>0.00</b>	<b>0.27</b>	<b>0.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.14</b>	<b>0.42</b>	<b>1.42</b>	<b>0.00</b>	<b>0.00</b>	<b>0.70</b>	<b>0.00</b>
<b>Zone 13</b>																		
Asda, Leicester Road, Oadby	0.82	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.35	0.00	0.00	0.00	0.00	0.28	0.00	0.00	0.00	0.00
B&Q, Bull Head Street, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bull Head Street Retail Park, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oadby	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	0.00	0.00	0.00
Sainsbury's, Bell Street, Wigston	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56	0.00	0.00	0.00	0.00
Sainsbury's, Glen Road, Oadby	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00
Tesco, Blaby Road, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wigston	1.99	0.00	0.00	0.00	1.23	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.47	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 13)</b>	<b>3.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.23</b>	<b>0.00</b>	<b>0.00</b>	<b>0.20</b>	<b>0.35</b>	<b>0.00</b>	<b>0.00</b>	<b>0.59</b>	<b>0.00</b>	<b>1.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 14</b>																		
Amstey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asda, Barkby Thorpe Lane, Thurmaston	0.51	0.00	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barrow-upon-Soar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Birstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Birstall Garden Centre, Sibson Road, Birstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coscote Nurseries, Syston Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mountsomel	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quorn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sibby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Syston	1.35	0.00	0.00	0.00	0.94	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurmaston Shopping Centre, Leicester	2.19	0.00	0.00	0.00	1.03	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.71	0.24	0.00	0.00
<b>Sub Total (Zone 14)</b>	<b>4.26</b>	<b>0.00</b>	<b>0.13</b>	<b>0.00</b>	<b>0.94</b>	<b>1.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.60</b>	<b>0.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.71</b>	<b>0.24</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 15</b>																		
Elfenfield	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.00	0.00
Stoby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kirby Muxloe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ratby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 15)</b>	<b>0.85</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.85</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 16</b>																		
Enderby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fosse Park South, Leicester	8.85	0.00	0.00	1.21	0.25	0.00	0.00	0.00	0.00	0.00	0.00	3.16	1.61	0.99	0.00	0.93	0.70	0.00
Fosse Shopping Park, Leicester	30.25	2.07	1.15	2.18	5.59	1.98	0.14	1.69	0.00	1.96	0.00	1.44	4.84	0.37	0.00	1.30	5.56	0.00
Grove Farm Triangle, Leicester	0.95	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.00
Leicester Forest East	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Meridian Leisure Park, Leicester	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	0.00	0.00
Narborough	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00
Palms Garden Centre, Saint Johns, Enderby, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 16)</b>	<b>40.75</b>	<b>2.07</b>	<b>1.15</b>	<b>3.39</b>	<b>6.08</b>	<b>1.98</b>	<b>0.14</b>	<b>1.69</b>	<b>0.00</b>	<b>1.96</b>	<b>0.00</b>	<b>4.60</b>	<b>6.87</b>	<b>1.36</b>	<b>0.00</b>	<b>2.23</b>	<b>7.25</b>	<b>0.00</b>
<b>SUB-TOTAL STUDY AREA</b>	<b>210.64</b>	<b>18.33</b>	<b>7.82</b>	<b>5.66</b>	<b>13.66</b>	<b>8.74</b>	<b>12.30</b>	<b>9.95</b>	<b>10.53</b>	<b>13.52</b>	<b>8.65</b>	<b>22.40</b>	<b>27.26</b>	<b>13.31</b>	<b>19.12</b>	<b>9.12</b>	<b>10.28</b>	<b>0.00</b>
<b>SUB-TOTAL LEICESTER</b>	<b>143.86</b>	<b>3.87</b>	<b>4.67</b>	<b>1.51</b>	<b>5.17</b>	<b>5.32</b>	<b>12.16</b>	<b>7.83</b>	<b>10.19</b>	<b>10.64</b>	<b>8.45</b>	<b>17.21</b>	<b>19.97</b>	<b>9.64</b>	<b>18.41</b>	<b>5.80</b>	<b>3.04</b>	<b>0.00</b>
<b>SUB-TOTAL BLABY</b>	<b>45.00</b>	<b>2.07</b>	<b>1.15</b>	<b>3.83</b>	<b>7.26</b>	<b>2.39</b>	<b>0.14</b>	<b>1.92</b>	<b>0.00</b>	<b>1.96</b>	<b>0.00</b>	<b>4.60</b>	<b>7.29</b>	<b>2.07</b>	<b>0.00</b>	<b>3.08</b>	<b>7.25</b>	<b>0.00</b>
<b>OUTSIDE STUDY AREA</b>																		
<b>Outside Study Area: Charnwood</b>																		
Loughborough	15.26	0.00	0.00	0.00	0.00	1.15	0.00	0.00	0.35	0.00	0.00	0.00	0.00	1.97	11.14	0.37	0.28	



WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 17: SHOPPING PATTERNS CHEMIST GOODS

DESTINATION	TOTAL CHEMIST (%)	ZONE 1 CHEMIST (%)	ZONE 2 CHEMIST (%)	ZONE 3 CHEMIST (%)	ZONE 4 CHEMIST (%)	ZONE 5 CHEMIST (%)	ZONE 6 CHEMIST (%)	ZONE 7 CHEMIST (%)	ZONE 8 CHEMIST (%)	ZONE 9 CHEMIST (%)	ZONE 10 CHEMIST (%)	ZONE 11 CHEMIST (%)	ZONE 12 CHEMIST (%)	ZONE 13 CHEMIST (%)	ZONE 14 CHEMIST (%)	ZONE 15 CHEMIST (%)	ZONE 16 CHEMIST (%)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.1%	0.6%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&Q, New Buildings, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Burbage	0.3%	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hinckley	7.4%	71.7%	20.5%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Sapcote	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%
Sapcote Garden Centre, Hinckley Road, Sapcote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Stoney Stanton	0.7%	7.7%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
The Britannia Centre, Hinckley	0.1%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wickes, Sword Drive, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 1)</b>	<b>8.8%</b>	<b>85.1%</b>	<b>22.3%</b>	<b>6.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.4%</b>	<b>0.0%</b>	<b>0.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.6%</b>
<b>Zone 2</b>																	
Erft	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Desford	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Earl Shilton	0.4%	0.0%	14.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Huncoate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Newbold Verdon	0.2%	0.0%	6.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 2)</b>	<b>0.6%</b>	<b>0.0%</b>	<b>22.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>							
<b>Zone 3</b>																	
Broughton Astley	0.5%	0.0%	0.0%	21.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Palmers At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ullesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 3)</b>	<b>0.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>21.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>						
<b>Zone 4</b>																	
Blaby	1.1%	0.0%	0.0%	1.0%	15.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cosby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Countesthorpe	0.4%	0.0%	0.0%	0.0%	7.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hedley	0.3%	0.0%	0.0%	0.0%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Galbe Garden Centre, Foston Road, Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hiltestone	0.3%	0.0%	0.8%	0.0%	4.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 4)</b>	<b>2.0%</b>	<b>0.0%</b>	<b>0.8%</b>	<b>1.0%</b>	<b>33.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 5</b>																	
Billesdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bushby	0.1%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Coles Plant Centre, Uppingham Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
East Goswote	0.1%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Great Glen	0.1%	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Houghton-on-the-Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kitworth	0.3%	0.0%	0.0%	0.0%	0.0%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Saddington	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Thurnby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wistow	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 5)</b>	<b>0.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>14.2%</b>	<b>0.0%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Highcross, Leicester	1.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	1.3%	0.8%	1.5%	1.4%	3.7%	0.0%	0.0%
Leicester City Centre	31.1%	4.2%	12.0%	4.9%	11.2%	34.8%	82.9%	61.3%	39.0%	34.2%	40.2%	40.5%	48.0%	18.5%	12.4%	18.7%	19.6%
St George's Central, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St Georges Retail Park, Leicester	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%	0.9%	0.9%	0.0%	2.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%
Wickes, St Georges Retail Park, St Georges Way, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 6)</b>	<b>32.7%</b>	<b>4.2%</b>	<b>12.0%</b>	<b>5.8%</b>	<b>11.2%</b>	<b>34.8%</b>	<b>87.3%</b>	<b>63.0%</b>	<b>39.9%</b>	<b>34.2%</b>	<b>41.5%</b>	<b>43.3%</b>	<b>49.4%</b>	<b>19.9%</b>	<b>16.9%</b>	<b>18.7%</b>	<b>19.6%</b>
<b>Zone 7</b>																	
Wood Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 7)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 8</b>																	
Evington Village	1.3%	0.0%	0.0%	0.0%	0.0%	0.4%	13.7%	7.8%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hamilton	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	10.5%	15.2%	11.3%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%
Humberstone Village	0.6%	0.0%	0.0%	0.0%	0.0%	0.7%	4.4%	6.6%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 8)</b>	<b>4.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>5.7%</b>	<b>4.9%</b>	<b>24.7%</b>	<b>27.3%</b>	<b>11.3%</b>	<b>0.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%
Rushley Mead	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Melton Road, Thurmaston	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	1.5%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 9)</b>	<b>1.0%</b>	<b>0.0%</b>	<b>11.1%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>						
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&Q, Devonshire Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Barley Craft	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Basamont Leys	2.9%	0.0%	2.7%	0.0%	0.0%	0.0%	1.4%	1.6%	2.3%	41.5%	0.0%	4.1%	0.0%	0.5%	8.1%	1.9%	0.0%
Basamont Lodge	0.1%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Basamont Shopping Centre, Leicester	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%	0.0%	3.5%	0.0%	3.4%	0.0%	0.0%	0.0%





WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 18: CHEMIST GOODS EXPENDITURE

DESTINATION	TOTAL CHEMIST (£m)	ZONE 1 CHEMIST (£m)	ZONE 2 CHEMIST (£m)	ZONE 3 CHEMIST (£m)	ZONE 4 CHEMIST (£m)	ZONE 5 CHEMIST (£m)	ZONE 6 CHEMIST (£m)	ZONE 7 CHEMIST (£m)	ZONE 8 CHEMIST (£m)	ZONE 9 CHEMIST (£m)	ZONE 10 CHEMIST (£m)	ZONE 11 CHEMIST (£m)	ZONE 12 CHEMIST (£m)	ZONE 13 CHEMIST (£m)	ZONE 14 CHEMIST (£m)	ZONE 15 CHEMIST (£m)	ZONE 16 CHEMIST (£m)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.05	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, New Buildings, Hinckley	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Burbage	0.16	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hinckley	3.53	3.07	0.36	0.08	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Sapcote	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00
Sapcote Garden Centre, Hinckley Road, Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoney Stanton	0.34	0.33	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Britannia Centre, Hinckley	0.06	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Sword Drive, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 1)</b>	<b>4.18</b>	<b>3.64</b>	<b>0.39</b>	<b>0.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>	<b>0.00</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>
<b>Zone 2</b>																	
Effi	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Desford	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Earl Shilton	0.25	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huncoate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newbold Verdon	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 2)</b>	<b>0.39</b>	<b>0.00</b>	<b>0.39</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>							
<b>Zone 3</b>																	
Broughton Astley	0.27	0.00	0.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Palmers At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 3)</b>	<b>0.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						
<b>Zone 4</b>																	
Blaby	0.53	0.00	0.00	0.01	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00
Cosby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Countesthorpe	0.21	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hickney	0.13	0.00	0.00	0.00	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gallop Garden Centre, Foston Road, Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wilstone	0.14	0.00	0.01	0.00	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 4)</b>	<b>1.02</b>	<b>0.00</b>	<b>0.01</b>	<b>0.01</b>	<b>0.92</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 5</b>																	
Billesdon	0.02	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bushby	0.03	0.00	0.00	0.00	0.00	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coles Plant Centre, Uppingham Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
East Gosscote	0.04	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Great Glen	0.06	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Houghton-on-the-Hill	0.02	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kibworth	0.20	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Saddington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurnby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wistow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 5)</b>	<b>0.36</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.35</b>	<b>0.00</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Highcross, Leicester	0.40	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.03	0.06	0.05	0.22	0.00	0.00
Leicester City Centre	12.14	0.18	0.21	0.06	0.31	0.86	2.01	0.99	0.80	0.67	0.47	1.46	1.93	0.58	0.75	0.46	0.39
St George's Central, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
St Georges Retail Park, Leicester	0.26	0.00	0.00	0.00	0.00	0.00	0.11	0.01	0.02	0.00	0.00	0.07	0.00	0.00	0.05	0.00	0.00
Wickes, St Georges Retail Park, St Georges Way, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 6)</b>	<b>12.80</b>	<b>0.18</b>	<b>0.21</b>	<b>0.07</b>	<b>0.31</b>	<b>0.86</b>	<b>2.12</b>	<b>1.02</b>	<b>0.82</b>	<b>0.67</b>	<b>0.48</b>	<b>1.56</b>	<b>1.99</b>	<b>0.62</b>	<b>1.02</b>	<b>0.46</b>	<b>0.39</b>
<b>Zone 7</b>																	
Wood Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 7)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 8</b>																	
Evington Village	0.42	0.00	0.00	0.00	0.00	0.00	0.01	0.22	0.16	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00
Hamilton	0.93	0.00	0.00	0.00	0.00	0.12	0.00	0.17	0.31	0.22	0.00	0.00	0.00	0.00	0.11	0.00	0.00
Humberstone Village	0.22	0.00	0.00	0.00	0.00	0.02	0.11	0.01	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 8)</b>	<b>1.58</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.14</b>	<b>0.12</b>	<b>0.40</b>	<b>0.56</b>	<b>0.22</b>	<b>0.00</b>	<b>0.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00
Rushley Mead	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Melton Road, Thurmaston	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.02	0.00	0.00	0.00	0.08	0.00	0.00
<b>Sub Total (Zone 9)</b>	<b>0.37</b>	<b>0.00</b>	<b>0.22</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.13</b>	<b>0.00</b>	<b>0.00</b>							
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, Devonshire Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barley Craft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basamont Leys	1.07	0.00	0.05	0.00	0.00	0.00	0.00	0.02	0.03	0.04	0.48	0.00	0				

