

Blaby District Council

Neighbourhood Parades Assessment

2016

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1. Purpose

1.1 The Council is seeking to retain and, where possible, enhance small scale local shopping centres in the form of Neighbourhood Parades. Local shopping centres fulfil an important role in the provision of shopping and community facilities because they are easily accessible to large sections of the population. This assessment considers the local shopping centres that should be defined as Neighbourhood Parades.

2. Introduction

2.1 Leicester City Council and Blaby District Council jointly commissioned consultants to undertake a Retail and Capacity study for the two local authority areas. The 'Leicester City Council and Blaby District Council Town Centre and Retail Study Final Report 2015' was published in September 2015. Amongst other things, the Study defines a hierarchy of centres ranging from city, town, district and local centres, to neighbourhood parades. The study considers parades of shops as Neighbourhood Parades but recognises that they are not generally considered to have the status of a defined centre.

2.2 The Study considers that neighbourhood parades usually comprise of a short linear row, or two rows of limited length, of shops that help serve the day to day needs of the immediate local community. The retail units are usually small in scale with the majority of units either providing a convenience function or service such as a takeaway or hairdresser. It is important to maintain, and where possible enhance, such local community facilities.

2.3 The National Planning Policy Framework supports this approach. It provides for local planning authorities to "... guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs" (paragraph 70, NPPF).

2.4 Twenty four Neighbourhood Centres are identified in Policy S14 of the Blaby District Local Plan 1999 located across the District. This document seeks to review the existing 24 Neighbourhood Centres and assess whether they meet the criteria to be defined as Neighbourhood Parades.

3. Assessment Methodology

Address	<i>Location of the centre</i>	Number of units	<i>Total number of units (number of units outside of designated area that function as part of the wider shopping area provided in brackets)</i>
Description	<i>A description of the centre and its immediate surroundings.</i>	Current status	<i>Current status of the centre as identified in the Blaby District Local Plan 1999</i>

Uses	<i>A record of the uses (and where appropriate, the scale of uses) in the centre collected during a survey undertaken in February 2016. A neighbourhood parade should normally contain a convenience store or a newsagent and other shop uses that meet the day to day needs of the immediate local community.</i>
Pedestrian flows	<i>General footfall and pedestrian flows were observed during the survey of the centre.</i>
Accessibility	<i>Consideration of access to and around each centre is informed by the visit to each centre. Neighbourhood parades normally serve a small catchment area that is within walking distance (for the purposes of this document, an 800m catchment area is applied).</i>
Perception of safety	<i>The quality of the built environment has a direct link to an area's sense of safety and security. For example, good lighting makes a place feel safe at night and high pedestrian flows produce a high level of natural surveillance.</i>
Environmental quality	<i>Consideration of the quality of the buildings and public realm in each of the centres.</i>
Conclusion	<i>A decision on whether the site should be designated as a Neighbourhood Centre or not, based on the above.</i>

4. Assessment Findings Summary

- 4.1 The assessment of the Neighbourhood Centres within the district involved both desk- and field-based research. The desk-based research involved the use of a GIS mapping system, checking the planning history on properties, Google Maps, and the field-work comprised a site visit.
- 4.2 Of the 24 Neighbourhood Centres identified in Policy S14 of the Blaby District Local Plan 1999, 21 of the centres met the criteria to be defined as Neighbourhood Parades.
- 4.3 The individual site assessments can be found in Chapter 4: Neighbourhood Parades Assessment Pro Forms.

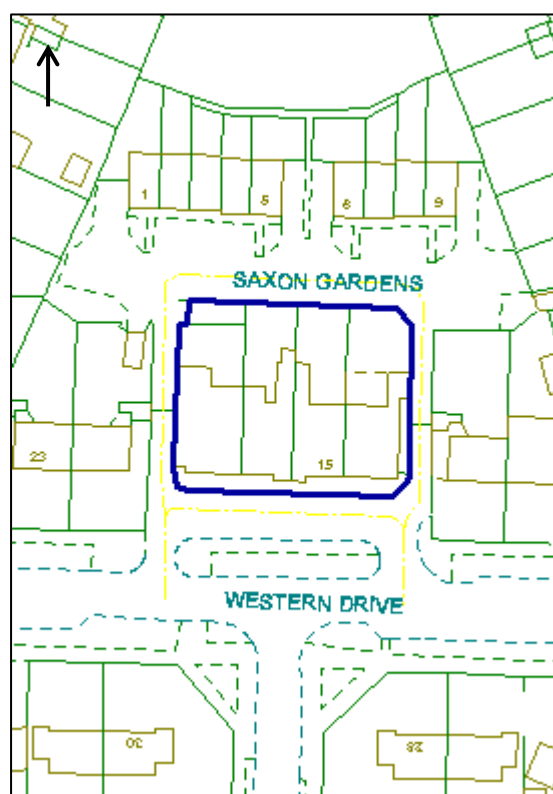
5. Neighbourhood Parades Assessment Pro Forms

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<u>Settlement</u>	<u>Address</u>
Blaby	Western Drive
Braunstone Town	Ayston Road
Braunstone Town	Bidford Road / Braunstone Lane
Braunstone Town	Cyril Street
Braunstone Town	Henley Crescent
Braunstone Town	Sun Way
Braunstone Town	Thorpe Astley
Braunstone Town	Turnbull Drive / Edward Avenue
Braunstone Town	Warden's Walk / St Mary's Avenue
Braunstone Town	Watergate Lane
Cosby	Ashtree Road
Countesthorpe	Station Road
Croft	Pochin Street / Arbor Road
Glenfield	Dominion Road
Glenfield	Elm Tree Avenue / Somerset Drive
Glenfield	Faire Road
Glen Parva	Needham Avenue
Kirby Muxloe	Cherry Tree Court
Leicester Forest East	146 – 150 Hinckley Road
Leicester Forest East	Forest House Lane / Somerfield Way
Leicester Forest East	Warren Court
Littlethorpe	Cosby Road
Narborough	Copt Oak Court
Whetstone	Dog and Gun Lane

Address	Western Drive, Blaby	Number of units	4
Description	One continuous row of shops with flats above.	Current status	Neighbourhood Centre (Policy S14(xi) of the BDLP 1999)

Uses	1 convenience store with external ATM, 1 haberdashery, 1 hair salon, 1 office.
Pedestrian flows	No pedestrian activity observed at the time of the site visit.
Accessibility	Lay-by car parking to front of the shops and a zebra crossing to aid pedestrian movement across Western Drive.
Perception of safety	Street lighting and residential properties surrounding the shops offer good natural surveillance and provide a strong sense of safety.
Environmental quality	A grass verge with trees separates the lay-by in front of the shops and Western Drive. Two bins are located outside of the shops and no notable signs of litter.
Conclusion	Designate as a Neighbourhood Parade.



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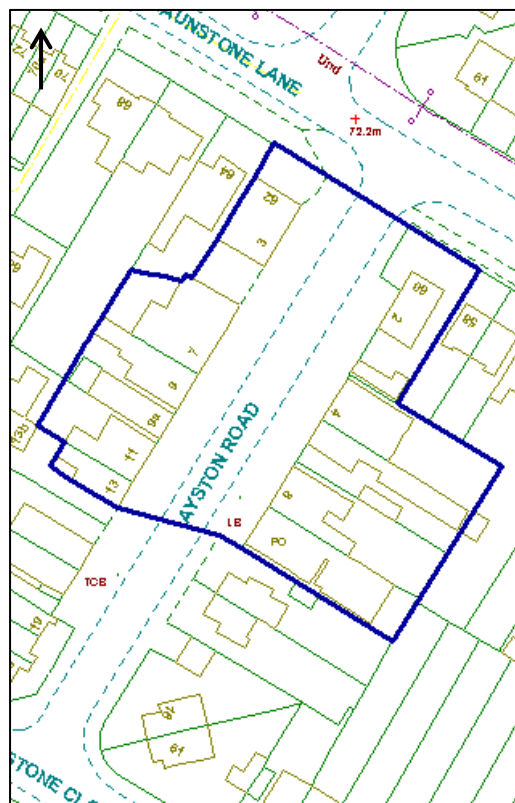
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Key:

Proposed Neighbourhood Parade boundary —

Address	Ayston Road, Braunstone Town	Number of units	12 (2 vacant)
Description	A street that is lined with commercial / shopping units on both sides.	Current status	Neighbourhood Centre (Policy S14(xii) of the BDLP 1999)

Uses	2 convenience stores (1 of which has a Post Office counter and external ATM), 1 hair salon, 1 barber shop, 1 takeaway, 1 discount general goods store, 1 taxi hire office, 1 office, 1 domestic appliances retailer, 1 motor accessories retailer. As indicated on the map below, a number of properties have changed to residential use.
Pedestrian flows	High volume of pedestrian activity observed in the area at the time of the site visit.
Accessibility	Car parking on both sides of the road resulting in Ayston Road being only a sufficient width for one vehicle at a time. Car parking on pavements obstructs pedestrian movement.
Perception of safety	During the time of the site visit, the area was busy and so offered good natural surveillance. However, poor quality public realm and a lack of street lighting could detract from the area's sense of safety in the evening. Vacant units could also lead to a reduction in the perceived safety of the area.
Environmental quality	Overall, poor. On-street and on-pavement car parking and no natural landscaping. Bins are provided (due to takeaway food outlets) but litter is found on the floor. Fly-posting on vacant properties. Some buildings look to be in a poor state of repair.
Conclusion	Amend boundary and designate as a Neighbourhood Parade.



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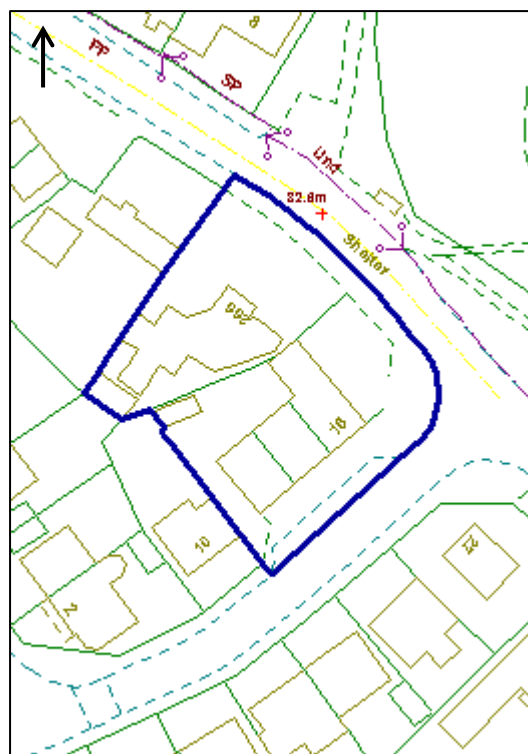
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Key:

Proposed Neighbourhood Parade boundary —

Address	Bidford Road / Braunstone Lane, Braunstone Town	Number of units	4
Description	A small row of shops on Bidford Road, with a newsagents occupying 266 Braunstone Lane. Flats above the shops on Bidford Road.	Current status	Neighbourhood Centre (Policy S14(xiii) of the BDLP 1999)

Uses	1 newsagent, 1 off-licence, 1 hair salon, and 1 ultrasound scanning clinic.
Pedestrian flows	No pedestrian activity observed at the time of the site visit.
Accessibility	Lay-by car parking and extensive on-street car parking on Bidford Road, and the front of 266 Braunstone Lane is used as an informal car park for visitors to the newsagents.
Perception of safety	Lack of natural surveillance of 266 Braunstone Lane (woodland opposite) results in a poor sense of safety in the area. However, street lighting is found on Bidford Road in front of the row of shops which may make the area feel safe at night.
Environmental quality	Litter bin is provided; otherwise the area is hardstanding and pavements. The buildings are of a poor quality and are in need of cosmetic improvements.
Conclusion	Designate as a Neighbourhood Parade.



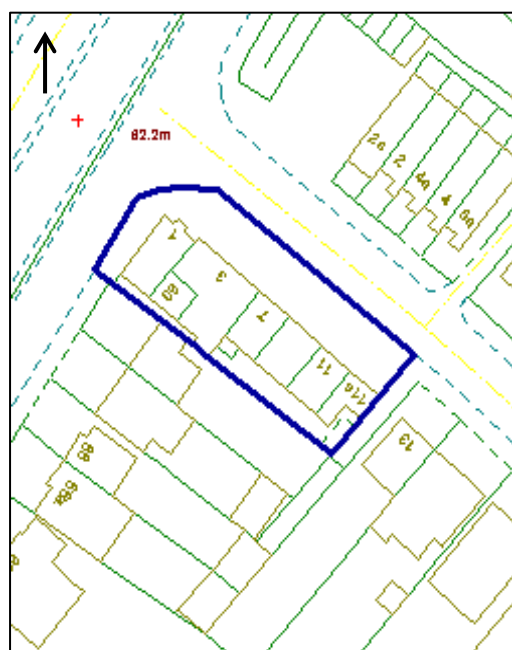
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Key:

Proposed Neighbourhood Parade boundary —

Address	Cyril Street, Braunstone Town	Number of units	6
Description	A continuous row of shops on Cyril Street.	Current status	Neighbourhood Centre (Policy S14(xiv) of the BDLP 1999)

Uses	2 hair salons, 1 dog grooming parlour, 1 tattoo parlour, 1 bakery and 1 vacant shop.
Pedestrian flows	Low level of pedestrian activity observed during the time of the site visit.
Accessibility	On-street car parking and wide pavements in front of the row of shops demonstrates good pedestrian accessibility.
Perception of safety	Lack of street lighting outside the shops and no night-time uses in the area could lead to the area feeling unsafe at night.
Environmental quality	A litter bin is provided and trees line the south side of Cyril Street.
Conclusion	Designate as a Neighbourhood Parade.



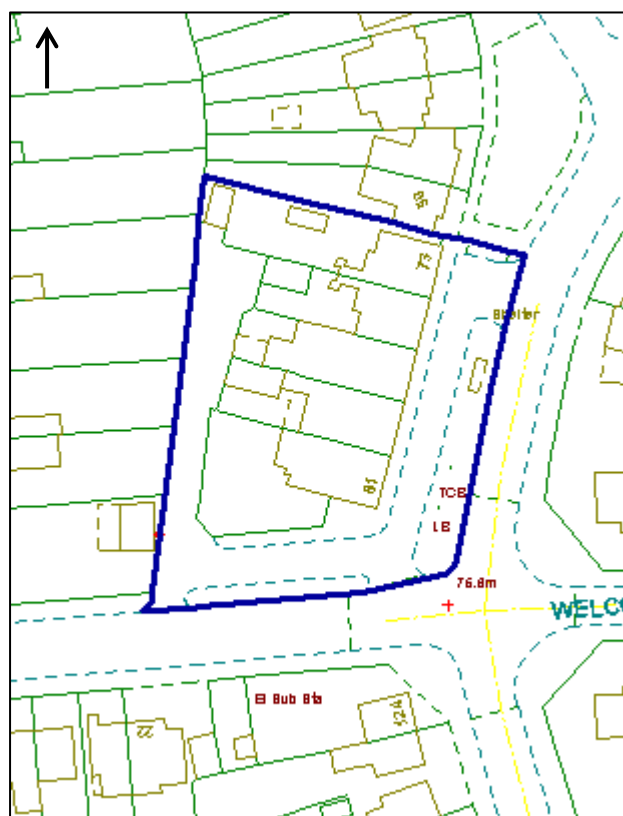
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Key:

Proposed Neighbourhood Parade boundary —

Address	Henley Crescent, Braunstone Town	Number of units	5
Description	Row of 5 shops with accommodation above.	Current status	Neighbourhood Centre (Policy S14(xv) of the BDLP 1999)

Uses	2 convenience stores, 1 take-away, 1 hair salon, 1 DIY shop.
Pedestrian flows	No pedestrians observed during site visit.
Accessibility	Parking lay-by to front of shops on Henley Crescent and to the side on Welcombe Avenue. Stepped access to both convenience stores. Bus stop outside the parade on Henley Crescent with a 10-minute frequent service to Leicester city centre.
Perception of safety	No natural surveillance of the parade as there are no properties on the opposite side of Henley Crescent.
Environmental quality	Litter bins are provided but there is a lack of any planting which detracts from the quality of the public realm.
Conclusion	Designate as a Neighbourhood Parade.



