

Authority Monitoring Report

Leicester City Council

1 April 2019 – 31 March 2021

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1 Introduction

The Authority Monitoring Report ('AMR') is prepared under the regulations of the Planning and Compulsory Purchase Act 2004. The requirement for a local authority to produce an Authority Monitoring Report is set out in Section 113 of the Localism Act 2011. Regulation 34 of the Town and Country Planning (Local Development) (England) Regulation 2012 set the requirements for the contents of an Authority Monitoring Report. The regulation describes that every authority must prepare a report providing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Plan documents are being achieved.

The AMR is part of the Local Plan, and its purpose is to monitor the progress of development in Leicester as outlined in the Local Development Scheme ('LDS') and assess whether the timetable set out in the LDS is being met. The report also monitors implementation of policies and objectives set out in Local Plan documents.

The AMR is regularly reviewed to keep it up to date. This Authority Monitoring Report covers the period 1 April 2019 to 31 March 2021. It should be noted that data reported in some parts of this report are planning permissions as opposed to recorded completions. The fact that a planning permission has been issued does not necessarily mean that this permission has been implemented.

The current Development Plan Documents for Leicester are the Leicester LDF Core Strategy (adopted originally Nov 2010; revised 2014), the saved City of Leicester Local Plan (2006) and the Leicester and Leicestershire Waste Development Framework Core Strategy & Development Management Policy Document 2009 (covering period to 2021).

Leicester City Council is in the process of developing a new Local Plan to replace the adopted City of Leicester Local Plan 2006 and the 2014 Core Strategy. The Regulation 18 consultation stage of the draft Local Plan had been due to commence in March 2020. However, due to the unusual circumstances brought about by the Covid-19 pandemic, it was decided to postpone the consultation until September 2020. The public consultation ran for a 12-week period from 14 September 2020 to 7 December 2020. Regulation 19 Submission Draft Consultation is planned for summer/autumn 2022.

2 Progress since the last AMR

The City Council is in the process of developing a new Local Plan to replace the adopted City of Leicester Local Plan 2006 and the 2014 Core Strategy. It is accepted however that this has taken longer than expected. Timetable slippage between this AMR and the previous AMR is due predominantly to the ongoing Covid-19 pandemic. Furthermore, the Government's newly adopted standard method for calculating housing need has placed a 35% uplift on Leicester's housing need, thereby having profound consequences for the draft Local Plan. Prior to the uplift, unmet housing need in the city over the local plan period had been calculated at 8,000 units of a circa 30,000-unit plan target. However, the 35% uplift and latest data pushes the estimated unmet need up to approximately 18,700 units.

Leicester City Council has adopted a revised Core Strategy taking into account changes to policy in Leicester regarding the location and type of employment uses. In respect of the replacement City of Leicester Local Plan, two consultations have been carried out which has shaped the soon to be published draft plan.

The City of Leicester Local Plan will be the development plan for the city that sets out the vision and framework for future development for the period 2020 to 2036. The draft Local Plan will replace the existing Core Strategy (2014) and Saved Policies from the 2006 Local Plan. The new Local Plan will contain strategic policies, development management policies, waste policies, site allocation policies, and a new policies map. It is expected that this will be adopted in 2023.

The City of Leicester Local Plan has been informed by the aims of other city-wide plans and strategies. These include:

- | | |
|--|---|
| <input type="checkbox"/> Leicester Economic Action Plan (2016) | <input type="checkbox"/> Leicester Food Plan |
| <input type="checkbox"/> Strategic Economic Plan (HMA) (2014) | <input type="checkbox"/> Local Industrial Strategy (2019) |
| <input type="checkbox"/> Air Quality Action Plan (2015-2026) | <input type="checkbox"/> Cycle City Action Plan (2015-2024) |
| <input type="checkbox"/> Local Transport Plan | <input type="checkbox"/> Leicester Tourism Action Plan (2015) |
| <input type="checkbox"/> Health and Wellbeing Strategy (Adults and Children) | <input type="checkbox"/> Climate Emergency Action Plan: April 2020 – March 2023 |
| <input type="checkbox"/> Open Space, Sport and Recreation Study 2017 | <input type="checkbox"/> Local Cycling and Walking Infrastructure Plan (LCWIP) |
| <input type="checkbox"/> Water Cycle Study (under preparation) | <input type="checkbox"/> Joint Health and Wellbeing Strategy and Action Plan (2019) |
| <input type="checkbox"/> Leicester Heritage Action Plan (2018) | <input type="checkbox"/> Strategic Growth Plan (2018) |
| <input type="checkbox"/> Playing Pitch Strategy and Action Plans (2017) | <input type="checkbox"/> Leicester and Leicestershire Rail Strategy (2017) |
| <input type="checkbox"/> Biodiversity Action Plan (2021-2031) | <input type="checkbox"/> Green Infrastructure Strategy (2015-2025) |
| <input type="checkbox"/> Midlands Connect Strategy (2017) | <input type="checkbox"/> Allotment Strategy (2015-2020) |
| <input type="checkbox"/> Leicester and Leicestershire Waste Development Framework: Core Strategy and Development Management Policy Document (2010) | |

Links to other strategies

It is important that the Local Plan links to other strategies which share the same ideas and the same objective of sustainable development.