Bulgrave Boulevard	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.01	0.00	0.00	0.00	0.00	0.00	0.00	
Mowmace	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 10)</b>	<b>1.72</b>	<b>0.00</b>	<b>0.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.02</b>	<b>0.05</b>	<b>0.24</b>	<b>0.55</b>	<b>0.00</b>	<b>0.31</b>	<b>0.00</b>	<b>0.24</b>	<b>0.20</b>	<b>0.04</b>
<b>Zone 11</b>																		
Aylestone	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	
Colourbank, Cavendish Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Eyres Mansell	0.10	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	
Glen Parva	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Knighton	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	
Stoneygate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
United Carpets and Beds, Aylestone Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 11)</b>	<b>0.36</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.26</b>	<b>0.00</b>	<b>0.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Zone 12</b>																		
Asda, Narborough Road South, Braunstone	0.09	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.03	
Braunstone	0.34	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.20	0.00	0.00	0.00	0.04	
Freemans Park, Leicester	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	
Hornsbase, Pulney Road, Off Wolford Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Hornsons, Counting House Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.04	0.00	0.00	0.00	0.02	
Narborough Road North Retail Park, Leicester	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	
Westcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 12)</b>	<b>0.64</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>	<b>0.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.37</b>	<b>0.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.09</b>	
<b>Zone 13</b>																		
Asda, Leicester Road, Oadby	0.36	0.00	0.00	0.00	0.00	0.04	0.02	0.01	0.02	0.00	0.00	0.11	0.00	0.17	0.00	0.00	0.00	
B&Q, Bull Head Street, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Bull Head Street Retail Park, Wigston	0.02	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Oadby	1.83	0.00	0.00	0.00	0.12	0.09	0.02	0.09	0.23	0.00	0.00	0.64	0.00	0.65	0.00	0.00	0.00	
Sainsbury's, Bell Street, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Sainsbury's, Glen Road, Oadby	0.20	0.00	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.08	0.00	0.00	0.00	
Tesco, Blaby Road, Wigston	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00	
Wigston	1.69	0.00	0.00	0.03	0.51	0.02	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.96	0.00	0.00	0.02	
<b>Sub Total (Zone 13)</b>	<b>4.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.03</b>	<b>0.65</b>	<b>0.23</b>	<b>0.03</b>	<b>0.11</b>	<b>0.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.94</b>	<b>0.00</b>	<b>1.97</b>	<b>0.00</b>	<b>0.00</b>	<b>0.02</b>	
<b>Zone 14</b>																		
Arstey	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Asda, Barkby Thorpe Lane, Thurmaston	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Barrow-upon-Soar	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.00	
Birstall	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.22	0.00	0.00	
Birstall Garden Centre, Sibson Road, Birstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Coastal Nurseries, Syston Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Mountsorrel	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	
Quorn	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	
Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Sibley	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.00	0.00	
Syston	0.74	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.58	0.00	0.00	
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Thurmaston Shopping Centre, Leicester	2.05	0.00	0.00	0.00	0.28	0.00	0.00	0.00	0.25	0.28	0.04	0.00	0.00	1.20	0.00	0.00	0.00	
<b>Sub Total (Zone 14)</b>	<b>3.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.27</b>	<b>0.34</b>	<b>0.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.50</b>	<b>0.00</b>	<b>0.00</b>	
<b>Zone 15</b>																		
Glenfield	0.52	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.45	0.00	
Groby	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00	
Kirby Muxloe	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	
Ratby	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	
<b>Sub Total (Zone 15)</b>	<b>0.95</b>	<b>0.00</b>	<b>0.01</b>	<b>0.00</b>	<b>0.05</b>	<b>0.89</b>	<b>0.00</b>											
<b>Zone 16</b>																		
Enderby	0.12	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.07	
Fosse Park South, Leicester	0.13	0.00	0.00	0.04	0.03	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	
Fosse Shopping Park, Leicester	6.51	0.23	0.51	0.34	0.73	0.12	0.11	0.00	0.07	0.12	0.06	0.59	1.17	0.42	0.31	0.87	0.96	
Grove Farm Triangle, Leicester	0.40	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.08	0.00	0.00	0.00	0.25	
Leicester Forest East	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	
Meridian Leisure Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Narborough	0.27	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.00	0.16	
Palms Garden Centre, Saint Johns, Enderby, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 16)</b>	<b>7.46</b>	<b>0.23</b>	<b>0.56</b>	<b>0.38</b>	<b>0.78</b>	<b>0.12</b>	<b>0.11</b>	<b>0.04</b>	<b>0.07</b>	<b>0.12</b>	<b>0.06</b>	<b>0.66</b>	<b>1.33</b>	<b>0.42</b>	<b>0.31</b>	<b>0.87</b>	<b>1.39</b>	
<b>SUB-TOTAL STUDY AREA</b>	<b>39.90</b>	<b>4.05</b>	<b>1.70</b>	<b>0.84</b>	<b>2.68</b>	<b>2.14</b>	<b>2.42</b>	<b>1.60</b>	<b>2.04</b>	<b>1.87</b>	<b>1.17</b>	<b>3.52</b>	<b>4.03</b>	<b>3.11</b>	<b>4.36</b>	<b>2.42</b>	<b>1.94</b>	
<b>SUB-TOTAL LEICESTER</b>	<b>17.37</b>	<b>0.18</b>	<b>0.33</b>	<b>0.07</b>	<b>0.31</b>	<b>1.00</b>	<b>2.27</b>	<b>1.44</b>	<b>1.43</b>	<b>1.42</b>	<b>1.06</b>	<b>1.85</b>	<b>2.64</b>	<b>0.71</b>	<b>1.50</b>	<b>0.66</b>	<b>0.48</b>	
<b>SUB-TOTAL BLABY</b>	<b>10.21</b>	<b>0.56</b>	<b>0.60</b>	<b>0.39</b>	<b>1.59</b>	<b>0.28</b>	<b>0.11</b>	<b>0.04</b>	<b>0.07</b>	<b>0.12</b>	<b>0.06</b>	<b>0.73</b>	<b>1.39</b>	<b>0.42</b>	<b>0.94</b>	<b>1.47</b>	<b>1.43</b>	
<b>OUTSIDE STUDY AREA</b>																		
<b>Outside Study Area: Charnwood</b>																		
Loughborough	1.36	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	1.30	0.02	0.00	
Regent Place Retail Park, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
The Rushes Shopping Centre, Loughborough	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.00	
Willowbrook Retail Park, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Charnwood)</b>	<b>1.66</b>	<b>0.00</b>	<b>0.00</b>															



WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 19: SHOPPING PATTERNS ELECTRICAL

DESTINATION	TOTAL ELECTRICAL (%)	ZONE 1 ELECTRICAL (%)	ZONE 2 ELECTRICAL (%)	ZONE 3 ELECTRICAL (%)	ZONE 4 ELECTRICAL (%)	ZONE 5 ELECTRICAL (%)	ZONE 6 ELECTRICAL (%)	ZONE 7 ELECTRICAL (%)	ZONE 8 ELECTRICAL (%)	ZONE 9 ELECTRICAL (%)	ZONE 10 ELECTRICAL (%)	ZONE 11 ELECTRICAL (%)	ZONE 12 ELECTRICAL (%)	ZONE 13 ELECTRICAL (%)	ZONE 14 ELECTRICAL (%)	ZONE 15 ELECTRICAL (%)	ZONE 16 ELECTRICAL (%)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.1%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&Q, New Buildings, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%
Burbage	0.1%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hinckley	2.7%	27.4%	14.1%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%
Sapcote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sapcote Garden Centre, Hinckley Road, Sapcote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Stoney Stanton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
The Britannia Centre, Hinckley	0.2%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wickes, Sword Drive, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 1)</b>	<b>3.1%</b>	<b>30.6%</b>	<b>16.1%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.6%</b>						
<b>Zone 2</b>																	
Effit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Desford	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Earl Shilton	0.1%	0.0%	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Huncoate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Newbold Verdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 2)</b>	<b>0.1%</b>	<b>0.0%</b>	<b>4.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>							
<b>Zone 3</b>																	
Broughton Astley	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Palmers At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ullesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 3)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>						
<b>Zone 4</b>																	
Blaby	0.1%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%
Cosby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Fleckney	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Osbe Garden Centre, Foston Road, Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hilfestone	0.1%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 4)</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.0%</b>
<b>Zone 5</b>																	
Billesdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bushby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Coles Plant Centre, Uppingham Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
East Goswote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Great Glen	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Houghton-on-the-Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kilworth	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Saddington	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Thurnby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wistow	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 5)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Highcross, Leicester	2.5%	0.0%	1.1%	1.8%	1.1%	2.5%	0.0%	0.0%	4.3%	0.0%	0.0%	0.0%	5.9%	0.0%	8.4%	0.0%	2.0%
Leicester City Centre	25.3%	17.2%	13.8%	8.5%	17.3%	26.6%	55.4%	46.8%	30.2%	35.8%	27.2%	32.1%	22.3%	16.0%	18.9%	23.4%	8.1%
St George's Central, Leicester	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St Georges Retail Park, Leicester	7.5%	6.9%	0.0%	0.0%	0.0%	7.8%	21.6%	27.7%	11.8%	30.2%	11.7%	5.0%	0.0%	1.6%	2.6%	2.5%	0.8%
0 docks, St Georges Retail Park, St Georges Way, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 6)</b>	<b>35.4%</b>	<b>24.1%</b>	<b>15.0%</b>	<b>10.3%</b>	<b>18.4%</b>	<b>36.9%</b>	<b>79.2%</b>	<b>75.7%</b>	<b>46.3%</b>	<b>66.0%</b>	<b>38.9%</b>	<b>37.1%</b>	<b>28.3%</b>	<b>17.6%</b>	<b>29.8%</b>	<b>25.8%</b>	<b>10.8%</b>
<b>Zone 7</b>																	
Wood Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 7)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 8</b>																	
Evington Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hamilton	2.1%	0.0%	0.0%	0.0%	1.1%	4.0%	5.8%	5.8%	23.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Humberstone Village	0.1%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 8)</b>	<b>2.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.1%</b>	<b>5.0%</b>	<b>5.8%</b>	<b>5.8%</b>	<b>24.6%</b>	<b>2.8%</b>	<b>0.0%</b>						
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%
Rushley Mead	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Melton Road, Thurmaston	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 9)</b>	<b>0.4%</b>	<b>0.0%</b>	<b>1.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>							
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&Q, Devonshire Road, Leicester	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Barleycroft	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont Lays	2.5%	1.0%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	4.3%	25.0%	0.0%	3.4%	0.0%	0.0%	4.7%	2.2%
Beaumont Lodge	0.1%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Beaumont Shopping Centre, Leicester	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	6.1%	0.0%	4.4%	0.0%	12.9%	10.3%	0.0%





WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 20: ELECTRICAL EXPENDITURE

DESTINATION	TOTAL ELECTRICAL (£m)	ZONE 1 ELECTRICAL (£m)	ZONE 2 ELECTRICAL (£m)	ZONE 3 ELECTRICAL (£m)	ZONE 4 ELECTRICAL (£m)	ZONE 5 ELECTRICAL (£m)	ZONE 6 ELECTRICAL (£m)	ZONE 7 ELECTRICAL (£m)	ZONE 8 ELECTRICAL (£m)	ZONE 9 ELECTRICAL (£m)	ZONE 10 ELECTRICAL (£m)	ZONE 11 ELECTRICAL (£m)	ZONE 12 ELECTRICAL (£m)	ZONE 13 ELECTRICAL (£m)	ZONE 14 ELECTRICAL (£m)	ZONE 15 ELECTRICAL (£m)	ZONE 16 ELECTRICAL (£m)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.16	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, New Buildings, Hinckley	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
Burbage	0.13	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hinckley	6.62	5.39	1.10	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sapcote Garden Centre, Hinckley Road, Sapcote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoney Stanton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Britannia Centre, Hinckley	0.49	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Sword Drive, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 1)</b>	<b>7.46</b>	<b>6.00</b>	<b>1.26</b>	<b>0.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.14</b>						
<b>Zone 2</b>																	
Troff	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Desford	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Earl Shilton	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huncote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newbold Verdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 2)</b>	<b>0.33</b>	<b>0.00</b>	<b>0.33</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>							
<b>Zone 3</b>																	
Broughton Astley	0.11	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Palmers At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ullesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 3)</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						
<b>Zone 4</b>																	
Blaby	0.27	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
Cosby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fleckney	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gallop Garden Centre, Foston Road, Countesthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wibthorpe	0.21	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00
<b>Sub Total (Zone 4)</b>	<b>0.47</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.18</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.18</b>
<b>Zone 5</b>																	
Billesdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bushby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coles Plant Centre, Uppingham Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
East Gosscote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Great Glen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Houghton-on-the-Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kibworth	0.11	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Saddington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurnby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wistow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 5)</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Highcross, Leicester	4.98	0.00	0.09	0.11	0.13	0.28	0.00	0.00	0.42	0.09	0.00	0.00	1.39	0.00	2.38	0.00	0.18
Leicester City Centre	53.31	3.38	1.09	0.51	2.10	3.03	7.21	4.34	2.93	4.38	2.17	6.30	5.23	2.13	5.37	2.41	0.74
St George's Central, Leicester	0.39	0.00	0.00	0.00	0.00	0.00	0.28	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
St Georges Retail Park, Leicester	15.66	1.35	0.00	0.00	0.00	0.89	2.82	2.57	1.14	3.70	0.94	0.99	0.00	0.21	0.74	0.26	0.07
Wickes, St Georges Retail Park, St Georges Way, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 6)</b>	<b>74.34</b>	<b>4.72</b>	<b>1.17</b>	<b>0.62</b>	<b>2.24</b>	<b>4.20</b>	<b>10.31</b>	<b>7.02</b>	<b>4.49</b>	<b>8.07</b>	<b>3.11</b>	<b>7.28</b>	<b>6.62</b>	<b>2.34</b>	<b>8.49</b>	<b>2.66</b>	<b>0.99</b>
<b>Zone 7</b>																	
Wood Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 7)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 8</b>																	
Evington Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hamilton	4.45	0.00	0.00	0.00	0.13	0.46	0.75	0.53	2.23	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Humberstone Village	0.26	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 8)</b>	<b>4.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.13</b>	<b>0.57</b>	<b>0.75</b>	<b>0.53</b>	<b>2.38</b>	<b>0.35</b>	<b>0.00</b>						
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44	0.00	0.00	0.00	0.00
Rushley Mead	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Melton Road, Thurmaston	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 9)</b>	<b>0.65</b>	<b>0.00</b>	<b>0.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>							
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, Devonshire Road, Leicester	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.00	0.00	0.00	0.00
Barley Croft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basamont Lays	4.55	0.19	0.18	0.00	0.00	0.00	0.00	0.00	0.15	0.52	1.99	0.00	0.84	0			





WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 21: SHOPPING PATTERNS DIY

DESTINATION	TOTAL DIY (%)	ZONE 1 DIY (%)	ZONE 2 DIY (%)	ZONE 3 DIY (%)	ZONE 4 DIY (%)	ZONE 5 DIY (%)	ZONE 6 DIY (%)	ZONE 7 DIY (%)	ZONE 8 DIY (%)	ZONE 9 DIY (%)	ZONE 10 DIY (%)	ZONE 11 DIY (%)	ZONE 12 DIY (%)	ZONE 13 DIY (%)	ZONE 14 DIY (%)	ZONE 15 DIY (%)	ZONE 16 DIY (%)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&Q, New Buildings, Hinckley	7.3%	6.7%	18.5%	23.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.8%
Burbage	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hinckley	1.5%	11.4%	4.7%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	2.2%	1.2%
Sapcote	0.7%	5.2%	4.9%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sapcote Garden Centre, Hinckley Road, Sapcote	0.2%	0.7%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Stoney Stanton	0.1%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
The Britannia Centre, Hinckley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wickes, Sword Drive, Hinckley	1.1%	7.1%	13.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 1)</b>	<b>10.9%</b>	<b>88.7%</b>	<b>41.7%</b>	<b>27.1%</b>	<b>0.0%</b>	<b>2.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>2.2%</b>	<b>8.0%</b>
<b>Zone 2</b>																	
Erft	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Desford	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Earl Shilton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Huncote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Newbold Verdon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 2)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 3</b>																	
Broughton Astley	0.1%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%
Palmers At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.2%	0.5%	0.0%	6.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ullesthorpe	0.2%	0.5%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 3)</b>	<b>0.5%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>12.6%</b>	<b>0.0%</b>	<b>0.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>						
<b>Zone 4</b>																	
Blaby	0.2%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%
Cosby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Countesthorpe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%
Hedney	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Osbe Garden Centre, Foston Road, Countesthorpe	0.3%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hilfestone	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 4)</b>	<b>0.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.2%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.6%</b>
<b>Zone 5</b>																	
Billesdon	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bushby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Coles Plant Centre, Uppingham Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
East Goswote	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Great Glen	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Houghton-on-the-Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kitworth	0.1%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Saddington	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Thurnby	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wistow	0.5%	0.0%	0.0%	0.0%	1.9%	2.5%	0.0%	0.0%	3.0%	0.0%	0.0%	1.3%	0.0%	0.6%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 5)</b>	<b>0.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.9%</b>	<b>8.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.3%</b>	<b>0.0%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Highcross, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester City Centre	7.9%	0.0%	0.0%	1.2%	1.2%	6.8%	32.0%	24.1%	10.2%	18.2%	10.1%	18.2%	5.6%	1.8%	0.0%	2.7%	8.8%
St George's Central, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St Georges Retail Park, Leicester	0.6%	0.0%	0.0%	0.0%	0.0%	10.6%	0.0%	5.4%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sticks, St Georges Retail Park, St Georges Way, Leicester	1.7%	0.0%	0.7%	0.0%	0.0%	1.8%	17.2%	6.4%	2.7%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	4.7%	0.0%
<b>Sub Total (Zone 6)</b>	<b>10.1%</b>	<b>0.0%</b>	<b>0.7%</b>	<b>1.2%</b>	<b>2.2%</b>	<b>19.2%</b>	<b>49.2%</b>	<b>34.8%</b>	<b>14.4%</b>	<b>19.5%</b>	<b>10.1%</b>	<b>18.2%</b>	<b>5.6%</b>	<b>1.8%</b>	<b>0.0%</b>	<b>7.4%</b>	<b>8.8%</b>
<b>Zone 7</b>																	
Wood Hill	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 7)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 8</b>																	
Evington Village	1.2%	0.0%	0.0%	0.0%	0.0%	4.0%	0.0%	3.5%	8.7%	0.0%	0.0%	7.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hamilton	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Humberstone Village	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 8)</b>	<b>1.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.0%</b>	<b>0.0%</b>	<b>6.1%</b>	<b>17.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>7.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rushley Mead	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Melton Road, Thurmaston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 9)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	1.3%	0.0%	0.0%	3.5%	0.0%	0.0%	2.3%	2.5%	0.0%	7.9%	0.0%	0.0%	2.2%	1.2%	0.0%	3.2%	0.0%
B&Q, Devonshire Road, Leicester	33.1%	0.0%	15.8%	8.6%	11.1%	17.1%	31.9%	19.2%	39.3%	69.2%	71.0%	20.1%	66.3%	16.8%	25.3%	64.9%	43.5%
Basley Craft	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Basement Lays	0.7%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	0.0%	1.7%	0.0%	1.8%	0.0%	1.0%
Basement Lodge	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Basement Shopping Centre, Leicester	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.6%	0.0%	0.0%	0.6%	4.7%	0.0%	1.2%