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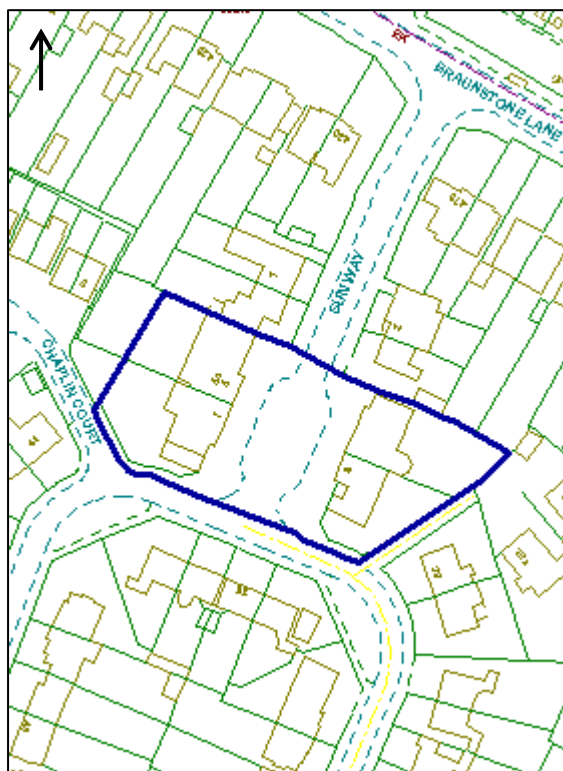
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Proposed Neighbourhood Parade boundary —

Address	Sun Way, Braunstone Town	Number of units	4
Description	Two rows of shops separated by Sun Way.	Current status	Neighbourhood Centre (Policy S14(xvi) of the BDLP 1999)

Uses	1 convenience store with ATM inside, 1 newsagent, 1 takeaway, 1 taxi hire office.
Pedestrian flows	Low level of pedestrian activity observed in the area at the time of the site visit.
Accessibility	Lay-by street parking on both sides of Sun Way. Stepped access to the Londis, newsagent and takeaway.
Perception of safety	One street light outside the Londis store on west side of Sun Way and the night-time use of the takeaway may provide a perception of safety at night. CCTV outside Londis store.
Environmental quality	Litter bins are provided and no litter observed on the floor. Multiple A-board signs outside the Londis store make the public realm look untidy.
Conclusion	Designate as a Neighbourhood Parade.



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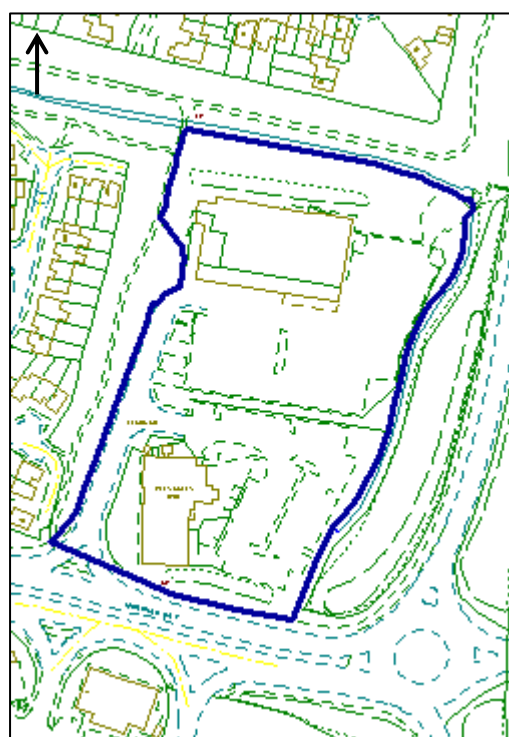
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Key:

Proposed Neighbourhood Parade boundary —

Address	Thorpe Astley, Braunstone Town	Number of units	1 (+2)
Description	Aldi supermarket and large detached buildings outside of the designated Neighbourhood Centre.	Current status	Neighbourhood Centre (Policy S14(xxxiii) of the BDLP 1999)

Uses	1 supermarket within the Neighbourhood Centre; 1 public house and 1 restaurant outside, but adjacent to, the Neighbourhood Centre.
Pedestrian flows	Steady flow of pedestrians observed at the time of the site visit to the Aldi store. The hotel and restaurants opposite were less busy.
Accessibility	Good accessibility for vehicles: car parking in front of all buildings. However, public transport accessibility is poor and the walking catchment area is limited to Thorpe Astley (most dwellings within Thorpe Astley are within 800m walking distance of Aldi). Public footpath W4 is to the rear of Aldi which residents of Thorpe Astley can use.
Perception of safety	The area has constant pedestrian activity, and the pub and restaurant attract families (there is a children's' play area at the public house). This leads to the area feeling safe during the day and early evening, but a lack of activity and natural surveillance late at night may lead to the area feeling more unsafe.
Environmental quality	Generally, good. All the units are in a well landscaped environment with adequate car parking and no notable signs of litter.
Conclusion	The units provide a useful community and retail function for residents of Thorpe Astley. Designate as a Neighbourhood Parade.



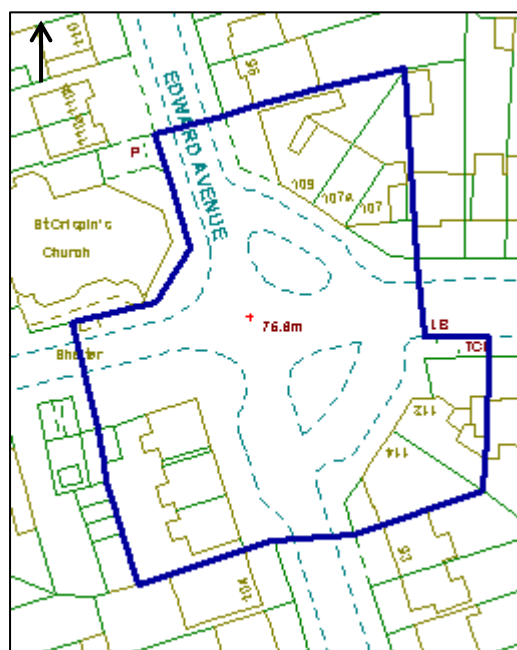
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Key:

Proposed Neighbourhood Parade boundary —

Address	Turnbull Drive / Edward Avenue, Braunstone Town	Number of units	6
Description	Three rows of shops formed around the crossroad junction of Turnbull Drive and Edward Avenue.	Current status	Neighbourhood Centre (Policy S14(xvii) of the BDLP 1999)

Uses	1 hair salon, 1 chemist, 1 convenience store, 1 takeaway, 1 health and beauty parlour, 1 estate agents, 1 church. Adjacent to the church, two dwellings have been constructed.
Pedestrian flows	Steady flow of pedestrians observed at the time of the site visit.
Accessibility	Limited lay-by car parking available on Edward Avenue. Dropped kerb access for pedestrians on all corners of the crossroads. Bus stop outside St. Crispin's church offers a service to and from Leicester city centre every ten minutes during the day.
Perception of safety	Relatively high volume of footfall and the late-night opening of some shops provides good natural surveillance of the area throughout the day. Street lighting is found along the parade.
Environmental quality	Good public realm: litter bins are provided, a parish notice board and a bench are found outside the Co-operative shop.
Conclusion	Amend boundary and designate as a Neighbourhood Parade.