Core Strategy

The Core Strategy was adopted in July 2014 and sets out the spatial planning strategy for the city, and objectives and policies for new development. The production of the Core Strategy involved joint working with the County Council and the District Councils in Leicestershire. All these councils make up the Housing Market Area ('HMA'); jointly they commissioned the Strategic Housing Market Assessment, which provided evidence for the Core Strategy. Joint studies were carried out on the need for employment land (HMA Employment Land Study), a HMA Growth Infrastructure Assessment, an Affordable Housing Viability Assessment, and a Gypsy and Travellers' Accommodation Needs Assessment.

The Leicester and Leicestershire Strategic Growth Plan

The 8 local authorities in Leicester and Leicestershire, together with Leicestershire County Council and the Leicester & Leicestershire Enterprise Partnership ('LLEP') have prepared a non-statutory Strategic Growth Plan (SGP) that sets out the aspirations for delivering growth in the Leicester and Leicestershire HMA (see link [Strategic Growth Plan LCC \(llstrategicgrowthplan.org.uk\)](http://llstrategicgrowthplan.org.uk)). It sets out, in broad terms, the amount and location of future growth (housing, economic, infrastructure) the Leicester and Leicestershire HMA will be expecting to accommodate until 2050. Work to inform the potential need to update or review the SPG is currently underway and should report in 2023.

To ensure that the Leicester and Leicestershire HMA Housing and Employment need is fulfilled, a Statement of Common Ground (SoCG) is currently in the process of consideration by each local authority within the Leicester and Leicestershire HMA. This sets out how the Leicester and Leicestershire HMA employment and housing need will be distributed; including how any unmet need within individual local authorities will be dealt with. Relevant documents can be found in link here: [Publication of Statement of Common Ground relating to Housing and Employment Land Needs - Strategic Growth Plan LCC | Strategic Growth Plan LCC \(llstrategicgrowthplan.org.uk\)](http://llstrategicgrowthplan.org.uk)

Supplementary Planning Documents (SPDs):

The Supplementary Planning Documents (SPDs) provide additional detailed guidance or Core Strategy/Local Plan policies. These documents do not form part of the statutory development plan however they are material considerations in assessing planning applications. A list of current SPDs is set out below:

Table 1. List of SPDs

Title	Date of adoption
Leicester Waterside	August 2015
Student Housing	June 2012
Green Space	April 2011 (Revised July 2013)
Affordable Housing	March 2011
City Centre Car Parking Strategy	March 2011
Climate Change	January 2011
Residential Amenity	February 2008
Employment Land	December 2007
Leicester Abbey Meadows	April 2007

Tall Buildings	April 2007
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Supplementary Planning Guidance (SPGs):

A number of Supplementary Planning Guidance (SPGs) documents are still relevant and are listed below. All adopted SPGs will be revoked upon adoption of the new Local Plan and replaced with up-to-date documents.

Table 2. List of SPGs

Title	Date of adoption
Tree Protection: Citywide Guidance	October 2003
Biodiversity in Leicester	October 2003

Leicestershire & Leicester Waste Development Framework: Core Strategy & Development Control Policies up to 2021 (2009)

Leicester City Council and Leicestershire County Council worked together to deliver the joint Waste Development Framework Core Strategy and Development Control. The Strategy sets out the key principles to guide the form of waste management development and the criteria against which planning applications will be considered.

As this joint document only covers the period until 2021, the Leicester Local Plan will partly cover the issues of minerals and waste as a bridging situation which will allow planning permission for new waste and mineral uses if they should arise.

In November 2021, Leicester City Council finalised the Waste Needs Assessment. This is the first part of three main evidence base studies for the Minerals and Waste Local Plan, which is set to replace the Waste Development Framework from 2025.

Preparation of other documents

Leicester City Council prepared an updated Statement of Community Involvement ('SCI') which takes into account the recent changes within the NPPF and associated legalisation. The updated SCI was adopted in November 2019.

Leicester City Council considered but decided not to adopt a Community Infrastructure Levy ('CIL') in 2016. (see [Community infrastructure levy \(leicester.gov.uk\)](https://www.leicester.gov.uk/cil/)) The Council intends to wait until after the adoption of the replacement Local Plan and confirmation of the Government's new proposed National Infrastructure Levy before this decision is reviewed. .

The 'Atlas of Proposed Changes to the Policies Map' will be updated and included in the public consultation at Reg 19 stage. This document illustrates the changes that Leicester City Council is proposing to make to the Policies Map that was adopted in 2006. It includes changes arising from the Core Strategy and the policies and proposed site allocations contained in the draft Local Plan.

Climate Emergency Strategy: April 2020 – March 2023

This Climate Emergency Strategy presents a vision for the changes necessary for the city and the council to become carbon neutral and adapt to a changing climate. The strategy identifies aims and objectives for achieving the vision. An accompanying Climate Emergency Action Plan sets out an ambitious programme of actions to be undertaken by the City Council to implement the 2020-23 Strategy across six themes: At Home; Travel and Transport; Consumer Choices and Waste; At Work; Land Use, Green Space and Development; and the Council.