Bulgrave Boulevard	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	1.5%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mowmace	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 10)</b>	<b>36.0%</b>	<b>0.0%</b>	<b>16.9%</b>	<b>12.0%</b>	<b>11.1%</b>	<b>17.1%</b>	<b>36.6%</b>	<b>21.7%</b>	<b>40.8%</b>	<b>78.4%</b>	<b>81.8%</b>	<b>20.1%</b>	<b>70.2%</b>	<b>18.0%</b>	<b>27.7%</b>	<b>72.8%</b>	<b>45.7%</b>	
<b>Zone 11</b>																		
Aylestone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Colourbank, Cavendish Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Eyres Mansell	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Glen Parva	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Knighton	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Stoneygate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
United Carpets and Beds, Aylestone Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 11)</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 12</b>																		
Asda, Narborough Road South, Braunstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Braunstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Freemans Park, Leicester	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	2.1%	0.0%	0.0%	0.0%	0.7%	9.1%	0.0%	0.0%	0.0%	2.5%	
Homebase, Pulney Road, Off Welford Road, Leicester	6.0%	0.0%	0.0%	1.0%	9.3%	2.5%	12.4%	27.2%	1.5%	0.0%	2.4%	23.2%	6.6%	3.2%	0.0%	1.8%	7.0%	
Harrisons, Counting House Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Narborough Road North Retail Park, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Westcoast	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 12)</b>	<b>7.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.0%</b>	<b>9.3%</b>	<b>2.5%</b>	<b>13.3%</b>	<b>29.3%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>2.4%</b>	<b>23.8%</b>	<b>15.7%</b>	<b>3.2%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>9.5%</b>	
<b>Zone 13</b>																		
Asda, Leicester Road, Oadby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&Q, Bull Head Street, Wigston	11.6%	0.0%	1.1%	22.8%	61.2%	0.9%	0.0%	4.5%	0.0%	0.0%	0.0%	14.9%	0.0%	59.5%	0.0%	3.4%	7.6%	
Bull Head Street Retail Park, Wigston	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%
Oadby	1.3%	0.0%	0.0%	0.0%	1.0%	0.0%	2.5%	0.0%	0.0%	0.0%	8.9%	0.0%	4.7%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Bell Street, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sainsbury's, Glen Road, Oadby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Tesco, Blaby Road, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wigston	0.7%	0.0%	0.0%	1.2%	1.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 13)</b>	<b>13.6%</b>	<b>0.0%</b>	<b>1.1%</b>	<b>22.8%</b>	<b>62.4%</b>	<b>12.2%</b>	<b>0.9%</b>	<b>2.5%</b>	<b>6.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>23.8%</b>	<b>0.0%</b>	<b>71.4%</b>	<b>0.0%</b>	<b>3.4%</b>	<b>7.6%</b>	
<b>Zone 14</b>																		
Anstey	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	4.1%	0.9%	0.0%	0.0%
Asda, Barkby Thorpe Lane, Thurmaston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Barrow-upon-Soar	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Birstall	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%
Birstall Garden Centre, Sibson Road, Birstall	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%
Coscote Nurseries, Syston Road, Leicester	0.1%	0.0%	0.0%	0.0%	0.0%	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.3%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.7%	1.5%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%
Mountsorrel	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%
Quorn	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rothley	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%
Sileby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Syston	0.9%	0.0%	7.9%	0.0%	0.0%	3.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	0.0%	0.0%	0.0%	0.0%
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Thurmaston Shopping Centre, Leicester	0.4%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 14)</b>	<b>3.2%</b>	<b>0.0%</b>	<b>7.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>10.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.5%</b>	<b>2.1%</b>	<b>3.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>14.8%</b>	<b>1.8%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Zone 15</b>																		
Glenfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%
Groby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kirby Muxloe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ratby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 15)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.9%</b>	<b>0.0%</b>	<b>0.0%</b>						
<b>Zone 16</b>																		
Enderby	0.8%	0.0%	5.5%	0.0%	0.9%	0.0%	0.0%	0.0%	3.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.9%	6.9%	
Fosse Park South, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Fosse Shopping Park, Leicester	0.5%	0.0%	1.1%	1.2%	2.1%	0.0%	0.0%	2.7%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	0.0%	0.9%	1.0%	0.0%
Grove Farm Triangle, Leicester	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Leicester Forest East	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Meridian Leisure Park, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Narborough	1.0%	0.9%	1.9%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	4.8%	0.0%	0.0%	0.0%	0.9%	2.3%		
Palms Garden Centre, Saint Johns, Enderby, Leicester	1.4%	0.0%	6.4%	0.7%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%	2.2%	0.0%	0.0%	2.2%	4.0%		
<b>Sub Total (Zone 16)</b>	<b>3.8%</b>	<b>0.9%</b>	<b>14.9%</b>	<b>1.9%</b>	<b>6.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>7.2%</b>	<b>0.0%</b>	<b>9.9%</b>	<b>3.4%</b>	<b>7.0%</b>	<b>2.3%</b>	<b>0.0%</b>	<b>4.9%</b>	<b>16.2%</b>	
<b>SUB-TOTAL STUDY AREA</b>	<b>88.4%</b>	<b>90.6%</b>	<b>83.2%</b>	<b>78.7%</b>	<b>98.0%</b>	<b>75.8%</b>	<b>100.0%</b>	<b>98.6%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>98.4%</b>	<b>99.4%</b>	<b>98.5%</b>	<b>98.8%</b>	<b>42.5%</b>	<b>95.2%</b>	<b>97.4%</b>	
<b>SUB-TOTAL LEICESTER</b>	<b>55.3%</b>	<b>0.0%</b>	<b>17.6%</b>	<b>14.3%</b>	<b>22.5%</b>	<b>42.8%</b>	<b>99.1%</b>	<b>91.9%</b>	<b>74.1%</b>	<b>97.9%</b>	<b>94.3%</b>	<b>70.2%</b>	<b>91.5%</b>	<b>23.0%</b>	<b>27.7%</b>	<b>82.0%</b>	<b>64.0%</b>	
<b>SUB-TOTAL BLABY</b>	<b>6.2%</b>	<b>7.4%</b>	<b>27.7%</b>	<b>2.9%</b>	<b>11.1%</b>	<b>5.0%</b>	<b>0.0%</b>	<b>4.2%</b>	<b>13.2%</b>	<b>0.0%</b>	<b>0.9%</b>	<b>3.4%</b>	<b>7.0%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>5.8%</b>	<b>17.9%</b>	
<b>OUTSIDE STUDY AREA</b>																		
<b>Outside Study Area: Charnwood</b>																		
Loughborough	0.8%	0.0%	1.1%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.8%	0.0%	0.0%	0.0%
Regent Place Retail Park, Loughborough	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
The Rushes Shopping Centre, Loughborough	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Willowbrook Retail Park, Loughborough	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Charnwood)</b>	<b>0.8%</b>	<b>0.0%</b>	<b>1.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Outside Study Area: Corby</b>																		
Willow Place & Corby Town Shopping, Corby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Corby)</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>															



WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

TABLE 22: DIY EXPENDITURE

DESTINATION	TOTAL DIY (£m)	ZONE 1 DIY (£m)	ZONE 2 DIY (£m)	ZONE 3 DIY (£m)	ZONE 4 DIY (£m)	ZONE 5 DIY (£m)	ZONE 6 DIY (£m)	ZONE 7 DIY (£m)	ZONE 8 DIY (£m)	ZONE 9 DIY (£m)	ZONE 10 DIY (£m)	ZONE 11 DIY (£m)	ZONE 12 DIY (£m)	ZONE 13 DIY (£m)	ZONE 14 DIY (£m)	ZONE 15 DIY (£m)	ZONE 16 DIY (£m)
<b>WITHIN STUDY AREA</b>																	
<b>Zone 1</b>																	
Asda, Barwell Lane, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, New Buildings, Hinckley	8.16	6.35	0.75	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32
Burbage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hinckley	1.64	1.14	0.19	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.12	0.06
Sapcote	0.84	0.52	0.20	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sapcote Garden Centre, Hinckley Road, Sapcote	0.18	0.07	0.00	0.03	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoney Stanton	0.05	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Britannia Centre, Hinckley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wicks, Sword Drive, Hinckley	1.26	0.71	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 1)</b>	<b>12.13</b>	<b>8.85</b>	<b>1.70</b>	<b>0.86</b>	<b>0.00</b>	<b>0.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.04</b>	<b>0.00</b>	<b>0.12</b>	<b>0.38</b>
<b>Zone 2</b>																	
Erff	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Desford	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Earl Shilton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huncote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newbold Verdon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 2)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 3</b>																	
Broughton Astley	0.11	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00
Palmers At Ullesthorpe, Lutterworth Road, Ullesthorpe	0.25	0.05	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ullesthorpe	0.19	0.05	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 3)</b>	<b>0.56</b>	<b>0.10</b>	<b>0.00</b>	<b>0.40</b>	<b>0.00</b>	<b>0.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						
<b>Zone 4</b>																	
Blaby	0.22	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Cosby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Countesthorpe	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
Hedley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Osbe Garden Centre, Foston Road, Countesthorpe	0.29	0.00	0.00	0.00	0.17	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00
Hilleshorn	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 4)</b>	<b>0.64</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.16</b>	<b>0.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.08</b>
<b>Zone 5</b>																	
Billesdon	0.06	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bushby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coles Plant Centre, Uppingham Road, Leicester	0.06	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
East Goscote	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Great Glen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Houghton-on-the-Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kibworth	0.18	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Saddington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurnby	0.06	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wistow	0.57	0.00	0.00	0.00	0.12	0.15	0.00	0.00	0.14	0.00	0.00	0.12	0.00	0.04	0.00	0.00	0.00
<b>Sub Total (Zone 5)</b>	<b>0.93</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.12</b>	<b>0.52</b>	<b>0.00</b>	<b>0.00</b>	<b>0.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.12</b>	<b>0.00</b>	<b>0.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 6</b>																	
Haymarket Shopping Centre, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Highcross, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Leicester City Centre	7.60	0.00	0.00	0.04	0.08	0.41	1.57	0.91	0.48	0.92	0.31	1.62	0.58	0.12	0.00	0.14	0.42
St George's Central, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
St Georges Retail Park, Leicester	0.91	0.00	0.00	0.00	0.64	0.00	0.20	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wicks, St Georges Retail Park, St Georges Way, Leicester	1.59	0.00	0.03	0.00	0.06	0.11	0.84	0.20	0.13	0.07	0.00	0.00	0.00	0.00	0.00	0.25	0.00
<b>Sub Total (Zone 6)</b>	<b>10.20</b>	<b>0.00</b>	<b>0.03</b>	<b>0.04</b>	<b>0.14</b>	<b>1.17</b>	<b>2.42</b>	<b>1.31</b>	<b>0.67</b>	<b>0.99</b>	<b>0.31</b>	<b>1.62</b>	<b>0.58</b>	<b>0.12</b>	<b>0.00</b>	<b>0.39</b>	<b>0.42</b>
<b>Zone 7</b>																	
Wood Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 7)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 8</b>																	
Evington Village	1.40	0.00	0.00	0.00	0.00	0.24	0.00	0.13	0.40	0.00	0.00	0.62	0.00	0.00	0.00	0.00	0.00
Hamilton	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Humberstone Village	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 8)</b>	<b>1.90</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.24</b>	<b>0.00</b>	<b>0.23</b>	<b>0.81</b>	<b>0.00</b>	<b>0.00</b>	<b>0.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 9</b>																	
Asda, Exploration Drive, Abbey Lane, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rushey Mead	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Melton Road, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 9)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Zone 10</b>																	
Abbey Retail Park, Leicester	1.19	0.00	0.00	0.11	0.00	0.00	0.11	0.10	0.00	0.40	0.00	0.00	0.22	0.08	0.00	0.17	0.00
B&Q, Devonshire Road, Leicester	31.44	0.00	0.64	0.27	0.71	1.04	1.57	0.72	1.83	3.52	2.15	1.78	6.92	1.15	3.66	3.39	2.09
Barleycroft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basement Lays	0.66	0.00	0.05	0.00	0.00	0.00											