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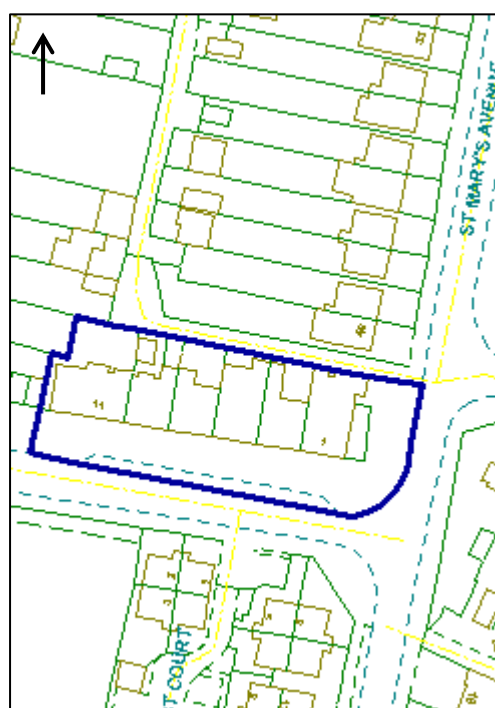
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Proposed Neighbourhood Parade boundary —

Address	Warden's Walk / St. Mary's Avenue, Braunstone Town	Number of units	7
Description	One continuous row of shops with flats above on the north side of Wardens Walk, and flats on the south side of Wardens Walk.	Current status	Neighbourhood Centre (Policy S14(xviii) of the BDLP 1999)

Uses	2 takeaways, 1 newsagents, 1 beauty parlour, 1 hair salon, 1 tanning salon, 1 film shop.
Pedestrian flows	No pedestrian flows observed at the time of the site visit.
Accessibility	Lay-by car parking to the front of the parade and a wide pavement in front of the shops provides good accessibility.
Perception of safety	A mix of day- and night-time uses provides pedestrian activity throughout the day which offers natural surveillance. CCTV is outside no.11 Warden's Walk and there is street lighting which provides good surveillance.
Environmental quality	The area is covered by hard-standing and lacks any natural vegetation. No litter observed and litter bins are provided.
Conclusion	Amend boundary and designate as a Neighbourhood Parade.



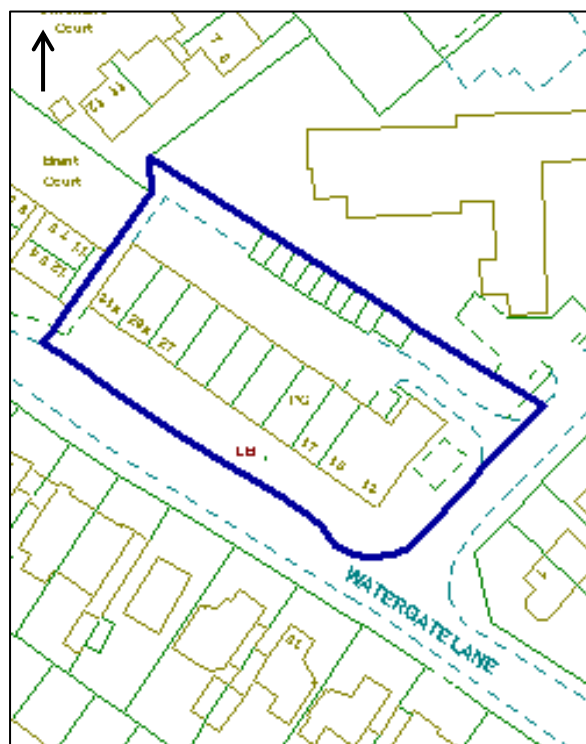
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Key:

Proposed Neighbourhood Parade boundary —

Address	Watergate Lane, Braunstone Town	Number of units	8
Description	A row of shops with flats above.	Current status	Neighbourhood Centre (Policy S14(xix) of the BDLP 1999)

Uses	4 takeaways, 1 sandwich bar / café, 1 tanning salon, 1 hair salon, 1 One Stop convenience store with an external ATM. There is a Post Office counter within the One Stop store.
Pedestrian flows	Steady flow of pedestrians observed at the time of the site visit.
Accessibility	Lay-by parking to shops, but parking on pavements observed on the opposite side to the shops. There is wheelchair accessibility to the One Stop convenience store. Cycle parking is available and there is a bus stop adjacent to the shopping parade which has a 10-minute frequent service to and from Leicester city centre.
Perception of safety	Reasonably high level of footfall and late-night opening of some shops provides good natural surveillance of the area. There is CCTV outside of the One Stop shop and street lighting is found along the parade.
Environmental quality	Litter bins are provided and the frontages of the shops are reasonably well kept. There is a notable lack of any planting or landscaping although there is the space for it on the pavement.
Conclusion	Designate as a Neighbourhood Parade.



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Key:

Proposed Neighbourhood Parade boundary —

Address	Ash-Tree Road, Cosby	Number of units	3
Description	Small row of single storey shops.	Current status	Neighbourhood Centre (Policy S14(xx) of the BDLP 1999)

Uses	1 newsagent, 1 hair salon, 1 vacant shop.
Pedestrian flows	No pedestrian activity observed at the time of the site visit.
Accessibility	Limited lay-by car parking for approximately 3 cars.
Perception of safety	Quiet residential area with no night-time activity and limited street lighting may result in the area feeling unsafe at night.
Environmental quality	Generally, poor: the buildings look in a poor state of repair and the shops require cosmetic improvement. Concrete bollards outside the newsagent look unsightly and detract from the public realm.
Conclusion	Small number of shops and one vacancy, and overall low environmental quality. Do not designate as a Neighbourhood Parade.



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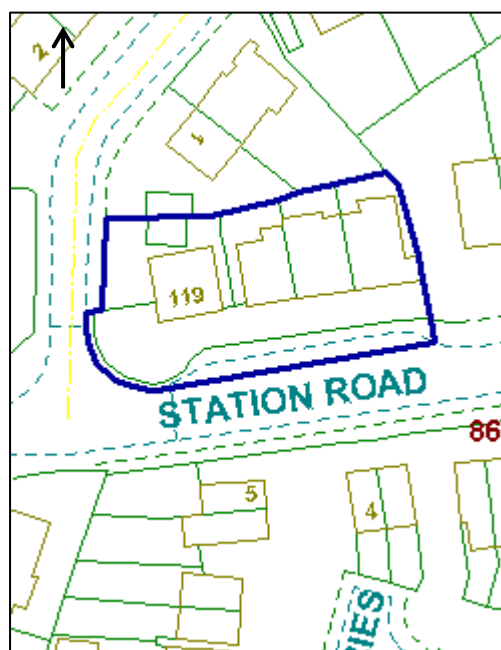
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Key:

Existing Local Plan 1999 Policy S14(xx) Neighbourhood Centre boundary ———

Address	Station Road, Countesthorpe	Number of units	5
Description	One continuous row of shops and one detached building.	Current status	Neighbourhood Centre (Policy S14(xxi) of the BDLP 1999)

Uses	1 convenience store, 1 barber shop, 1 hair salon, 1 newsagent and 1 café.
Pedestrian flows	Steady pedestrian flow observed during time of site visit.
Accessibility	Limited lay-by car parking and yellow lines on the opposite side of Station Road prevent parking during peak hours.
Perception of safety	Lack of street lighting adjacent to the shops and a lack of natural surveillance from the other side of Station Road could lead to the sense that the area is unsafe at night. However, busy traffic during the day provides good natural surveillance.
Environmental quality	Litter bins are provided and a row of bollards prevent cars from parking on the pavement.
Conclusion	Designate as a Neighbourhood Parade.



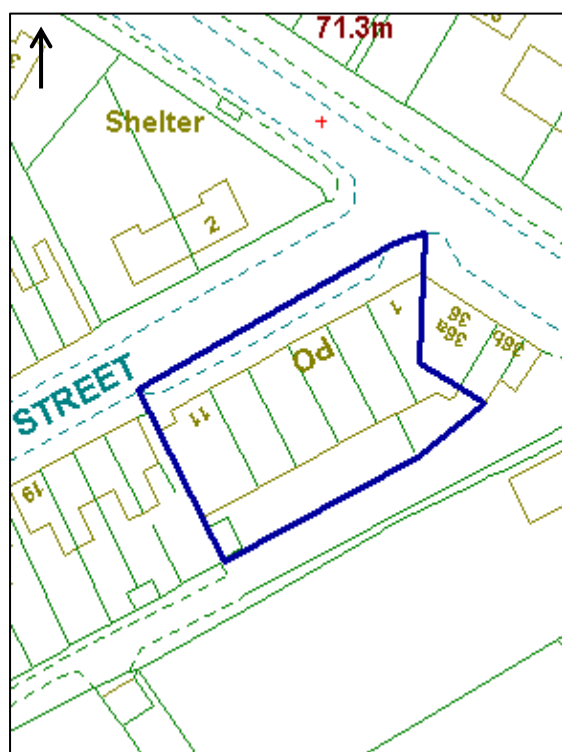
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Key:

Proposed Neighbourhood Parade boundary —

Address	Pochin Street, Croft	Number of units	5
Description	Row of shops with flats above on Pochin Street. Residential dwellings on the corner with Arbor Road.	Current status	Neighbourhood Centre (Policy S14(xxii) of the BDLP 1999)

Uses	1 hair and beauty salon, 2 takeaways, 1 convenience store, 1 carpet retailer. The properties fronting Arbor Road have been converted to residential dwellings.
Pedestrian flows	Low levels of pedestrian activity observed at the time of the site visit.
Accessibility	Lay-by car parking is available on Arbor Road and along the length of the row of shops on Pochin Street. On-street car parking was observed on the opposite side of Pochin Street during the time of the site visit. Otherwise, there is good pedestrian access to the shops.
Perception of safety	Generally, good. The presence of street lighting and late-night uses in the form of take-away shops provide a sense of safety. Natural surveillance from residential dwellings opposite also contributes to a heightened sense of safety along the parade.
Environmental quality	Litter bins are provided. Step-free access to all shops and street lighting on the same side of the street as the shops are all indicators of good quality public realm. However, the tiled façade above the shop frontages looks dated and requires maintenance.
Conclusion	Amend boundary and designate as a Neighbourhood Parade.



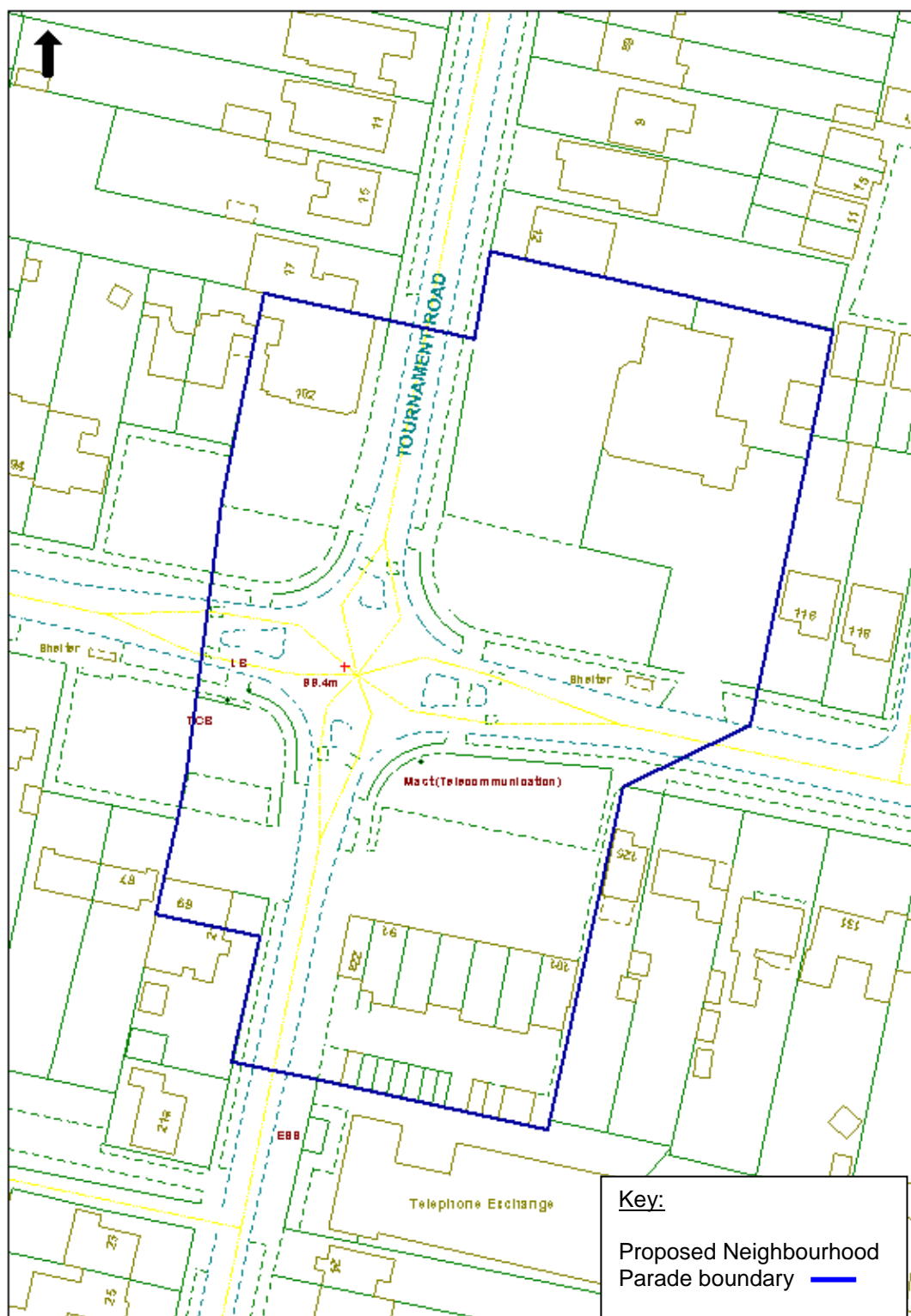
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Key:

Proposed Neighbourhood Parade boundary —

Address	Dominion Road, Glenfield	Number of units	13
Description	A cluster of shops at the roundabout junction of Dominion Road and Tournament Road.	Current status	Neighbourhood Centre (Policy S14(xxiii) of the BDLP 1999)

Uses	1 Tesco Express with external ATM, 3 takeaway shops, 1 photography shop, 1 pharmacy, 1 opticians, 1 hair salon, 1 barber shop, 1 newsagent, 1 off-licence. Two units are currently under construction adjacent to the Tesco Express with planning consent for A1, A2 or A5 uses.
Pedestrian flows	Steady flow of pedestrians observed during time of site visit.
Accessibility	Off-road bay parking is available in front of the shops on each arm of the junction. Pedestrian crossing points are located on Dominion Road to create strong links between each row of shops and there are bus stops on both sides of Dominion Road with frequent services to and from Leicester city centre.
Perception of safety	There is a mix of day- and night-time uses in the area and street lighting offers a sense of safety throughout the duration of the day. The area is also busy which provides constant natural surveillance.
Environmental quality	Generally, good. The car park of the former Dominion Inn public house (now a Tesco Express) is currently under construction for the development of two shopping units for A1, A2 or A5 use. This is an efficient re-use of previously developed land which also tidies up the street scene. The area is well landscaped and litter bins are provided. Parking is provided to the rear of the three-storey row of shops on Dominion Road for residents of the flats above.
Conclusion	Amend boundary and designate as a Neighbourhood Parade. The site has the potential to be a Local Centre based on the quantity and mix of uses.

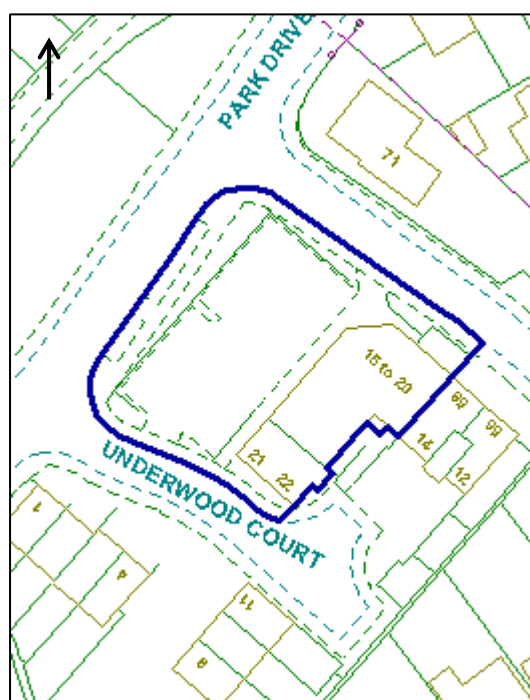


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Address	Elm Tree Avenue / Somerset Drive, Glenfield	Number of units	2
Description	Ground floor retail units with flats above.	Current status	Neighbourhood Centre (Policy S14(xxxiv) of the BDLP 1999)

Uses	1 convenience shop with external ATM and parcel collection / drop-off point (Collect+ service), 1 chemist.
Pedestrian flows	No pedestrian activity observed during time of site visit.
Accessibility	Car park to the front of the units and footpath for pedestrians to use. Bus stop on Elm Tree Avenue provides 20 minute frequent service between Leicester city centre and Glenfield.
Perception of safety	Quiet residential area and CCTV outside the convenience shop provides good surveillance of the retail units.
Environmental quality	Litter bins are provided and the area is well landscaped.
Conclusion	Amend boundary and designate as a Neighbourhood Parade.