Bolgrave Boulevard	0.25	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.07	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mowmacre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 10)</b>	<b>34.15</b>	<b>0.00</b>	<b>0.69</b>	<b>0.38</b>	<b>0.71</b>	<b>1.04</b>	<b>1.79</b>	<b>0.82</b>	<b>1.90</b>	<b>3.99</b>	<b>2.48</b>	<b>1.78</b>	<b>7.32</b>	<b>1.24</b>	<b>4.02</b>	<b>3.81</b>	<b>2.19</b>
<b>Zone 11</b>																	
Aylestone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Colourbank, Cavendish Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eyres Mansell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Glen Parva	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Knighton	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00
Stoneygate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
United Carpets and Beds, Aylestone Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 11)</b>	<b>0.11</b>	<b>0.00</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>									
<b>Zone 12</b>																	
Asda, Narborough Road South, Braunstone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Braunstone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Freemans Park, Leicester	1.25	0.00	0.00	0.00	0.00	0.00	0.04	0.08	0.00	0.00	0.00	0.06	0.95	0.00	0.00	0.00	0.12
Hornsbase, Pulney Road, Off Wolford Road, Leicester	5.94	0.00	0.00	0.03	0.59	0.15	0.61	1.03	0.07	0.00	0.07	2.06	0.68	0.22	0.00	0.09	0.33
Hornsons, Counting House Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Narborough Road North Retail Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Westcoast	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 12)</b>	<b>7.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.03</b>	<b>0.59</b>	<b>0.15</b>	<b>0.65</b>	<b>1.11</b>	<b>0.07</b>	<b>0.00</b>	<b>0.07</b>	<b>2.12</b>	<b>1.63</b>	<b>0.22</b>	<b>0.00</b>	<b>0.09</b>	<b>0.45</b>
<b>Zone 13</b>																	
Asda, Leicester Road, Oadby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, Bull Head Street, Wigston	11.48	0.00	0.05	0.72	3.90	0.62	0.04	0.00	0.21	0.00	0.00	1.32	0.00	4.08	0.00	0.18	0.37
Bull Head Street Retail Park, Wigston	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00
Oadby	1.27	0.00	0.00	0.00	0.00	0.06	0.00	0.10	0.00	0.00	0.00	0.80	0.00	0.32	0.00	0.00	0.00
Sainsbury's, Bell Street, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's, Glen Road, Oadby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco, Blaby Road, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wigston	0.70	0.00	0.00	0.00	0.08	0.06	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.46	0.00	0.00	0.00
<b>Sub Total (Zone 13)</b>	<b>13.50</b>	<b>0.00</b>	<b>0.05</b>	<b>0.72</b>	<b>3.98</b>	<b>0.74</b>	<b>0.04</b>	<b>0.10</b>	<b>0.31</b>	<b>0.00</b>	<b>0.00</b>	<b>2.12</b>	<b>0.00</b>	<b>4.90</b>	<b>0.00</b>	<b>0.18</b>	<b>0.37</b>
<b>Zone 14</b>																	
Arstey	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.59	0.05	0.00
Asda, Barkby Thorpe Lane, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barrow-upon-Soar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Birstall	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00
Birstall Garden Centre, Sibson Road, Birstall	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.05	0.00
Cassiole Nurseries, Syston Road, Leicester	0.23	0.00	0.00	0.00	0.00	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.30	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.04	0.05	0.00	0.00	0.00	0.09	0.00	0.00	0.00
Mountsorrel	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.00	0.00	0.00
Quorn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rothley	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.28	0.00	0.00
Sleby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Syston	1.09	0.00	0.32	0.00	0.00	0.18	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.45	0.00	0.00
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thurmaston Shopping Centre, Leicester	0.45	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.00
<b>Sub Total (Zone 14)</b>	<b>3.59</b>	<b>0.00</b>	<b>0.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.21</b>	<b>0.11</b>	<b>0.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.14</b>	<b>0.09</b>	<b>0.00</b>
<b>Zone 15</b>																	
Glenfield	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00
Groby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kirby Muxloe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ratby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 15)</b>	<b>0.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>											
<b>Zone 16</b>																	
Enderby	0.83	0.00	0.22	0.00	0.06	0.00	0.00	0.00	0.14	0.00	0.03	0.00	0.00	0.00	0.00	0.05	0.33
Fosse Park South, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fosse Shopping Park, Leicester	0.54	0.00	0.05	0.04	0.13	0.00	0.00	0.00	0.13	0.00	0.00	0.11	0.00	0.00	0.00	0.05	0.05
Grove Farm Triangle, Leicester	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00
Leicester Forest East	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Meridian Leisure Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Narborough	0.90	0.09	0.08	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.50	0.00	0.00	0.05	0.11
Palms Garden Centre, Saint Johns, Enderby, Leicester	1.35	0.00	0.26	0.02	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.22	0.00	0.00	0.12	0.29
<b>Sub Total (Zone 16)</b>	<b>3.78</b>	<b>0.09</b>	<b>0.60</b>	<b>0.06</b>	<b>0.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.34</b>	<b>0.00</b>	<b>0.03</b>	<b>0.30</b>	<b>0.73</b>	<b>0.16</b>	<b>0.00</b>	<b>0.26</b>	<b>0.78</b>
<b>SUB-TOTAL STUDY AREA</b>	<b>88.72</b>	<b>9.04</b>	<b>3.38</b>	<b>2.49</b>	<b>6.24</b>	<b>4.60</b>	<b>4.91</b>	<b>3.72</b>	<b>4.59</b>	<b>5.09</b>	<b>2.98</b>	<b>8.84</b>	<b>10.27</b>	<b>6.78</b>	<b>6.15</b>	<b>4.98</b>	<b>4.67</b>
<b>SUB-TOTAL LEICESTER</b>	<b>53.55</b>	<b>0.00</b>	<b>0.72</b>	<b>0.45</b>	<b>1.44</b>	<b>2.59</b>	<b>4.86</b>	<b>3.46</b>	<b>3.45</b>	<b>4.98</b>	<b>2.86</b>	<b>6.25</b>	<b>9.54</b>	<b>1.58</b>	<b>4.02</b>	<b>4.29</b>	<b>3.07</b>
<b>SUB-TOTAL BLABY</b>	<b>6.62</b>	<b>0.73</b>	<b>1.13</b>	<b>0.09</b>	<b>0.71</b>	<b>0.30</b>	<b>0.00</b>	<b>0.16</b>	<b>0.62</b>	<b>0.00</b>	<b>0.03</b>	<b>0.30</b>	<b>0.73</b>	<b>0.22</b>	<b>0.45</b>	<b>0.30</b>	<b>0.86</b>
<b>OUTSIDE STUDY AREA</b>																	
<b>Outside Study Area: Charnwood</b>																	
Loughborough	0.86	0.00	0.05	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.00	0.00
Regent Place Retail Park, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Rushes Shopping Centre, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Willowbrook Retail Park, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Charnwood)</b>	<b>0.86</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.11</b>											

B&Q, Brandon Road, Binley Woods, Coventry	0.19	0.00	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cross Point, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fletchamstead Highway - Homebase/Pets at Home, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Foleshill Road Retail Park, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gallagher Retail Park, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hilltop Garden Centre Ltd, Shilton Lane, Coventry	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00
Homebase, Sir Henry Parkes Road, Canley, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Skydome, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Range, Courthouse Green, Austin Drive, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Walsgrave Retail Park, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Warwickshire Shopping Park, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Radford Road, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Coventry)</b>	<b>0.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.23</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>											
<b>Outside Study Area: Market Harborough</b>																		
Lutterworth	0.14	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Market Harborough	0.37	0.00	0.00	0.04	0.06	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Greencroft Direct, Scotland Road, Market Harborough	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Springfield Street, Market Harborough	0.85	0.00	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00
<b>Sub Total (Market Harborough)</b>	<b>1.39</b>	<b>0.00</b>	<b>0.03</b>	<b>0.18</b>	<b>0.06</b>	<b>1.09</b>	<b>0.00</b>	<b>0.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>							
<b>Outside Study Area: Hinckley &amp; Bosworth BC</b>																		
Barwell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stapleton	0.23	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00
Woodlands Nursery & Garden Centre, Ashby Road, Stapleton	1.33	0.44	0.48	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.16	0.04	0.00	0.05	0.08	0.00	0.00
<b>Sub Total (Hinckley &amp; Bosworth)</b>	<b>1.55</b>	<b>0.44</b>	<b>0.56</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.06</b>	<b>0.16</b>	<b>0.04</b>	<b>0.14</b>	<b>0.05</b>	<b>0.08</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: Loughborough</b>																		
B&Q, Jubilee Drive, Belton Road, Loughborough	6.98	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.80	0.12	0.00	0.00
Homebase, Willowbrook Park, Loughborough	0.68	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.59	0.00	0.00	0.00
Wickes, Belton Road, Loughborough	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00
<b>Sub Total (Loughborough)</b>	<b>7.71</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.39</b>	<b>0.16</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: Melton Mowbray</b>																		
Melton Mowbray	0.12	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, Leicester Road, Melton Mowbray	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00
<b>Sub Total (Melton Mowbray)</b>	<b>0.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.12</b>	<b>0.00</b>	<b>0.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>							
<b>Outside Study Area: North West Leicestershire</b>																		
Ashby-de-la-Zouch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coalville	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ibstock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (North West Leicestershire)</b>	<b>0.00</b>																	
<b>Outside Study Area: Nuneaton &amp; Bedworth</b>																		
The Oaks Nurseries, Weddington Road, Nuneaton	0.19	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bedworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newtown Road Retail Park, Nuneaton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nuneaton	0.07	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ropewalk Shopping Centre, Nuneaton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Nuneaton &amp; Bedworth)</b>	<b>0.26</b>	<b>0.26</b>	<b>0.00</b>															
<b>Outside study area: Other LA</b>																		
Birmingham	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cardinal Point Retail Park, Tamworth	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Central London	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coventry	0.04	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Derby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
East Midlands Designer Outlet, South Normanton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Giltbrook Retail Park, Ikea Way, Giltbrook	0.09	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ikea, Croft Road, Coventry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kettering	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lincoln	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hullingham	0.08	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.24	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Peterborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Solihull	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (North West Leicestershire)</b>	<b>0.50</b>	<b>0.24</b>	<b>0.00</b>	<b>0.12</b>	<b>0.00</b>	<b>0.09</b>	<b>0.00</b>	<b>0.05</b>										
<b>Outside Study Area: Rugby</b>																		
Elliotts Field Shopping Park, Rugby	0.03	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Junction One Retail Park, Rugby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rugby	0.17	0.00	0.00	0.10	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Nuneaton &amp; Bedworth)</b>	<b>0.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.13</b>	<b>0.07</b>	<b>0.00</b>												
<b>Outside Study Area: Rutland</b>																		
Oakham	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rutland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Other)</b>	<b>0.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>													



Bolgrave Boulevard	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.3%	0.0%	0.9%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mowmace	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total (Zone 10)</b>	<b>6.1%</b>	<b>0.0%</b>	<b>1.2%</b>	<b>1.6%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>2.4%</b>	<b>12.5%</b>	<b>0.0%</b>	<b>7.8%</b>	<b>39.8%</b>	<b>1.3%</b>	<b>12.4%</b>	<b>1.7%</b>	<b>4.1%</b>	<b>5.9%</b>	<b>4.4%</b>	
<b>Zone 11</b>																		
Aylestone	0.8%	0.0%	0.0%	0.0%	7.5%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	1.7%	0.0%	0.0%	0.0%	
Colourbank, Cavendish Road, Leicester	3.7%	0.0%	0.0%	0.0%	7.9%	0.0%	10.6%	0.0%	0.0%	0.0%	0.9%	13.4%	1.1%	0.0%	2.3%	5.8%		
Eyres Mansell	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Glen Parva	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Knighton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Stoneygate	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
United Carpets and Beds, Aylestone Road, Leicester	1.2%	0.0%	0.0%	1.4%	8.7%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	3.1%		
<b>Sub Total (Zone 11)</b>	<b>5.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.4%</b>	<b>24.1%</b>	<b>1.5%</b>	<b>11.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.3%</b>	<b>15.3%</b>	<b>2.9%</b>	<b>0.0%</b>	<b>2.3%</b>	<b>8.9%</b>	
<b>Zone 12</b>																		
Asda, Narborough Road South, Braunstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Braunstone	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Freemans Park, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Homebase, Pulney Road, Off Welford Road, Leicester	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	4.7%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	
Hornsons, Counting House Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Narborough Road North Retail Park, Leicester	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%		
Westcoast	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Sub Total (Zone 12)</b>	<b>0.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.1%</b>	<b>0.0%</b>	<b>4.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.6%</b>	
<b>Zone 13</b>																		
Asda, Leicester Road, Oadby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
B&Q, Bull Head Street, Wigston	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.5%	0.0%	0.0%	0.0%	0.0%	
Bull Head Street Retail Park, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Oadby	1.4%	0.0%	0.0%	0.0%	8.7%	8.7%	9.1%	0.0%	2.6%	0.0%	0.0%	1.6%	0.0%	5.2%	0.0%	1.5%	0.0%	
Sainsbury's, Bell Street, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Sainsbury's, Glen Road, Oadby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Tesco, Blaby Road, Wigston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Wigston	2.0%	0.0%	0.0%	1.6%	8.6%	4.6%	0.9%	0.0%	0.0%	0.0%	5.0%	0.0%	12.2%	0.0%	0.0%	0.0%	0.8%	
<b>Sub Total (Zone 13)</b>	<b>3.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.6%</b>	<b>9.4%</b>	<b>13.3%</b>	<b>10.0%</b>	<b>0.0%</b>	<b>2.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>6.5%</b>	<b>0.0%</b>	<b>22.8%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>0.8%</b>	
<b>Zone 14</b>																		
Arnstey	3.1%	0.0%	4.7%	2.7%	0.0%	3.1%	0.0%	0.0%	0.0%	0.0%	5.3%	0.0%	3.6%	6.1%	12.9%	0.0%	4.0%	
Asda, Barkby Thorpe Lane, Thurmaston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Barrow-upon-Soar	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Birstall	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	0.0%	0.0%	0.0%	5.1%	0.0%	0.0%	
Birstall Garden Centre, Sibson Road, Birstall	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Coscoffe Nurseries, Syston Road, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Mountsomel	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Quorn	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Rothley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Sibley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Syston	0.6%	0.0%	0.0%	0.0%	0.0%	5.9%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	3.2%	0.0%	0.0%	0.0%	
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Thurmaston Shopping Centre, Leicester	0.6%	0.0%	0.0%	0.0%	1.2%	1.5%	0.0%	0.0%	9.4%	0.0%	2.5%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	
<b>Sub Total (Zone 14)</b>	<b>5.2%</b>	<b>0.0%</b>	<b>4.7%</b>	<b>2.7%</b>	<b>1.2%</b>	<b>10.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>9.4%</b>	<b>4.1%</b>	<b>7.8%</b>	<b>0.0%</b>	<b>3.6%</b>	<b>7.8%</b>	<b>21.2%</b>	<b>0.0%</b>	<b>4.0%</b>	
<b>Zone 15</b>																		
Glenfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Groby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Kirby Muxloe	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Ratby	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.7%	0.0%	0.0%	
<b>Sub Total (Zone 15)</b>	<b>0.3%</b>	<b>0.0%</b>	<b>7.7%</b>	<b>0.0%</b>														
<b>Zone 16</b>																		
Enderby	0.4%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%	4.7%	0.0%	1.4%	0.9%	0.0%	0.0%	0.0%	1.5%	0.0%	
Fosse Park South, Leicester	4.9%	4.5%	0.0%	0.9%	3.5%	0.0%	10.4%	6.9%	2.6%	4.6%	2.5%	3.3%	11.9%	2.9%	0.0%	2.3%	8.8%	
Fosse Shopping Park, Leicester	20.8%	12.5%	33.3%	30.9%	36.5%	10.2%	15.0%	2.5%	9.1%	33.4%	18.8%	31.4%	18.7%	14.2%	15.6%	31.4%	19.8%	
Grove Farm Triangle, Leicester	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	
Leicester Forest East	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Meridian Leisure Park, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Narborough	0.1%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Palms Garden Centre, Saint Johns, Enderby, Leicester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Sub Total (Zone 16)</b>	<b>26.5%</b>	<b>17.1%</b>	<b>33.3%</b>	<b>33.4%</b>	<b>40.8%</b>	<b>10.2%</b>	<b>25.4%</b>	<b>9.4%</b>	<b>16.3%</b>	<b>37.9%</b>	<b>24.1%</b>	<b>35.5%</b>	<b>32.0%</b>	<b>17.1%</b>	<b>15.6%</b>	<b>35.3%</b>	<b>28.3%</b>	
<b>SUB-TOTAL STUDY AREA</b>	<b>86.6%</b>	<b>86.0%</b>	<b>89.0%</b>	<b>68.8%</b>	<b>85.2%</b>	<b>68.4%</b>	<b>99.2%</b>	<b>94.4%</b>	<b>85.4%</b>	<b>98.7%</b>	<b>97.5%</b>	<b>92.8%</b>	<b>96.6%</b>	<b>86.3%</b>	<b>60.3%</b>	<b>78.3%</b>	<b>84.3%</b>	
<b>SUB-TOTAL LEICESTER</b>	<b>43.7%</b>	<b>8.4%</b>	<b>23.4%</b>	<b>19.7%</b>	<b>32.5%</b>	<b>33.0%</b>	<b>63.0%</b>	<b>85.0%</b>	<b>57.2%</b>	<b>56.7%</b>	<b>65.7%</b>	<b>50.8%</b>	<b>60.9%</b>	<b>38.6%</b>	<b>23.5%</b>	<b>32.3%</b>	<b>38.4%</b>	
<b>SUB-TOTAL BLABY</b>	<b>28.0%</b>	<b>18.4%</b>	<b>34.5%</b>	<b>34.8%</b>	<b>42.0%</b>	<b>16.0%</b>	<b>25.4%</b>	<b>9.4%</b>	<b>16.3%</b>	<b>38.8%</b>	<b>24.1%</b>	<b>35.5%</b>	<b>32.0%</b>	<b>17.1%</b>	<b>18.8%</b>	<b>36.8%</b>	<b>38.6%</b>	
<b>OUTSIDE STUDY AREA</b>																		
<b>Outside Study Area: Charnwood</b>																		
Loughborough	1.2%	0.0%	4.5%	0.0%	0.0%	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.3%	1.5%	0.0%	0.0%	
Regent Place Retail Park, Loughborough	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	
The Rushes Shopping Centre, Loughborough	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Willowbrook Retail Park, Loughborough	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.1%	0.0%	0.0%	0.0%	
<b>Sub Total (Charnwood)</b>	<b>1.8%</b>	<b>0.0%</b>	<b>4.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>5.1%</b>	<b>0.0%</b>	<b>12.9%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>0.0%</b>							
<b>Outside Study Area: Corby</b>																		
Willow Place & Corby Town Shopping, Corby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Sub Total (Corby)</b>	<b>0.0%</b>																	
<b>Outside Study Area: Coventry</b>																		
Airport Retail Park, Coventry	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Ansty Road Retail Park, Coventry	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0					





Bulgrave Boulevard	1.04	0.00	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.09	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mowmacre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 10)</b>	<b>9.64</b>	<b>0.00</b>	<b>0.09</b>	<b>0.09</b>	<b>0.17</b>	<b>0.00</b>	<b>0.26</b>	<b>0.97</b>	<b>0.00</b>	<b>0.80</b>	<b>2.31</b>	<b>0.21</b>	<b>2.58</b>	<b>0.21</b>	<b>1.03</b>	<b>0.53</b>	<b>0.39</b>	
<b>Zone 11</b>																		
Aylestone	1.49	0.00	0.00	0.00	0.87	0.15	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.21	0.00	0.00	0.00	
Colourbank, Cavendish Road, Leicester	5.84	0.00	0.00	0.00	0.92	0.00	1.13	0.00	0.00	0.00	0.14	2.78	0.14	0.00	0.21	0.52	0.00	
Eyres Mansell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Glen Parva	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Knighton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stoneygate	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	
United Carpets and Beds, Aylestone Road, Leicester	1.90	0.00	0.00	0.07	1.01	0.00	0.14	0.00	0.00	0.00	0.00	0.40	0.00	0.00	0.00	0.28	0.00	
<b>Sub Total (Zone 11)</b>	<b>9.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.07</b>	<b>2.80</b>	<b>0.15</b>	<b>1.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.54</b>	<b>3.18</b>	<b>0.35</b>	<b>0.00</b>	<b>0.21</b>	<b>0.80</b>	
<b>Zone 12</b>																		
Asda, Narborough Road South, Braunstone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Braunstone	0.09	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Freemans Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Hornbase, Pulney Road, Off Welford Road, Leicester	1.03	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.39	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	
Hornsons, Counting House Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Narborough Road North Retail Park, Leicester	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	
Westcotse	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 12)</b>	<b>1.47</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.44</b>	<b>0.00</b>	<b>0.39</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.15</b>	
<b>Zone 13</b>																		
Asda, Leicester Road, Oadby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
B&Q, Bull Head Street, Wigston	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.67	0.00	0.00	0.00	0.00	
Bull Head Street Retail Park, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Oadby	3.17	0.00	0.00	0.00	0.10	0.87	0.96	0.00	0.21	0.00	0.00	0.26	0.00	0.63	0.00	0.14	0.00	
Sainsbury's, Bell Street, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Sainsbury's, Glen Road, Oadby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Tesco, Blaby Road, Wigston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Wigston	4.03	0.00	0.00	0.09	1.00	0.46	0.09	0.00	0.00	0.00	0.00	0.82	0.00	1.48	0.00	0.00	0.07	
<b>Sub Total (Zone 13)</b>	<b>7.87</b>	<b>0.00</b>	<b>0.00</b>	<b>0.09</b>	<b>1.10</b>	<b>1.34</b>	<b>1.06</b>	<b>0.00</b>	<b>0.21</b>	<b>0.00</b>	<b>0.00</b>	<b>1.08</b>	<b>0.00</b>	<b>2.78</b>	<b>0.00</b>	<b>0.14</b>	<b>0.07</b>	
<b>Zone 14</b>																		
Anstey	6.23	0.00	0.33	0.15	0.00	0.31	0.00	0.00	0.00	0.31	0.00	0.76	0.74	3.29	0.00	0.36	0.00	
Asda, Barkby Thorpe Lane, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Barrow-upon-Soar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Birstall	1.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.00	0.00	0.00	0.00	1.30	0.00	0.00	0.00	
Birstall Garden Centre, Sibson Road, Birstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Coscoffe Nurseries, Syston Road, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Mountsorrel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Quorn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Rothley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Sileby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Syston	1.49	0.00	0.00	0.00	0.00	0.59	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.81	0.00	0.00	
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Thurmaston Shopping Centre, Leicester	1.43	0.00	0.00	0.00	0.14	0.15	0.00	0.00	0.77	0.00	0.14	0.00	0.00	0.21	0.00	0.00	0.00	
<b>Sub Total (Zone 14)</b>	<b>10.78</b>	<b>0.00</b>	<b>0.33</b>	<b>0.15</b>	<b>0.14</b>	<b>1.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.77</b>	<b>0.42</b>	<b>0.45</b>	<b>0.00</b>	<b>0.76</b>	<b>0.95</b>	<b>5.40</b>	<b>0.00</b>	<b>0.36</b>	
<b>Zone 15</b>																		
Glenfield	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Groby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Kirby Muxloe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Ratby	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.69	0.00	
<b>Sub Total (Zone 15)</b>	<b>0.69</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.69</b>	<b>0.00</b>	
<b>Zone 16</b>																		
Enderby	0.84	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.39	0.00	0.08	0.14	0.00	0.00	0.00	0.14	0.00	
Fosse Park South, Leicester	8.10	0.81	0.00	0.05	0.41	0.00	1.10	0.54	0.21	0.47	0.14	0.54	2.47	0.35	0.00	0.21	0.78	
Fosse Shopping Park, Leicester	37.93	2.24	2.32	1.68	4.24	1.03	1.59	0.19	0.75	3.41	1.09	5.20	3.90	1.74	3.96	2.84	1.75	
Grove Farm Triangle, Leicester	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	
Leicester Forest East	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Meridian Leisure Park, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Narborough	0.17	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.00	0.00	
Palms Garden Centre, Saint Johns, Enderby, Leicester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Sub Total (Zone 16)</b>	<b>47.34</b>	<b>3.05</b>	<b>2.32</b>	<b>1.82</b>	<b>4.75</b>	<b>1.03</b>	<b>2.69</b>	<b>0.73</b>	<b>1.35</b>	<b>3.88</b>	<b>1.39</b>	<b>5.88</b>	<b>6.67</b>	<b>2.09</b>	<b>3.96</b>	<b>3.19</b>	<b>2.54</b>	
<b>SUB-TOTAL STUDY AREA</b>	<b>158.83</b>	<b>15.39</b>	<b>6.21</b>	<b>3.75</b>	<b>9.92</b>	<b>6.89</b>	<b>10.52</b>	<b>7.35</b>	<b>7.06</b>	<b>10.10</b>	<b>5.65</b>	<b>15.37</b>	<b>20.11</b>	<b>10.53</b>	<b>15.33</b>	<b>7.08</b>	<b>7.55</b>	
<b>SUB-TOTAL LEICESTER</b>	<b>77.08</b>	<b>1.50</b>	<b>1.64</b>	<b>1.07</b>	<b>3.78</b>	<b>3.32</b>	<b>6.68</b>	<b>6.62</b>	<b>4.72</b>	<b>5.80</b>	<b>3.81</b>	<b>8.41</b>	<b>12.68</b>	<b>4.71</b>	<b>5.97</b>	<b>2.92</b>	<b>3.44</b>	
<b>SUB-TOTAL BLABY</b>	<b>50.42</b>	<b>3.28</b>	<b>2.41</b>	<b>1.89</b>	<b>4.89</b>	<b>1.62</b>	<b>2.69</b>	<b>0.73</b>	<b>1.35</b>	<b>3.97</b>	<b>1.39</b>	<b>5.88</b>	<b>6.67</b>	<b>2.09</b>	<b>4.77</b>	<b>3.32</b>	<b>3.46</b>	
<b>OUTSIDE STUDY AREA</b>																		
<b>Outside Study Area: Charnwood</b>																		
Loughborough	2.81	0.00	0.31	0.00	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.85	0.14	0.00	
Regent Place Retail Park, Loughborough	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	0.00	0.00	
The Rushes Shopping Centre, Loughborough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Willowbrook Retail Park, Loughborough	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.03	0.00	0.00	
<b>Sub Total (Charnwood)</b>	<b>4.25</b>	<b>0.00&lt;/</b>																





Bulgrave Boulevard	3.51	0.00	0.00	0.00	0.00	0.00	0.00	0.87	0.88	0.07	0.86	0.09	0.00	0.00	0.00	0.74	0.00	0.00	0.00	0.00	0.00
Mowmacre	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 10)</b>	<b>121.28</b>	<b>0.19</b>	<b>3.29</b>	<b>0.86</b>	<b>0.88</b>	<b>2.60</b>	<b>3.10</b>	<b>2.17</b>	<b>3.16</b>	<b>10.42</b>	<b>18.96</b>	<b>3.46</b>	<b>29.76</b>	<b>2.08</b>	<b>24.25</b>	<b>11.77</b>	<b>4.34</b>				
<b>Zone 11</b>																					
Aylestone	1.70	0.00	0.00	0.00	0.87	0.15	0.00	0.00	0.00	0.00	0.00	0.46	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Colourbank, Cavendish Road, Leicester	5.84	0.00	0.00	0.00	0.92	0.00	1.13	0.00	0.00	0.00	0.00	0.14	2.78	0.14	0.00	0.21	0.52	0.00	0.00	0.00	0.00
Eyres Mansell	0.10	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Glen Parva	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Knighton	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stoneygate	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
United Carpets and Beds, Aylestone Road, Leicester	1.90	0.00	0.00	0.07	1.01	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.00	0.00	0.28	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 11)</b>	<b>10.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.07</b>	<b>2.80</b>	<b>0.15</b>	<b>1.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.09</b>	<b>3.18</b>	<b>0.41</b>	<b>0.00</b>	<b>0.21</b>	<b>0.80</b>				
<b>Zone 12</b>																					
Asda, Narborough Road South, Braunstone	6.29	0.00	0.00	0.00	2.24	0.00	0.00	0.24	0.00	0.00	0.00	0.00	1.54	0.97	0.00	0.18	1.11	0.00	0.00	0.00	0.00
Braunstone	1.16	0.00	0.78	0.00	0.00	0.00	0.09	0.00	0.00	0.05	0.00	0.00	0.20	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00
Freemans Park, Leicester	2.93	0.00	0.00	0.00	0.00	0.00	0.18	0.08	0.15	0.00	0.00	1.20	1.17	0.03	0.00	0.00	0.12	0.00	0.00	0.00	0.00
Homesbase, Pulney Road, Off Welford Road, Leicester	14.40	0.00	0.00	0.03	1.34	0.15	1.29	1.29	0.46	0.00	0.07	5.30	1.39	1.95	0.00	0.09	1.04	0.00	0.00	0.00	0.00
Hornbros, Counting House Road, Leicester	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.30	0.00	0.00	0.45	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
Narborough Road North Retail Park, Leicester	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00
Westcoast	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 12)</b>	<b>26.75</b>	<b>0.00</b>	<b>0.78</b>	<b>0.03</b>	<b>3.58</b>	<b>0.15</b>	<b>1.56</b>	<b>1.75</b>	<b>0.61</b>	<b>0.35</b>	<b>0.07</b>	<b>6.50</b>	<b>5.67</b>	<b>2.95</b>	<b>0.00</b>	<b>0.27</b>	<b>2.47</b>				
<b>Zone 13</b>																					
Asda, Leicester Road, Oadby	7.37	0.00	0.00	0.00	1.84	0.41	0.02	0.21	0.36	0.00	0.00	1.16	0.00	3.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B&Q, Bull Head Street, Wigston	12.60	0.00	0.05	0.72	3.90	0.62	0.04	0.00	0.21	0.00	0.00	1.32	0.00	5.20	0.00	0.18	0.37	-	-	-	-
Bull Head Street Retail Park, Wigston	0.06	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	-	-	-	-
Oadby	18.44	0.00	0.00	0.00	2.43	2.75	1.43	1.05	2.43	0.00	0.00	4.64	0.00	3.50	0.00	0.14	0.08	-	-	-	-
Sainsbury's, Bell Street, Wigston	1.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.26	0.00	0.00	0.00	-	-	-	-
Sainsbury's, Glen Road, Oadby	1.42	0.00	0.00	0.00	0.00	0.47	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.62	0.00	0.00	0.00	-	-	-	-
Tesco, Blaby Road, Wigston	3.26	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	2.57	0.00	0.00	0.14	-	-	-	-
Wigston	23.79	0.00	0.00	0.29	6.13	0.94	0.09	0.22	1.31	0.00	0.28	0.00	0.45	10.79	0.00	0.00	0.59	-	-	-	-
<b>Sub Total (Zone 13)</b>	<b>68.20</b>	<b>0.00</b>	<b>0.05</b>	<b>1.01</b>	<b>14.70</b>	<b>5.20</b>	<b>1.58</b>	<b>1.48</b>	<b>4.31</b>	<b>0.28</b>	<b>0.00</b>	<b>10.32</b>	<b>0.45</b>	<b>27.34</b>	<b>0.00</b>	<b>0.32</b>	<b>1.17</b>				
<b>Zone 14</b>																					
Anstey	9.27	0.00	0.33	0.15	0.00	0.31	0.00	0.00	0.17	0.00	0.43	0.00	0.76	0.74	5.85	0.17	0.36	-	-	-	-
Asda, Barkby Thorpe Lane, Thurmaston	2.04	0.00	0.19	0.00	0.00	0.34	0.00	0.00	0.00	0.82	0.00	0.00	0.00	0.00	0.69	0.00	0.00	-	-	-	-
Barrow-upon-Soar	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.00	-	-	-	-
Birstall	2.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.15	0.00	0.00	0.00	2.07	0.00	0.00	0.00	-	-	-	-
Birstall Garden Centre, Sibson Road, Birstall	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.05	0.00	-	-	-	-
Coscote Nurseries, Syston Road, Leicester	0.23	0.00	0.00	0.00	0.00	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Leicester Rowena Garden Centre, Loughborough Road, Rothley	0.30	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.04	0.05	0.00	0.00	0.00	0.09	0.00	0.00	-	-	-	-
Mounsthorpe	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.28	0.00	0.00	0.00	-	-	-	-
Quorn	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	-	-	-	-
Rothley	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	0.00	-	-	-	-
Sileby	1.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.25	0.00	0.00	-	-	-	-
Syston	7.87	0.00	0.32	0.00	1.28	1.85	0.00	0.14	0.09	0.00	0.00	0.00	0.00	0.00	4.19	0.00	0.00	0.00	0.00	0.00	0.00
Thurmaston Garden & Floristry Centre, Melton Road, Thurmaston	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	-
Thurmaston Shopping Centre, Leicester	59.46	0.41	0.00	0.00	2.31	7.09	0.00	1.11	3.81	7.16	1.89	0.44	1.13	2.15	30.89	0.84	0.23	-	-	-	-
<b>Sub Total (Zone 14)</b>	<b>84.21</b>	<b>0.41</b>	<b>0.84</b>	<b>0.15</b>	<b>3.59</b>	<b>9.94</b>	<b>0.00</b>	<b>1.11</b>	<b>4.28</b>	<b>8.55</b>	<b>2.72</b>	<b>0.44</b>	<b>1.89</b>	<b>2.89</b>	<b>45.77</b>	<b>1.06</b>	<b>0.58</b>				
<b>Zone 15</b>																					
Glenfield	4.10	0.10	0.15	0.00	0.00	0.00	0.36	0.00	0.00	0.00	0.14	0.00	0.22	0.00	0.05	3.09	0.00	0.00	0.00	0.00	0.00
Groby	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00	-	-	-	-
Kirby Muxloe	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00
Ratby	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.98	0.00	-	-	-	-
<b>Sub Total (Zone 15)</b>	<b>5.47</b>	<b>0.10</b>	<b>0.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.36</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.14</b>	<b>0.00</b>	<b>0.22</b>	<b>0.00</b>	<b>0.05</b>	<b>4.46</b>	<b>0.00</b>				
<b>Zone 16</b>																					
Enderby	3.10	0.00	0.37	0.00	0.15	0.00	0.00	0.00	0.53	0.00	0.18	0.41	0.00	0.00	0.00	0.62	0.85	0.00	0.00	0.00	0.00
Fosse Park South, Leicester	55.93	4.64	0.65	4.85	3.35	0.92	1.83	2.23	1.69	0.68	0.59	8.45	9.72	8.23	0.56	1.74	5.80	10.00	6.21	10.00	6.21
Fosse Shopping Park, Leicester	332.52	27.27	21.23	19.14	39.45	10.91	5.91	4.32	5.72	11.18	5.43	37.33	48.20	18.56	21.49	25.86	32.51	10.00	36.95	10.00	36.95
Grove Farm Triangle, Leicester	8.31	0.00	0.00	0.00	1.73	0.00	0.00	0.00	0.00	0.00	0.00	0.03	1.92	0.16	0.00	0.63	3.84	10.00	0.92	10.00	0.92
Leicester Forest East	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	10.00	0.02	10.00	0.02
Moridian Leisure Park, Leicester	1.33	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.34	0.65	0.00	0.00	0.23	0.00	0.00	0.00	0.00	0.00
Narborough	2.29	0.09	0.19	0.09	0.00	0.00	0.00	0.07	0.00	0.08	0.00	0.59	0.00	0.00	0.05	1.14	0.00	0.00	0.00	0.00	0.00
Palms Garden Centre, Saint Johns, Enderby, Leicester	1.35	0.00	0.26	0.02	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.22	0.00	0.12	0.29	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Zone 16)</b>	<b>404.99</b>	<b>32.01</b>	<b>22.70</b>	<b>24.11</b>	<b>44.93</b>	<b>11.82</b>	<b>7.84</b>	<b>6.55</b>	<b>8.01</b>	<b>11.97</b>	<b>6.29</b>	<b>46</b>									