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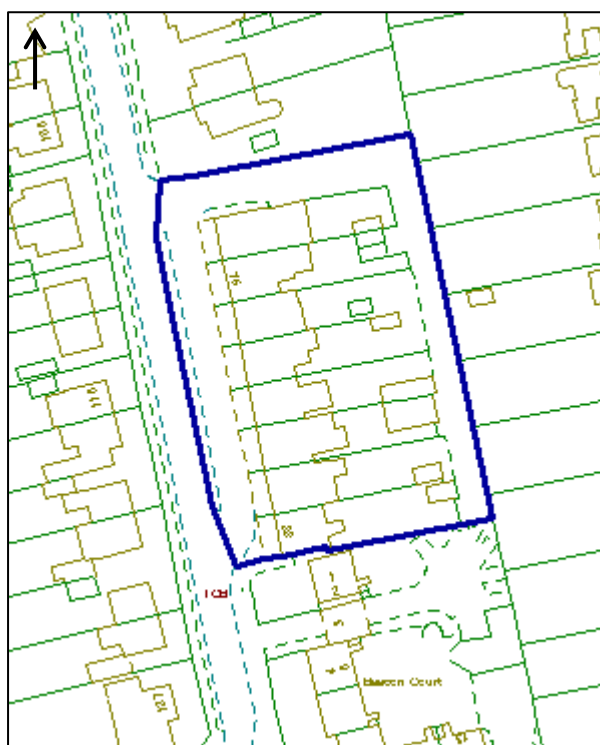
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Key:

Proposed Neighbourhood Parade boundary —

Address	Faire Road, Glenfield	Number of units	8
Description	Continuous row of ground floor shops with flats above.	Current status	Neighbourhood Centre (Policy S14(xxiv) of the BDLP 1999)

Uses	2 newsagents, 2 takeaways, 1 restaurant, 1 hair salon, 2 letting / estate agents.
Pedestrian flows	Low levels of pedestrian activity observed at the time of the site visit.
Accessibility	Lay-by car parking to the front of the row of shops with on-street car parking on Faire Road.
Perception of safety	Good natural surveillance from the properties opposite. The mix of day and night-time uses encourages activity throughout the day and therefore continued pedestrian activity and surveillance.
Environmental quality	Litter bins are provided and the walkway in front of the shops is under cover to protect shoppers from any adverse weather.
Conclusion	Designate as a Neighbourhood Parade.



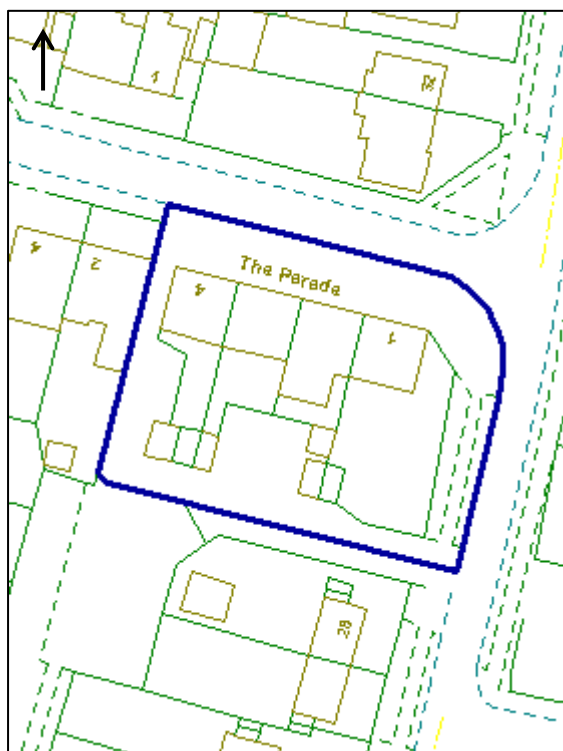
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Key:

Proposed Neighbourhood Parade boundary —

Address	Needham Avenue (The Parade), Glen Parva	Number of units	4
Description	2-storey terraced row of shops at ground floor and accommodation at first floor.	Current status	Neighbourhood Centre (Policy S14(xxvi) of the BDLP 1999)

Uses	1 financial services office, 1 IT repair shop, 1 nail and beauty salon, 1 vacant unit. Number 4 The Parade has been converted into residential accommodation.
Pedestrian flows	No pedestrian activity observed during time of site visit.
Accessibility	Lay-by car parking to front of shops, stepped access to shops.
Perception of safety	The unit uses do not attract much pedestrian activity because of their type of business. However, there is a lack of natural surveillance from the opposite side of Needham Avenue as there are no property frontages and the lack of street lighting adjacent to the shops could lead to the area feeling more unsafe at night.
Environmental quality	Litter bins are provided but the area is covered by hardstanding and could accommodate improved landscaping. The vacant unit and the converted units at the end of the row detract from the overall quality of the parade.
Conclusion	This row of shops does meet some day-to-day needs of residents however it is an underperforming retail centre, and would benefit from more retail uses. Designate as a Neighbourhood Parade.



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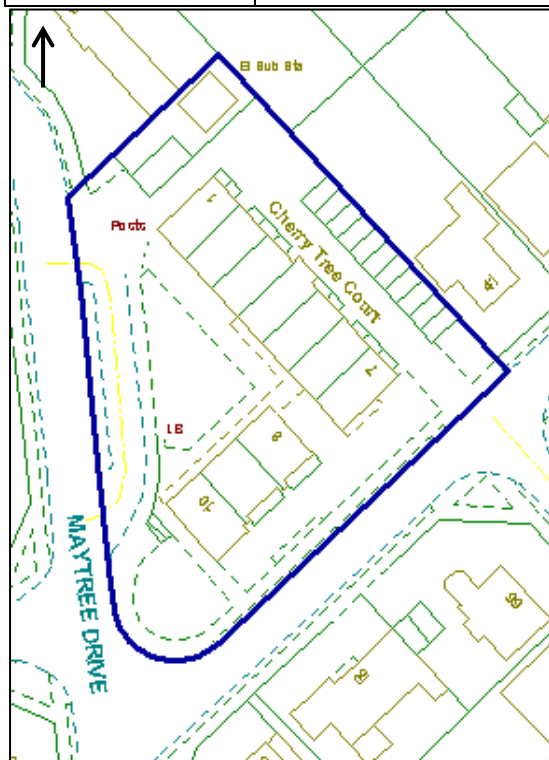
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Key:

Proposed Neighbourhood Parade boundary ———

Address	Cherry Tree Court, Kirby Muxloe	Number of units	8
Description	2 rows of shops with flats above, in an L-shape configuration.	Current status	Neighbourhood Centre (Policy S14(xxvii) of the BDLP 1999)

Uses	1 hair salon, 1 clothes retailer, 1 beauty salon, 1 physiotherapist, 1 gift shop, 1 accountancy firm, 1 haberdashery, 1 nail salon.
Pedestrian flows	Low levels of pedestrian activity observed at the time of the site visit.
Accessibility	Lay-by car parking and on-street car parking. The shops are separated from the road by a grass verge which improves pedestrian safety.
Perception of safety	Quiet residential area with no uses that remain open late in the evening. As there is also a lack of lighting in the immediate area, parts of the parade may feel secluded at night and therefore unsafe. However, flats above the shops and properties on Maytree Drive provide good natural surveillance of the parade.
Environmental quality	Excellent landscaping with trees, hedges and grass in front of the shops. An established hedgerow separates the parking lay-by from Maytree Drive which improves the public realm by concealing the parked cars from the main road. Litter bins are provided and there is also a post-box which adds to the overall quality of the public realm.
Conclusion	These rows of shops do meet some day-to-day needs of residents of Kirby Muxloe however it underperforms as a retail centre, and would benefit from more retail uses. Designate as a Neighbourhood Parade.