B&Q, Brandon Road, Binley Woods, Coventry	0.19	0.00	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cross Point, Coventry	4.34	4.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28
Fletchamstead Highway - Homebase/Pets at Home, Coventry	0.13	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Foleshill Road Retail Park, Coventry	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.00
Gallagher Retail Park, Coventry	0.15	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hilltop Garden Centre Ltd, Shilton Lane, Coventry	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00
Homebase, Sir Henry Parkes Road, Canley, Coventry	0.19	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Skydome, Coventry	2.01	0.00	1.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00
The Range, Courthouse Green, Austin Drive, Coventry	0.90	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Walsgrave Retail Park, Coventry	1.27	0.92	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Warwickshire Shopping Park, Coventry	0.40	0.37	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wickes, Radford Road, Coventry	0.14	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Coventry)</b>	<b>13.41</b>	<b>6.57</b>	<b>2.06</b>	<b>0.76</b>	<b>0.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.04</b>	<b>0.69</b>
<b>Outside Study Area: Market Harborough</b>																		
Lutterworth	3.82	0.23	0.01	2.71	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37
Market Harborough	16.89	0.00	0.12	0.19	2.84	8.26	0.00	0.39	0.57	0.00	0.00	1.26	0.36	0.88	1.12	0.14	0.77	
Greenacres Direct, Scotland Road, Market Harborough	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homebase, Springfield Street, Market Harborough	3.91	0.00	0.00	0.00	0.00	1.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.29	0.00	0.00	0.00	0.00
<b>Sub Total (Market Harborough)</b>	<b>24.66</b>	<b>0.23</b>	<b>0.17</b>	<b>2.90</b>	<b>3.33</b>	<b>9.88</b>	<b>0.00</b>	<b>0.39</b>	<b>0.57</b>	<b>0.00</b>	<b>0.00</b>	<b>1.26</b>	<b>0.36</b>	<b>3.17</b>	<b>1.12</b>	<b>0.14</b>	<b>0.77</b>	<b>1.14</b>
<b>Outside Study Area: Hinckley &amp; Bosworth BC</b>																		
Barwell	0.30	0.19	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stapleton	0.43	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.14	0.00	0.00	0.00
Woodlands Nursery & Garden Centre, Ashby Road, Stapleton	3.67	0.95	1.22	0.02	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.06	0.16	0.04	0.00	1.03	0.08	0.00
<b>Sub Total (Hinckley &amp; Bosworth)</b>	<b>4.41</b>	<b>1.15</b>	<b>1.48</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.14</b>	<b>0.06</b>	<b>0.16</b>	<b>0.04</b>	<b>0.14</b>	<b>1.03</b>	<b>0.08</b>	<b>0.00</b>
<b>Outside Study Area: Loughborough</b>																		
B&Q, Jubilee Drive, Belton Road, Loughborough	10.25	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.08	0.12	0.00
Homebase, Willowbrook Park, Loughborough	1.09	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.99	0.00	0.00	0.00
Wickes, Belton Road, Loughborough	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00
<b>Sub Total (Loughborough)</b>	<b>11.39</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>	<b>0.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11.07</b>	<b>0.16</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: Melton Mowbray</b>																		
Melton Mowbray	0.87	0.00	0.00	0.00	0.00	0.32	0.00	0.00	0.00	0.07	0.24	0.00	0.00	0.00	0.22	0.02	0.00	0.00
B&Q, Leicester Road, Melton Mowbray	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00
<b>Sub Total (Melton Mowbray)</b>	<b>0.96</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.07</b>	<b>0.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.31</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: North West Leicestershire</b>																		
Ashby-de-la-Zouch	1.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.98	0.24	0.00	0.00
Coalville	1.95	0.13	0.42	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.29	0.00
Ibstock	0.13	0.00	0.13	0.00	0.00	0.00	0.00	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (North West Leicestershire)</b>	<b>3.28</b>	<b>0.13</b>	<b>0.55</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.98</b>	<b>1.24</b>	<b>0.29</b>	<b>0.00</b>
<b>Outside Study Area: Nuneaton &amp; Bedworth</b>																		
The Oaks Nurseries, Weddington Road, Nuneaton	0.19	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bedworth	0.19	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newtown Road Retail Park, Nuneaton	0.57	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00
Nuneaton	18.39	14.85	0.96	0.49	0.00	0.00	2.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ropewalk Shopping Centre, Nuneaton	1.16	1.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Nuneaton &amp; Bedworth)</b>	<b>20.51</b>	<b>16.39</b>	<b>1.05</b>	<b>0.49</b>	<b>0.00</b>	<b>0.00</b>	<b>2.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.49</b>	<b>0.00</b>	<b>0.00</b>
<b>Outside Study Area: Other LA</b>																		
Birmingham	3.16	0.41	0.23	0.00	0.24	0.34	0.00	1.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.22	0.00
Cardinal Point Retail Park, Tamworth	1.29	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Central London	3.62	0.00	0.02	0.12	1.27	1.53	0.00	0.24	0.19	0.02	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00
Coventry	11.25	3.81	0.44	0.71	0.96	1.80	0.00	0.00	0.00	0.00	0.80	2.68	0.00	0.00	0.05	0.00	0.00	0.00
Derby	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62	0.00	0.00	0.00
East Midlands Designer Outlet, South Normanton	3.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	1.05	0.73	1.12	0.00	0.00	0.00	0.00
Sillbrook Retail Park, Ikea Way, Giltbrook	27.58	0.41	0.00	0.39	1.69	1.13	2.48	0.22	1.40	0.47	0.80	0.29	3.34	1.06	10.83	1.98	1.08	0.00
Ikea, Croft Road, Coventry	5.87	0.19	0.00	0.46	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.66	3.07	0.25	0.00	0.00	1.08	0.00
Kettering	0.84	0.00	0.00	0.15	0.13	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lincoln	1.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80	0.00	0.00	0.00
Notttingham	13.52	1.05	0.86	0.26	0.00	0.00	0.41	0.40	0.28	0.00	2.26	0.86	0.00	4.69	0.36	0.00	0.00	0.00
Other	23.98	3.58	0.29	0.90	0.67	0.67	2.88	0.39	0.53	1.80	0.44	4.17	2.29	1.32	3.23	0.48	0.33	0.00
Peterborough	1.16	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.62	0.00	0.00	0.00
Solihull	0.92	0.62	0.12	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (North West Leicestershire)</b>	<b>98.86</b>	<b>11.32</b>	<b>1.96</b>	<b>3.17</b>	<b>5.09</b>	<b>6.31</b>	<b>5.36</b>	<b>2.81</b>	<b>2.87</b>	<b>2.55</b>	<b>2.05</b>	<b>11.10</b>	<b>10.64</b>	<b>4.02</b>	<b>23.84</b>	<b>3.00</b>	<b>2.76</b>	<b>0.00</b>
<b>Outside Study Area: Rugby</b>																		
Ellotts Field Shopping Park, Rugby	1.31	0.00	0.00	0.61	0.38	0.00	0.00	0.11	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00
Junction One Retail Park, Rugby	0.31	0.00	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rugby	5.90	0.00	0.00	2.27	0.44	0.00	0.00	0.00	0.00	0.00	0.44	0.00	2.48	0.00	0.16	0.11	0.00	0.00
<b>Sub Total (Nuneaton &amp; Bedworth)</b>	<b>7.52</b>	<b>0.00</b>	<b>0.00</b>	<b>3.18</b>	<b>0.82</b>	<b>0.00</b>	<b>0.00</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.66</b>	<b>0.00</b>	<b>2.48</b>	<b>0.00</b>	<b>0.16</b>	<b>0.11</b>	<b>0.00</b>
<b>Outside Study Area: Rutland</b>																		
Dakham	2.76	0.00	0.00	0.00	0.00	0.46	0.09	0.05	1.23	0.00	0.00	0.03	0.00	0.00	0.71	0.18	0.00	0.00
Rutland	0.62	0.00	0.00	0.00	0.00	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total (Other)</b>	<b>3.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>														

WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY

Table 26a: ESTIMATED (BASELINE) CAPACITY FOR NEW COMPARISON GOODS PROVISION WITHIN STUDY AREA

Year	Turnover - £m <sup>1</sup>	SA Expenditure Available - £m <sup>2</sup>	SA Inflow - £m	Surplus Expenditure - £m
2015	893.48	839.79	53.69	0.00
2020	989.38	976.16	62.41	49.19
2025	1100.94	1184.30	75.72	159.07
2030	1227.49	1437.68	93.93	302.10
2031	1254.50	1495.42	95.61	336.52

1. Allow for increased turnover efficiency as set out in Table 4b of Explanatory Retail Planner 12.1 Addendum  
2. Assumes constant market share claimed by Leicester facilities at 47.8% from Study Area

2013 Prices

Table 26b: Quantitative Need for Additional Comparison Goods Floorspace in Leicester

Year	Comparison Goods		
	£m	Floorspace Requirement	Tonnage
2015	0.00	0	0
2020	49.19	7,400	14,800
2025	159.07	21,500	43,000
2030	302.10	36,600	73,200
2031	336.52	39,900	79,900

1. Average sales density assumed to be £3,000 per sq m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area  
2. Average sales density assumed to be £3,000 per sq m which WYG considers to be towards the lower end of what could be achieved in Study Area  
3. Allow for increased turnover efficiency as set out in Table 4b of Explanatory Retail Planner 12.1 Addendum

2013 Prices

Table 26c: Net Quantitative Need for Additional Comparison Goods Floorspace in Leicester

Year	Comparison Goods					
	£m	£m	£m	Floorspace Requirement	Tonnage	Tonnage
2015	0.00	32.45	-32.45	-	-	-10,800
2020	49.19	35.93	13.26	2,000	4,000	-
2025	159.07	39.98	119.09	16,100	32,200	-
2030	302.10	44.58	257.52	31,200	62,500	-
2031	336.52	49.54	286.97	34,500	69,100	-

1. Average sales density assumed to be £3,000 per sq m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area  
2. Average sales density assumed to be £3,000 per sq m which WYG considers to be towards the lower end of what could be achieved in Study Area  
3. Residual calculated by subtracting turnover of commitments (sourced from Table 26d) from surplus expenditure (sourced from Table 26a)  
4. Allow for increased turnover efficiency as set out in Table 4b of Explanatory Retail Planner 12.1 Addendum

2013 Prices

Table 26d: Extant Comparison Goods Commitments in Leicester

Address	Reference	Proposal	Gross Retail Floorspace (sq.m)	Net Comparison Floorspace (sq.m)	Estimated Sales Density (£/sq.m)	Estimated Comparison Turnover (£m)	Status
Green Lane Road, Beccall, Chems	20141630	Change of use to Shops	350	100	3,000	0.30	Extant permission
Vaughan Way	20141404	Mixed-use development including foodstore and non-food Decathlon retail outlet	2,921	2,045	-	6.19	Extant permission
217 to 219 Fosco Road North	20140826	Lidl Foodstore together with associated works	104	4,124	0.44	0.44	Extant permission
St Georges Retail Park	20140298	Extension to units 6 and 7	895	895	3,000	2.49	Extant permission
St Augustine's Road, Former Bowbridge Works	20131728	Mixed-use development including residential, retail and leisure	560	194	3,000	0.59	Extant permission
Ashton Green at Leicester Road	20131597 and 20100969	Mixed-use development including retail	3,000	525	3,000	1.58	Resolved to be approved subject to 2.7%
Ashton Green at Leicester Road (comparison goods element of foodstore)	20131597 and 20100969	Mixed-use development including retail	-	105	8,694	0.91	Resolved to be approved subject to 2.7%
Bulgrave Road - Former Sainsbury's site	20120415	Demolition of existing foodstore and PFS and erection of ten retail	1,733	871	3,000	2.61	Extant permission
2 to 2a Upperpton Road	20121701	Mixed-use scheme including flexible commercial space and convenience store	1,392	97	6,363	0.62	Extant permission
Former Corah Works, Barley Way	20081362	Mixed-use development including retail, leisure, residential, offices, etc.	930	326	3,000	0.98	Extant permission
Former Corah Works, Barley Way (comparison goods element of workshop)	20081362	Mixed-use development including retail, leisure, residential, offices, etc.	5,570	1,374	9,860	13.55	Extant permission
<b>TOTAL</b>				<b>6,640</b>		<b>32.45</b>	

1. Green Lane Cinema scheme is very small scale. Estimated net sales area of 205 sq m and assumed that half could be dedicated to comparison goods. Sales density is WYG estimate  
2. Vaughan Way provides for Decathlon. Submitted Retail Impact Assessment identifies turnover of comparison goods floorspace as £8.19m at 2015  
3. Fosco Road North is Lidl scheme. It is assumed that 10% of the net sales area of 1,063 sq m will be dedicated to comparison goods. Lidl sales density  
4. St Georges Retail Park extension is assumed to be all net sales floorspace. Sales density is WYG estimate  
5. Bowbridge Works permission provides for 560 sq m gross retail floorspace. It is assumed that half of this may be dedicated to convenience goods. Sales density is WYG estimate  
6. Ashton Green permission provides for up to 3,000 gross A1, A2, A3, A4 or A5 floorspace. Submitted Economic Statement suggests provision of a foodstore of 1,500 sq m gross. Assumed that net sales would be 70% of this total and that 10% of sales dedicated to comparison. Sales density for foodstore comparison goods floorspace based on average of 'main four' and ASD and Lidl  
7. Mutton Road is convenience store adjacent to PFS. Net sales area identified by Council. Sales density based on average of 'main four'  
8. For Bulgrave Road, it is assumed that net floorspace will account for 70% of gross and that comparison goods will account for a third of floorspace. Sales density is WYG estimate  
9. Upperpton Road includes discount foodstore. It is assumed that comparison goods sales will be 10% of net sales area of 974 sq m. Sales density based on average of ASD and Lidl  
10. Corah Works includes 1,374 sq m net comparison goods sales as part of foodstore and up to 930 sq m gross of additional retail floorspace. It is assumed that half of the additional floorspace may be occupied by comparison goods retailers, with 70% of the space dedicated to net sales. Sales densities based on average four 'main four' food retailers and WYG estimate