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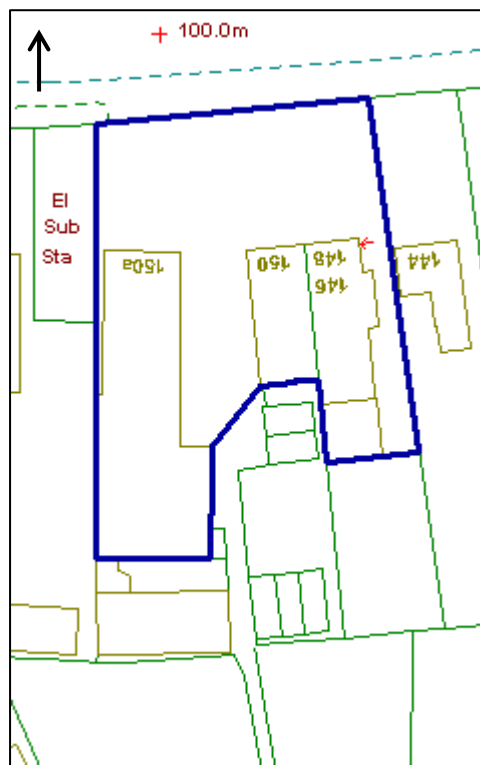
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Key:

Proposed Neighbourhood Parade boundary —

Address	146 - 150 Hinckley Road, Leicester Forest East	Number of units	4
Description	One pair of converted semi-detached dwellings and one converted detached dwelling.	Current status	Neighbourhood Centre (Policy S14(xxix) of the BDLP 1999)

Uses	At ground floor: 1 takeaway, 1 convenience shop (Sainsbury's Local), 1 vacant unit. At first floor: 1 hair salon.
Pedestrian flows	High volume of pedestrian activity observed during time of site visit.
Accessibility	Unmarked and unfinished car park to front of the retail units which prioritises vehicles over pedestrians as there is no safe route for pedestrians to take from Hinckley Road to the entrances of the shops.
Perception of safety	The Sainsbury's Local store opens until late and is popular; the steady flow of shoppers acts as good natural surveillance. CCTV covers the entrance to the Sainsbury's Local, but the area lacks any street lighting so may feel unsafe at night.
Environmental quality	Generally, poor public realm and poor quality of buildings. The butchers shop appears vacant (or doesn't open every day of the week) which detracts from the quality of the public realm. The front of the Sainsbury's Local store seems cluttered as A-board signs and trolleys are left outside the entrance. The shops are converted from dwellings and so have low environmental quality.
Conclusion	The Sainsbury's Local store is the main attraction for residents. Re-use of the vacant shop would benefit the area. Designate as a Neighbourhood Parade.



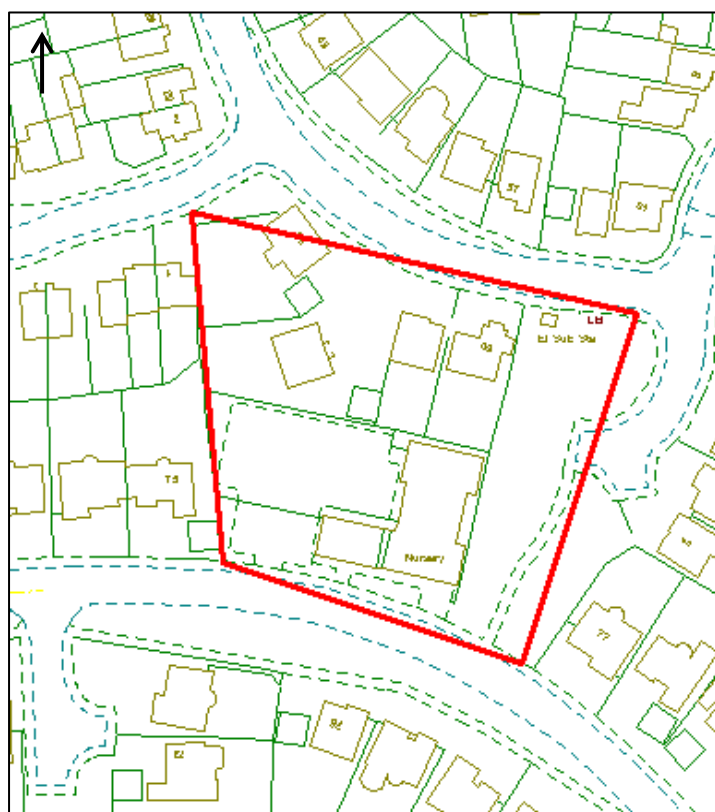
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Key:

Proposed Neighbourhood Parade boundary —

Address	Forest House Lane / Somerfield Way, Leicester Forest East	Number of units	2
Description	Convenience store at ground floor with flats above, and a nursery to the rear.	Current status	Neighbourhood Centre (Policy S13 of the BDLP 1999)

Uses	1 convenience store, 1 nursery.
Pedestrian flows	No pedestrian activity observed at the time of the site visit.
Accessibility	Generally, good. On-street car parking on Forest House Lane, off-road car park for shoppers and a private car park for visitors to the nursery at the rear of the convenience shop. Step-free access to the convenience store.
Perception of safety	The area feels secure: there is a CCTV camera above the shop entrance, and the gates to the nursery car park suggest that the rear car park is closed to the public when the nursery is not open. There is street lighting outside of the convenience shop.
Environmental quality	A litter bin is provided and there is a grass verge outside of the shop. Household and commercial waste bins are left facing onto Forest House Lane and so detract from the quality of the public realm. The shop and the nursery are not of a similar construction material and so this looks unattractive.
Conclusion	The two units do not function as a parade, therefore do not designate as a Neighbourhood Parade.



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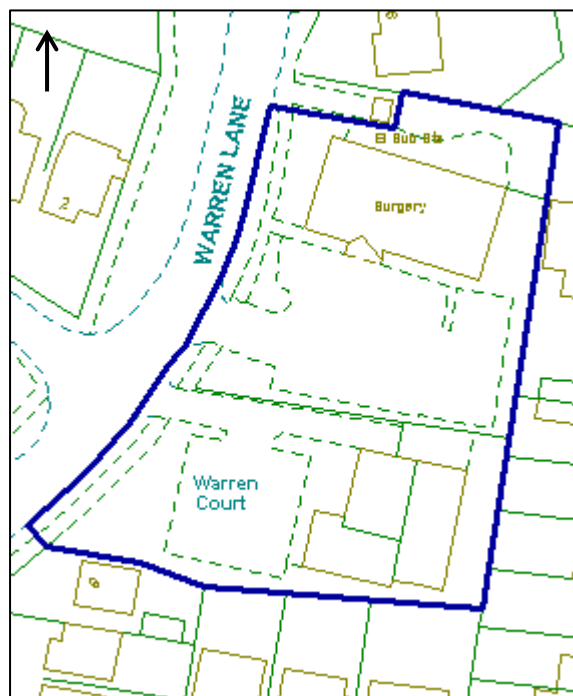
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Key

Local Plan 1999 Policy S13
Neighbourhood Centre ———

Address	Warren Court, Leicester Forest East	Number of units	3
Description	Two detached buildings comprising a doctor's surgery and a pharmacy and a dentist surgery.	Current status	Neighbourhood Centre (Policy S14(xxx) of the BDLP 1999)

Uses	1 pharmacy, 1 dentist, 1 surgery.
Pedestrian flows	No pedestrian activity observed at the time of the site visit (surgery was closed for lunch at the time of the site visit).
Accessibility	Two off-road car parks for the surgery and the pharmacy and dentists, separated by a hedgerow. Good pedestrian accessibility to both buildings.
Perception of safety	Quiet residential area but the buildings are hidden from Warren Lane behind tall hedgerows which limit natural surveillance from Warren Lane. None of the uses open late at night, so there is the possibility that the area may feel unsafe at night.
Environmental quality	Established landscaping hides the buildings from Warren Lane and so the public realm is of a good quality. A litter bin is provided outside the pharmacy.
Conclusion	The uses do provide an important function for local residents, however there is no retail provision. Designate as a Neighbourhood Parade.



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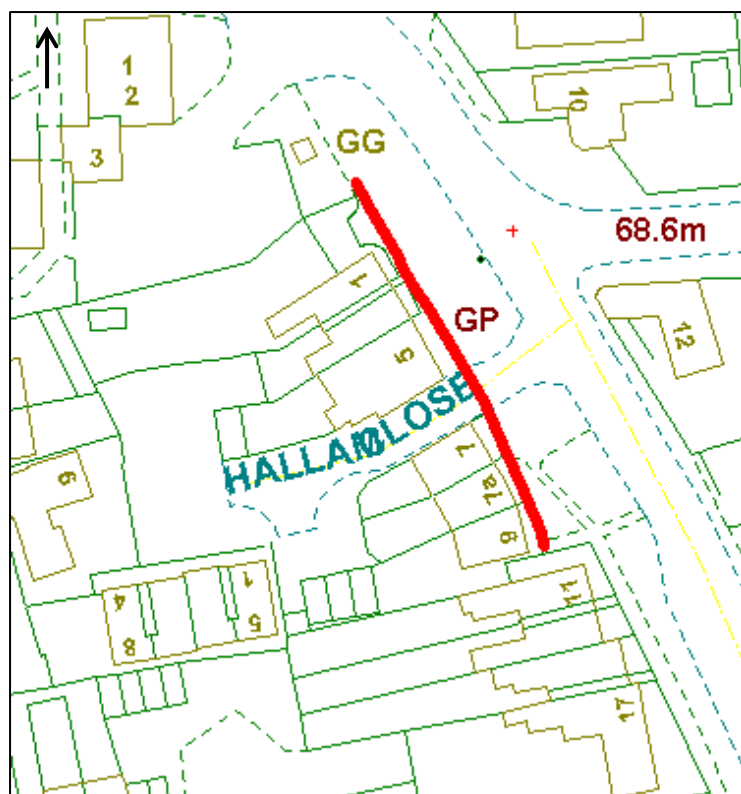
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Key:

Proposed Neighbourhood Parade boundary —

Address	Cosby Road, Littlethorpe	Number of units	1 (+1)
Description	Residential dwellings and one vacant shop.	Current status	Neighbourhood Centre (Policy S14(xxxi) of the BDLP 1999)

Uses	1 vacant shop (previously convenience store) and 1 funeral parlour opposite. The area fails to function as a parade because of the absence of any day-to-day uses.
Pedestrian flows	Not applicable - the designated area only has one shop and this is now vacant.
Accessibility	Not applicable - the designated area only has one shop and this is now vacant.
Perception of safety	Not applicable - the designated area only has one shop and this is now vacant.
Environmental quality	Not applicable - the designated area only has one shop and this is now vacant.
Conclusion	The area has been lost to residential uses and the convenience shop has closed. Do not designate as a Neighbourhood Parade.



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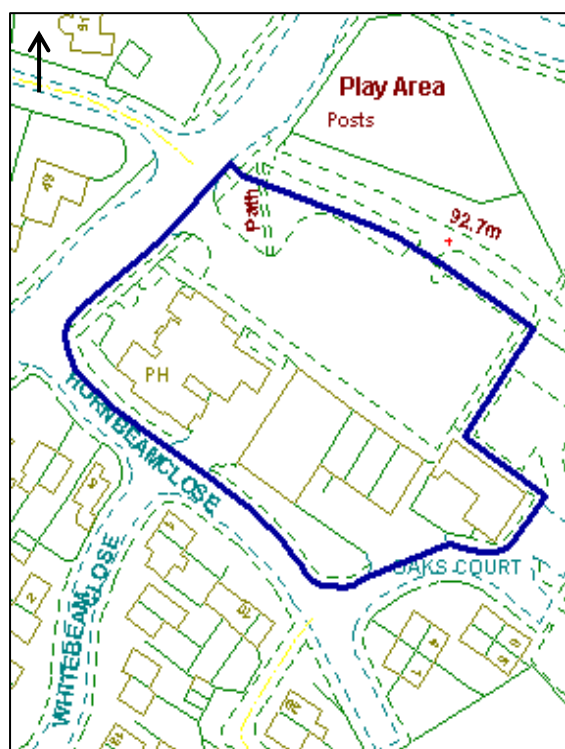
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Key:

Local Plan 1999 Policy S14(xxxi)
Neighbourhood Centre —

Address	Copt Oak Court, Narborough	Number of units	6
Description	A row of shops, anchored on each end by a pub and a nursery.	Current status	Neighbourhood Centre (Policy S14(xxxii) of the BDLP 1999)

Uses	1 public house, 1 convenience store with external ATM, 1 hair salon, 2 takeaways and 1 nursery.
Pedestrian flows	Low level of pedestrian activity observed at the time of the site visit.
Accessibility	Good accessibility with off-road car parking to the front of the shops. Bus stop adjacent to the entrance to the parade of shops, so encourages sustainable modes of travel to and from the nursery and the other uses.
Perception of safety	CCTV coverage in the area and a mix of day- and night-time uses provides pedestrian activity throughout the duration of the day which allows for good natural surveillance.
Environmental quality	Litter bins are provided and there is a recycling point on the car park. A public play area is adjacent to the car park and is shielded by an established hedgerow. The pub is of a modern design and acts as a landmark building in the area.
Conclusion	Designate as a Neighbourhood Parade.



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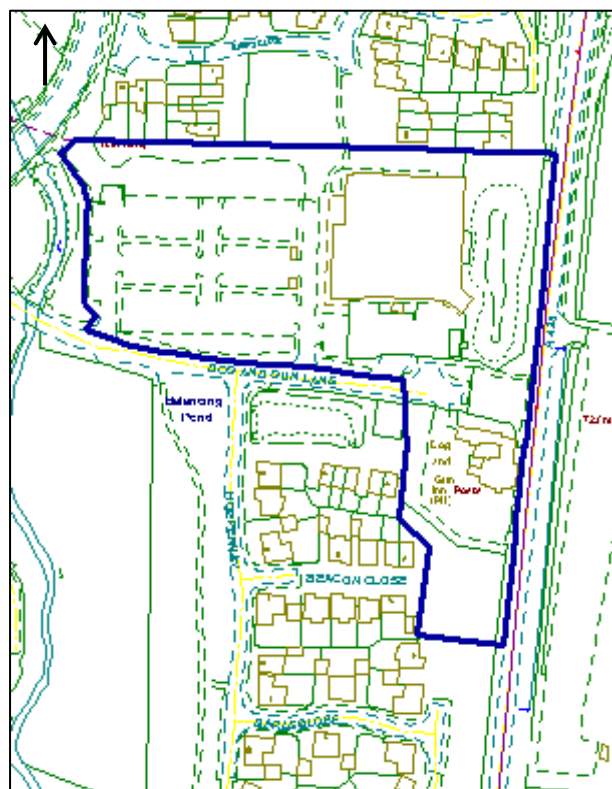
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Key:

Proposed Neighbourhood Parade boundary ———

Address	Dog and Gun Lane, Whetstone	Number of units	1 (+1)
Description	Co-operative supermarket and a public house outside of the designated Neighbourhood Centre area.	Current status	Neighbourhood Centre (Policy S14(xxxv) of the BDLP 1999)

Uses	1 supermarket, with café and travel branch inside the store, and 1 public house located at the end of Dog and Gun Lane.
Pedestrian flows	The supermarket was busy at the time of the site visit (midweek during the day) and the public house was closed.
Accessibility	There is a car park for shoppers and a car park for patrons of the pub. Pedestrian walkways through the car park and zebra crossings at the front of the store encourage good pedestrian movement through the site.
Perception of safety	The supermarket site seemed safe and the pub car park had a barrier which prevents out-of-hours access. However, the area lacks any natural surveillance from pedestrians and may feel unsafe at night.
Environmental quality	The boundary to the supermarket is an established hedgerow with trees. The end of Dog and Gun Lane leads to the public house which has poor connectivity to the residential area of Whetstone.
Conclusion	Amend boundary to include the public house and designate as a Neighbourhood Parade.



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Key:

Proposed Neighbourhood Parade boundary ———