2013 Prices

2015	6,000	3,000
2020	6,644	3,322
2025	7,393	3,697
2030	8,243	4,122
2031	8,424	4,212

Table 26e: Estimated 'Capacity' for Comparison Goods Facilities in Blaby

Year	Turnover - £m <sup>1</sup>	SA Expenditure Available - £m <sup>2</sup>	SA Inflow - £m	Surplus Expenditure - £m
2015	477.45	433.34	44.10	0.00
2020	528.69	503.71	51.26	26.29
2025	580.31	611.12	62.49	85.00
2030	655.93	741.86	75.50	161.43
2031	670.36	771.65	78.53	179.83

1. Allow for increased turnover efficiency as set out in Table 4b of Explanatory Retail Planner 12.1 Addendum  
2. Assumes constant market share claimed by Blaby facilities at 24.7% from Study Area

2013 Prices

Table 26f: Quantitative Need for Additional Comparison Goods Floorspace in Blaby

Year	Comparison Goods		
	£m	Floorspace Requirement	Tonnage
2015	0.00	0	0
2020	26.29	4,000	7,900
2025	85.00	11,500	23,000
2030	161.43	19,600	39,200
2031	179.83	21,300	42,700

1. Average sales density assumed to be £3,000 per sq m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area  
2. Average sales density assumed to be £3,000 per sq m which WYG considers to be towards the lower end of what could be achieved in Study Area  
3. Allow for increased turnover efficiency as set out in Table 4b of Explanatory Retail Planner 12.1 Addendum

2013 Prices

Table 26g: Net Quantitative Need for Additional Comparison Goods Floorspace in Blaby

Year	Comparison Goods					
	£m	£m	£m	Floorspace Requirement	Tonnage	Tonnage
2015	0.00	12.29	-12.29	-2,000	-4,100	-
2020	26.29	13.61	12.68	1,900	3,800	-
2025	85.00	15.14	69.86	9,400	18,900	-
2030	161.43	16.88	144.55	17,500	35,100	-
2031	179.83	17.25	162.57	19,300	38,600	-

1. Average sales density assumed to be £3,000 per sq m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area  
2. Average sales density assumed to be £3,000 per sq m which WYG considers to be towards the lower end of what could be achieved 'in centre' in Study Area  
3. Residual calculated by subtracting turnover of commitments (sourced from Table 26d) from surplus expenditure (sourced from Table 26e)  
4. Allow for increased turnover efficiency as set out in Table 4b of Explanatory Retail Planner 12.1 Addendum

2013 Prices

Table 26h: Extant Comparison Goods Commitments in Blaby

Address	Reference	Proposal	Gross Retail Floorspace (sq.m)	Net Comparison Floorspace (sq.m)	Estimated Sales Density (£/sq.m)	Estimated Comparison Turnover (£m)	Status
Fosse Park South	14/0129/1/PPX and 14/0130/1/PPX	Installation of meszanine floorspace	1,744	1,744	-	3.52	Extant permission
New Lubbockhorpe Sustainable Urban Extension (comparison goods element of)	11/0100/1/VOX	4,250 dwellings with district centre	2,000 sq m foodstore with other generally comparison goods and service units	400	9,860	3.94	Extant permission
New Lubbockhorpe Sustainable Urban Extension	11/0100/1/VOX	4,250 dwellings with district centre	3,000 sq m foodstore with other generally comparison goods and service units	1,281	3,000	3.84	Extant permission
Glendon Park	10/0118/1/VOX (as varied by 12/0997/1/W)	Mixed-use scheme including employment, residential and local centre	Maximum of 1,400 sq m split between Classes A1 to A5	327	3,000	0.98	Extant permission
<b>TOTAL</b>				<b>3,752</b>		<b>12.29</b>	

1. Fosse Park South estimated turnover derived from Retail Statement which accompanies both applications  
2. New Lubbockhorpe SUE foodstore to have net sales area of 2,000 sq m. Estimated that 80% will be dedicated to convenience goods. Sales density based on average of 'main four'. For standalone comparison goods units, it is assumed that net sales will equal to 70% of gross. Sales density for this floorspace is WYG estimate  
3. Estimated that around one third of Glendon Park floorspace occupied by comparison goods retailers and that 70% of gross floorspace will be net sales. Sales density is WYG estimate

2013 Prices

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TABLE 27: ESTIMATED CAPACITY FOR NEW COMPARISON GOODS PROVISION AT FOSSE PARK BASED ON CONTINUATION OF ITS CURRENT MARKET SHARE

Table 27a: Estimated 'Capacity' for Comparison Goods Facilities at Fosse Park

Year	Turnover - £m <sup>1</sup>	SA Expenditure Available - £m <sup>2</sup>	SA Inflow - £m	Surplus Expenditure - £m
2015	441.02	396.92	44.10	0.00
2020	488.35	461.37	51.26	24.28
2025	543.42	559.75	62.19	78.52
2030	605.89	679.50	75.50	149.12
2031	619.22	706.79	78.53	166.11
<b>Market Share (%)</b>		<b>22.6%</b>		

1. Allows for increased turnover efficiency as set out in Table 4b of Experian Retail Planner 12.1 Addendum

2. Assumes constant market share claimed by Blaby facilities at 22.6% from Study Area

2013 Prices

Table 27b: Quantitative Need for Additional Comparison Goods Floorspace at Fosse Park

Year	Comparison Goods				
	£m Surplus	£m Extant	£m Residual	Floorspace Requirement	
				Min <sup>1</sup>	Max <sup>2</sup>
2015	0.00	3.52	-3.52	-600	-1,200
2020	24.28	3.90	20.38	3,100	6,100
2025	78.52	4.34	74.18	10,000	20,100
2030	149.12	4.84	144.28	17,500	35,000
2031	166.11	4.94	161.16	19,100	38,300

1. Average sales density assumed to be £6,000 per sq.m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area

2. Average sales density assumed to be £3,000 per sq.m which WYG considers to be towards the lower end of what could be achieved in Study Area

3. Allows for increased turnover efficiency as set out in Table 4b of Experian Retail Planner 12.1 Addendum

2013 Prices

WYG PLANNING  
LEICESTER AND LABBY RETAIL STUDY

TABLE 26: ESTIMATED (BASELINE) CAPACITY FOR NEW COMPARISON GOODS PROVISION WITHIN STUDY AREA

**Table 26a: Estimated 'Capacity' for Comparison Goods Facilities in Leicester**

Year	Turnover - £m <sup>1</sup>	SA Expenditure Available - £m <sup>2</sup>	SA Inflow - £m	Surplus Expenditure - £m
2015	893.48	839.79	53.69	0.00
2020	989.38	976.16	62.41	49.19
2025	1100.94	1184.30	75.72	159.07
2030	1227.49	1437.68	91.91	302.10
2031	1254.50	1495.42	95.61	336.52
<b>Market Share (%)</b>		<b>47.8</b>		

1. Allows for increased turnover efficiency as set out in Table 4b of Expanion Retail Planner 12.1 Addendum

2. Assumes constant market share claimed by Leicester facilities at 47.8% from Study Area

2013 Prices

Table 26b: Quantitative Need for Additional Comparison Goods Floorspace in Leicester

Year	Comparison Goods		
	£m	Floorspace Requirement	
	Surplus	Min <sup>1</sup>	Max <sup>2</sup>
2015	0.00	0	0
2020	49.19	7,400	14,800
2025	159.07	21,500	43,000
2030	302.10	35,300	73,300
2031	336.52	39,900	79,900

1. Average sales density assumed to be £6,000 per sq.m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area

2. Average sales density assumed to be £3,000 per sq.m which WYG considers to be towards the lower end of what could be achieved in Study Area

3. Allows for increased turnover efficiency as set out in Table 4b of Expanion Retail Planner 12.1 Addendum

2013 Prices

Table 26c: Net Quantitative Need for Additional Comparison Goods Floorspace in Leicester

Year	Comparison Goods				
	£m	£m	£m	Floorspace Requirement	
	Surplus	Extant	Residual	Min <sup>1</sup>	Max <sup>2</sup>
2015	0.00	32.45	-32.45	-5,400	-10,800
2020	49.19	35.93	13.26	2,000	4,000
2025	159.07	39.98	119.09	16,100	32,200
2030	302.10	44.58	257.52	31,200	62,500
2031	336.52	45.56	290.97	34,500	69,100

1. Average sales density assumed to be £6,000 per sq.m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area

2. Average sales density assumed to be £3,000 per sq.m which WYG considers to be towards the lower end of what could be achieved in Study Area

3. Residual calculated by subtracting turnover of commitments (sourced from Table 26d) from surplus expenditure (sourced from Table 26a)

4. Allows for increased turnover efficiency as set out in Table 4b of Expanion Retail Planner 12.1 Addendum

2013 Prices

Table 26d: Extant Comparison Goods Commitments in Leicester

Address	Reference	Proposal	Gross Retail Floorspace (sq.m)	Net Comparison Floorspace (sq.m)	Estimated Sales Density (£/sq.m)	Estimated Comparison Turnover (£m)	Status
Green Lane Road, Piccadilly Cinema	20141630	Change of use to Shops	350	100	3,000	0.30	Extant permission
Vaughan Way	20141404	Mixed-use development including foodstore and non-food Decathlon retail outlet	2,921	2,045	-	8.19	Extant permission
217 to 219 Fosse Road North	20140826	Lidl Foodstore together with associated works	-	106	4,124	0.44	Extant permission
St Georges Retail Park	20140298	Extension to units 6 and 7	895	895	3,000	2.69	Extant permission
St Augustines Road, Former Bowbridge Works	20131728	Mixed-use development including residential, hotel, retail and leisure	560	196	3,000	0.59	Extant permission
Ashton Green at Leicester Road	20131597 and 20100969	Mixed-use development including retail	3,000	525	3,000	1.58	Resolved to be approved subject to s.278
Ashton Green at Leicester Road (comparison goods element of foodstore)	20131597 and 20100969	Mixed-use development including retail	-	105	8,694	0.91	Resolved to be approved subject to s.278
Belgrave Road, Former Sainsbury's site	20120415	Demolition of existing foodstore and PFS and erection of ten retail units	3,733	871	3,000	2.61	Extant permission
2 to 2a Upperton Road	20121701	Mixed-use scheme including flexible commercial space and convenience store	1,392	97	6,363	0.62	Extant permission
Former Corah Works, Burleys Way	20081362	Mixed-use development including retail, leisure, residential, offices, etc	930	326	3,000	0.98	Extant permission
Former Corah Works, Burleys Way (comparison goods element of foodstore)	20081362	Mixed-use development including retail, leisure, residential, offices, etc	5,570	1,374	9,860	13.55	Extant permission
<b>TOTAL</b>				<b>6,640</b>		<b>32.45</b>	

1. Green Lane Cinema scheme is very small scale. Estimated net sales area of 200 sq.m and assumed that half could be dedicated to comparison goods. Sales density is WYG estimate

2. Vaughan Way provides for Decathlon. Submitted Retail Impact Assessment identifies turnover of comparison goods floorspace as £8.19m at 2015

3. Fosse Road North is Lidl scheme. It is assumed that 10% of the net sales area of 1,063 sq.m will be dedicated to comparison goods. Lidl sales density

4. St Georges Retail Park extension is assumed to be all net sales floorspace. Sales density is WYG estimate

5. Bowbridge Works permission provides for 560 sq.m gross retail floorspace. It is assumed that half of this may be dedicated to convenience goods. Sales density is WYG estimate

6. Ashton Green permission provides for up to 3,000 gross A1, A2, A3, A4 or A5 floorspace. Submitted Economic Statement suggests provision of a foodstore of 1,500 sq.m gross. Assumed that net sales would be 70% of this total and that 10% of sales dedicated to comparison. Sales density for foodstore comparison goods floorspace based on average of 'main four' and Aldi and Lidl. Additional comparison goods floorspace assumed to occupy half of 1,500 sq.m gross floorspace with 70% net sales. Sales density for this comparison goods floorspace is WYG estimate

7. Melton Road is convenience store adjacent to PFS. Net sales area identified by Council. Sales density based on average of 'main four'

8. For Belgrave Road, it is assumed that net floorspace will account for 70% of gross and that comparison goods will account for a third of floorspace. Sales density is WYG estimate

9. Upperton Road to include discount foodstore. It is assumed that comparison goods sales will be 10% of net sales area of 974 sq.m. Sales density based on average of Aldi and Lidl

10. Corah Works to include 1,374 sq.m net comparison goods sales as part of foodstore and up to 930 sq.m gross of additional retail floorspace. It is assumed that half of this additional floorspace may be occupied by comparison goods retailers, with 70% of the space dedicated to net sales. Sales densities based on average four 'main four' food retailers and WYG estimate

2013 Prices

Table 26e: Estimated 'Capacity' for Comparison Goods Facilities in Blaby

Year	Turnover - £m <sup>1</sup>	SA Expenditure Available - £m <sup>2</sup>	SA Inflow - £m	Surplus Expenditure - £m
2015	477.45	433.34	44.10	0.00
2020	528.69	503.71	51.26	26.29
2025	588.31	611.12	62.19	85.00
2030	655.93	741.86	75.50	161.43
2031	670.36	771.65	78.53	179.83
<b>Market Share (%)</b>		<b>24.7</b>		

1. Allows for increased turnover efficiency as set out in Table 4b of Expanion Retail Planner 12.1 Addendum

2. Assumes constant market share claimed by Blaby facilities at 24.7% from Study Area

2013 Prices

Table 26f: Quantitative Need for Additional Comparison Goods Floorspace in Blaby

Year	Comparison Goods		
	£m	Floorspace Requirement	
	Surplus	Min <sup>1</sup>	Max <sup>2</sup>
2015	0.00	0	0
2020	26.29	4,000	7,900
2025	85.00	11,500	23,000
2030	161.43	19,600	39,200
2031	179.83	21,300	42,700

1. Average sales density assumed to be £6,000 per sq.m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area

2. Average sales density assumed to be £3,000 per sq.m which WYG considers to be towards the lower end of what could be achieved in Study Area

3. Allows for increased turnover efficiency as set out in Table 4b of Expanion Retail Planner 12.1 Addendum

2013 Prices

Table 26g: Net Quantitative Need for Additional Comparison Goods Floorspace in Blaby

Year	Comparison Goods				
	£m	£m	£m	Floorspace Requirement	
	Surplus	Extant	Residual	Min <sup>1</sup>	Max <sup>2</sup>
2015	0.00	12.29	-12.29	-2,000	-4,100
2020	26.29	13.61	12.68	1,900	3,800
2025	85.00	15.14	69.86	9,400	18,900
2030	161.43	16.88	144.55	17,500	35,100
2031	179.83	17.25	162.57	19,300	38,600

1. Average sales density assumed to be £6,000 per sq.m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area

2. Average sales density assumed to be £3,000 per sq.m which WYG considers to be towards the lower end of what could be achieved in Study Area

3. Residual calculated by subtracting turnover of commitments (sourced from Table 26d) from surplus expenditure (sourced from Table 26a)

4. Allows for increased turnover efficiency as set out in Table 4b of Expanion Retail Planner 12.1 Addendum

2013 Prices

Table 26h: Extant Comparison Goods Commitments in Blaby

Address	Reference	Proposal	Gross Retail Floorspace (sq.m)	Net Comparison Floorspace (sq.m)	Estimated Sales Density (£/sq.m)	Estimated Comparison Turnover (£m)	Status
Fosse Park South	14/0129/1/PX and 14/0130/1/PX	Installation of mezzanine floorspace	1,744	1,744	-	3.52	Extant permission
New Lubbesthorpe Sustainable Urban Extension (comparison goods element of foodstore)	11/0100/1/OX	4,250 dwellings with district centre	-	400	9,860	3.94	Extant permission
New Lubbesthorpe Sustainable Urban Extension	11/0100/1/OX	4,250 dwellings with district centre	-	1,281	3,000	3.84	Extant permission
Glenfield Park	10/0118/1/OX (as varied by 12/0997/1/VV)	Mixed-use scheme including employment, residential and local centre	-	327	3,000	0.98	Extant permission
<b>TOTAL</b>				<b>3,752</b>		<b>12.29</b>	

1. Fosse Park South estimated turnover derived from Retail Statement which accompanies both applications

2. New Lubbesthorpe SUE foodstore to have net sales area of 2,000 sq.m. Estimated that 80% will be dedicated to convenience goods. Sales density based on average of 'main four'. For standalone comparison goods units. It is assumed that net sales will equate to 70% of gross. Sales density for this floorspace is WYG estimate

3. Estimated that around one third of Glenfield Park floorspace occupied by comparison goods retailers and that 70% of gross floorspace will be net sales. Sales density is WYG estimate

2013 Prices

**WYG PLANNING  
LEICESTER AND BLABY RETAIL STUDY**

**TABLE 27: ESTIMATED CAPACITY FOR NEW COMPARISON GOODS PROVISION AT FOSSE PARK BASED ON CONTINUATION OF ITS CURRENT MARKET SHARE**

**Table 27a: Estimated 'Capacity' for Comparison Goods Facilities at Fosse Park**

Year	Turnover - £m <sup>1</sup>	SA Expenditure Available - £m <sup>2</sup>	SA Inflow - £m	Surplus Expenditure - £m
2015	441.02	396.92	44.10	0.00
2020	488.35	461.37	51.26	24.28
2025	543.42	559.75	62.19	78.52
2030	605.89	679.50	75.50	149.12
2031	619.22	706.79	78.53	166.11
<b>Market Share (%)</b>	<b>22.6%</b>			

1. Allows for increased turnover efficiency as set out in Table 4b of Experian Retail Planner 12.1 Addendum

2. Assumes constant market share claimed by Blaby facilities at 22.6% from Study Area

2013 Prices

**Table 27b: Quantitative Need for Additional Comparison Goods Floorspace at Fosse Park**

Year	Comparison Goods				
	£m	£m	£m	Floorspace Requirement	
	Surplus	Extant	Residual	Min <sup>1</sup>	Max <sup>2</sup>
2015	0.00	3.52	-3.52	-600	-1,200
2020	24.28	3.90	20.38	3,100	6,100
2025	78.52	4.34	74.18	10,000	20,100
2030	149.12	4.84	144.28	17,500	35,000
2031	166.11	4.94	161.16	19,100	38,300

1. Average sales density assumed to be £6,000 per sq.m which WYG considers to be towards the higher end of what could be achieved 'in centre' in Study Area

2. Average sales density assumed to be £3,000 per sq.m which WYG considers to be towards the lower end of what could be achieved in Study Area

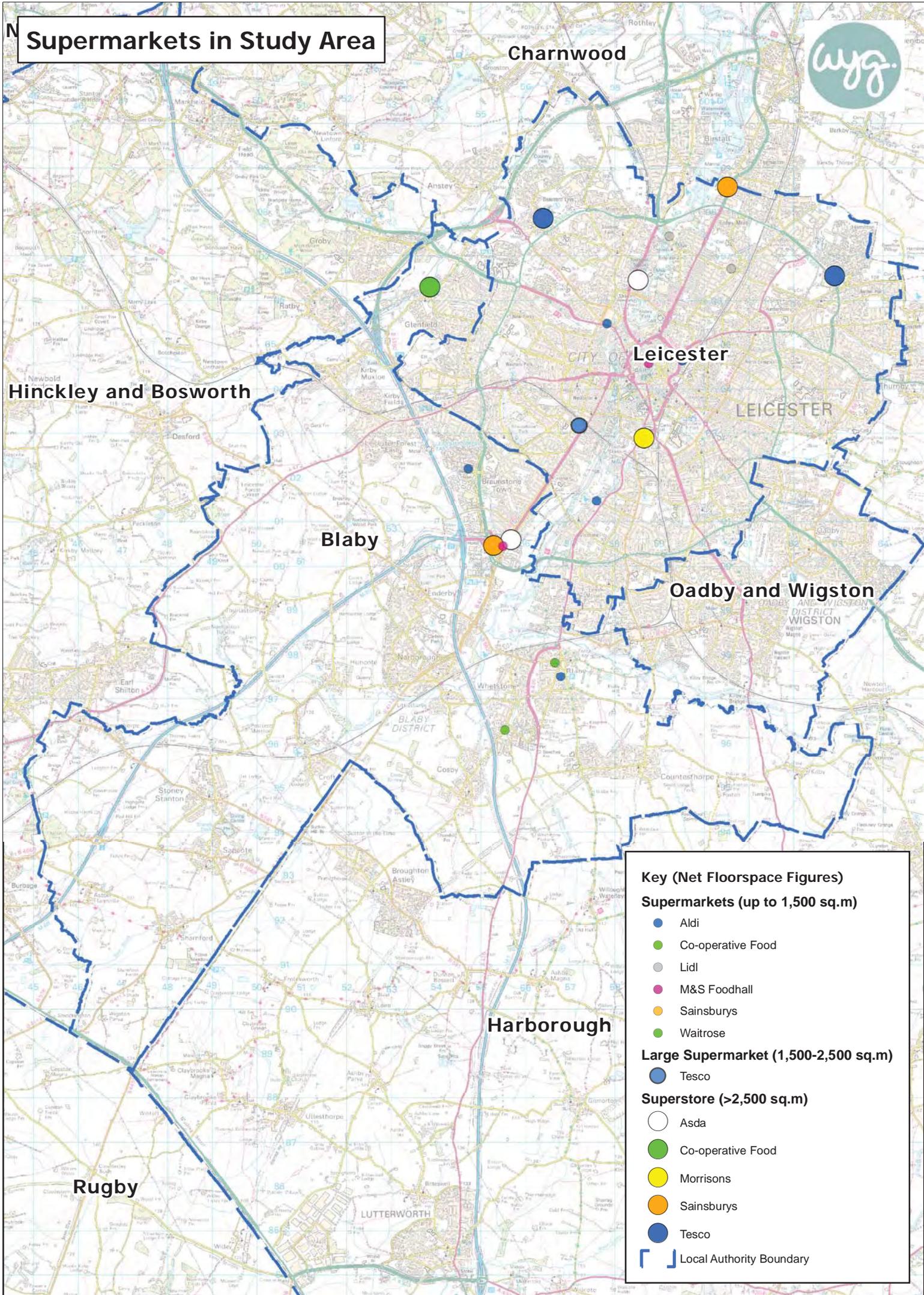
3. Allows for increased turnover efficiency as set out in Table 4b of Experian Retail Planner 12.1 Addendum

2013 Prices

## **Appendix 8**

### **Spatial Distribution of Food Supermarkets and Superstores in Leicester and Blaby**

# Supermarkets in Study Area



**Key (Net Floorspace Figures)**

**Supermarkets (up to 1,500 sq.m)**

- Aldi
- Co-operative Food
- Lidl
- M&S Foodhall
- Sainsburys
- Waitrose

**Large Supermarket (1,500-2,500 sq.m)**

- Tesco

**Superstore (>2,500 sq.m)**

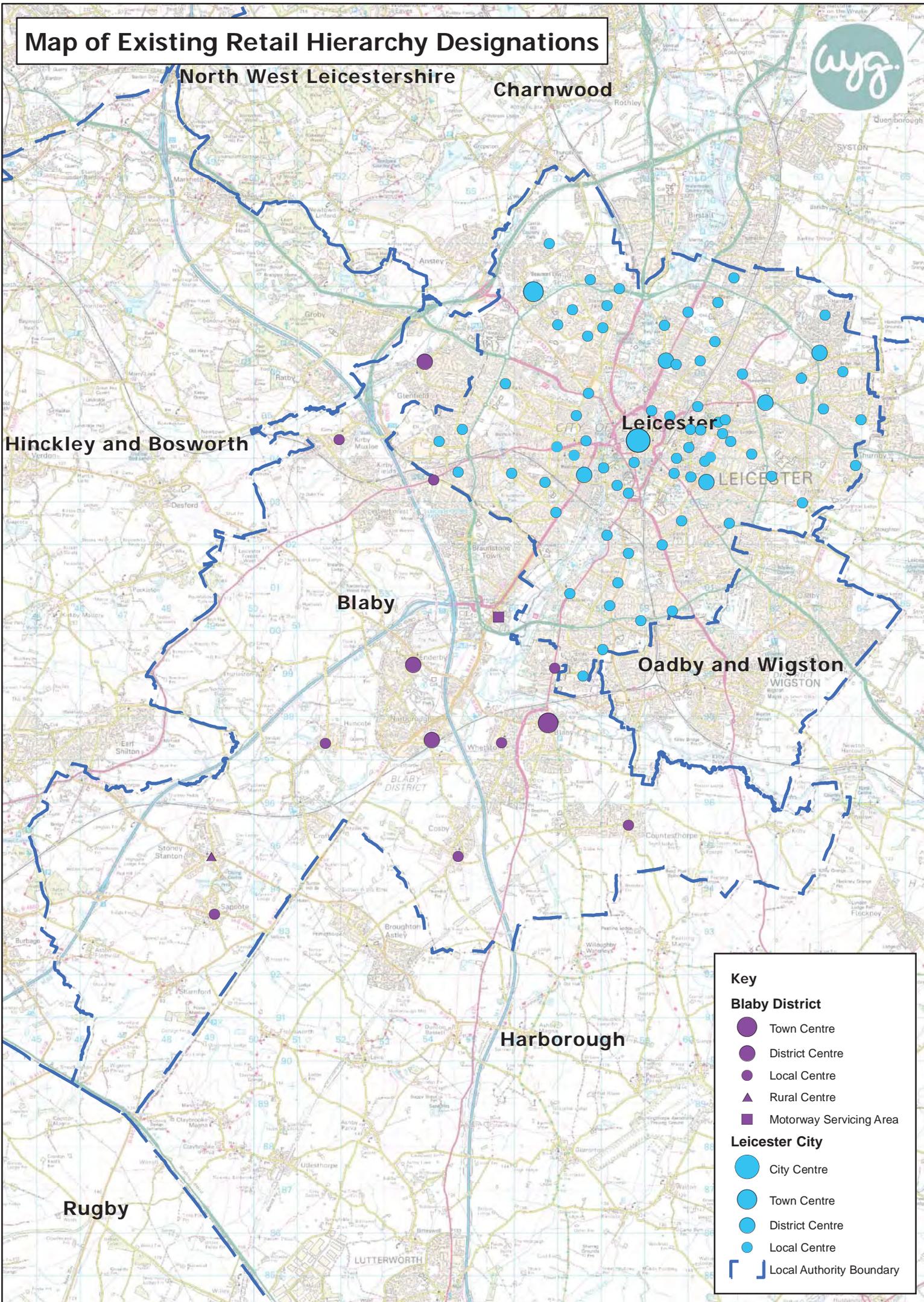
- Asda
- Co-operative Food
- Morrisons
- Sainsburys
- Tesco

┌ ┐ Local Authority Boundary

## **Appendix 9**

### **Spatial Distribution of Network of Leicester and Blaby Centres**

# Map of Existing Retail Hierarchy Designations



**Key**

**Blaby District**

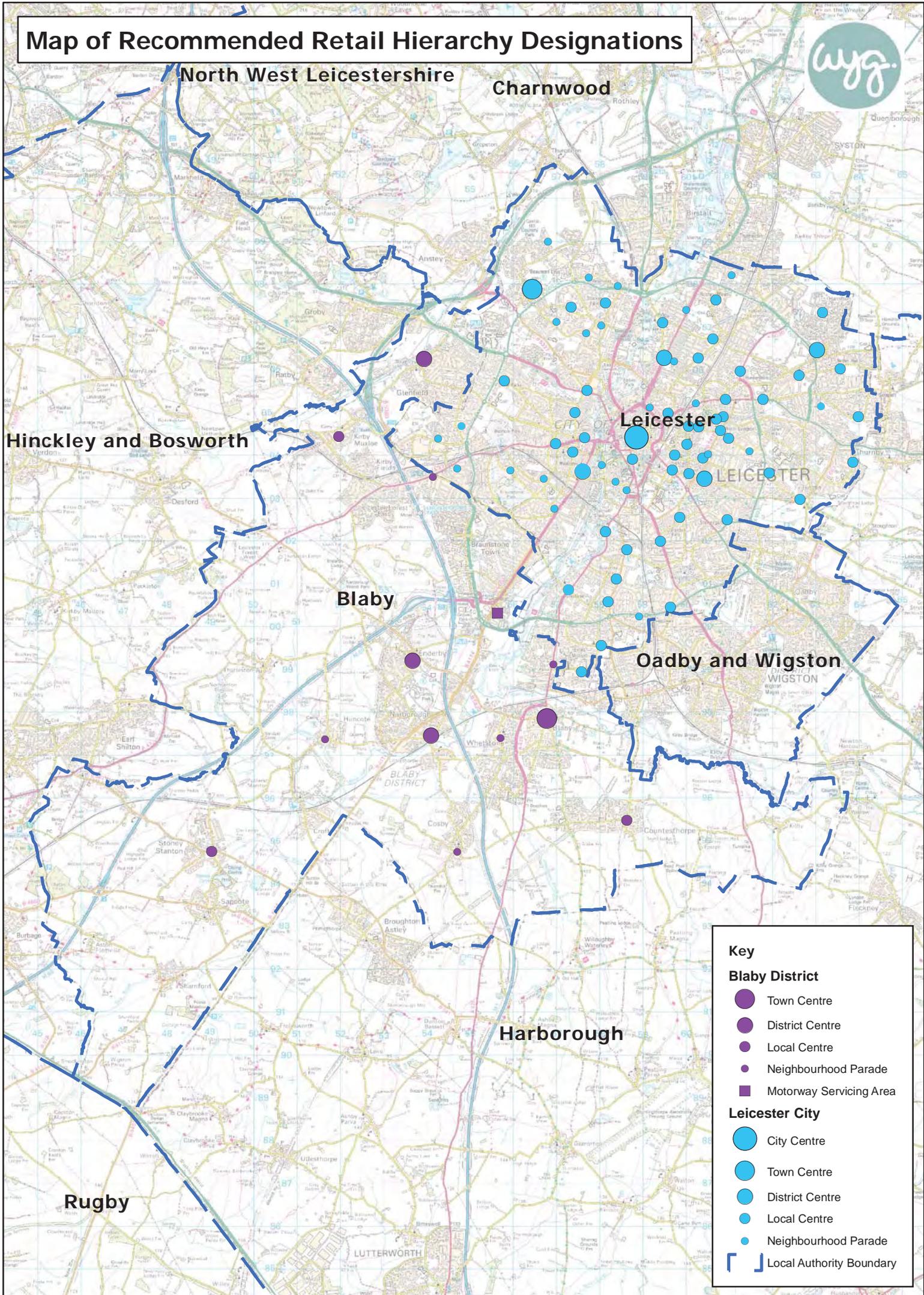
- Town Centre
- District Centre
- Local Centre
- Rural Centre
- Motorway Servicing Area

**Leicester City**

- City Centre
- Town Centre
- District Centre
- Local Centre

Local Authority Boundary

# Map of Recommended Retail Hierarchy Designations



## **Appendix 10**

### **Leicester City Centre Primary Shopping Area and Primary and Secondary Frontages Plan**



## Leicester City Council & Blaby District Council

**Ref: A088154/00**

Leicester City Centre  
Primary Shopping Area and  
Primary and Secondary  
Shopping Frontages

### Key

-  Primary Shopping Area
-  Central Shopping Core
-  Primary Shopping Frontage
-  Secondary Shopping Frontage



North

Scale 1:3,186 © A3

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