Where possible, carbon reductions or climate change adaptation outcomes of actions will be quantified and included in the yearly published updates. The council will continue to publish annual figures for the council's and Leicester's carbon emissions.

The Local Development Scheme (LDS)

The 2019 Local Development Scheme was updated in July 2021 and sets out a planning work programme for the Council over a three-year period from July 2021 until July 2024 or the adoption of the replacement City of Leicester Local Plan, depending on which occurs first. The timetable for preparation of the new Local Plan can be seen in [Table 3](#) and the timetable for preparation of the new Minerals and Waste Local Plan can be seen in [Table 4](#), in Appendix C

1) The replacement City of Leicester Local Plan

Stage	Dates
Issues and Options	October 2014 to January 2015
Emerging Options consultation	July to December 2017
Draft local plan consultation (Reg. 18)	September 2020 to December 2020
Pre-Submission Consultation	October 2022
Submission	February 2023
Adoption	By December 2023

[Table 3](#)

2) Replacement Waste Local Plan

Stage	Dates
Issues & Options and Call for Sites	November 2022
Draft Plan	November 2023
Pre-Submission	November 2024
Submission	March 2024
Adoption	Mid-2025

[Table 4](#)

3 Duty to Cooperate

In August 2020 the Ministry of Housing, Communities and Local Government published its Planning for Future White Paper outlining the changes to the planning system.

It stated that the legal Duty to Cooperate, which requires local planning authorities to engage continuously and effectively with neighbours on strategic issues such as housing need, "would be removed". However, it also added that "further consideration will be given to the way in which strategic cross-boundary issues, such as major infrastructure or strategic sites, can be adequately planned for, including the scale at which plans are best prepared in areas with significant strategic challenges".

The Duty to Cooperate was created in the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004. It requires local authorities to work together on matters of strategic cross boundary importance. The purpose of this is to produce effective and deliverable policies on strategic matters.

Leicester City Council has embraced the Duty to Cooperate through actively engaging with the other districts and boroughs within Leicestershire. The Members Advisory Group, Development Plans Forum, and the Planning Officers Forum meet regularly to promote improved co-ordination and cooperation in planning and development across the Housing Market Area (HMA). This has ensured a proactive, focussed, and continuous approach to strategic planning during the development of the new Local Plan. Over the last year there has been regular ongoing cooperation relating to the City Council's work on the Housing and Economic Development Needs Assessment ('HEDNA'), the HMA-wide housing land supply, retail and employment studies, climate change guidance, gypsy and traveller accommodation, sustainable urban extensions, and the emerging Strategic Growth Plan.

This has successfully enabled the Council and its neighbours to recognise cross boundary issues and identify the need or otherwise for joint or individual policy responses. See the following for more information: [Publication of Statement of Common Ground relating to Housing and Employment Land Needs - Strategic Growth Plan LCC | Strategic Growth Plan LCC \(llstrategicgrowthplan.org.uk\)](https://www.leicester.gov.uk/your-council/policies-plans-and-strategies/planning-and-development/strategic-growth-plan/)

4 Statement of Community Involvement

The Statement of Community Involvement ('SCI') sets out how and when the public and other stakeholders will be involved in both the plan making process, and the determination of planning applications. The new SCI was adopted in October 2019 and replaced the previous 2014 SCI. It was important to update the SCI following changes in planning regulations and legislations. In addition, Leicester City Council adopted an 'SCI addendum' in June 2020 due to the Covid-19 pandemic.

The Duty to Cooperate is acknowledged within the City Council's Statement of Community Involvement.

5 Neighbourhood Development Plans

Neighbourhood planning was introduced through the Localism Act 2011. Neighbourhood planning legislation came into effect in April 2012 and provides the opportunity for communities to decide the future of the places where they live and work by producing a Neighbourhood Plan. Any Neighbourhood Plan should be aligned with the National Policy Planning Framework (NPPF) and Leicester's development plan.

Leicester City has one defined neighbourhood area and associated forum covering an area of the Knighton Ward of Leicester. Currently, there is no further development ongoing. Further information regarding this, including progress of the plan, can be found on the Leicester City Council website at <https://www.leicester.gov.uk/your-council/policies-plans-and-strategies/planning-and-development/neighbourhood-planning/>.

6 Core Output Indicators

The Government's revised regulations mean Local Authorities do not now have a duty to monitor the Core Output Indicators as previously required. For the purposes of this report, a set of indicators that cover a range of key economic, social, and environmental issues will be used to assess the implementation and effectiveness of local development policies. The indicators selected highlight important local issues and trends in Leicester.

The data presented within this report provides an indication of how Leicester is growing as a city in relation to local policy. However, as local development operates in a wider context, the AMR is only a reflection of the combination of factors that shape Leicester.

Sustainable development remains a priority, therefore it is important that a review of policy is regularly undertaken to assess if change are required.

This following section of the report has been divided into the sub-sections identified below:

- ☐ Housing
- ☐ Employment
- ☐ Retail
- ☐ Planning Obligations
- ☐ Transport
- ☐ Climate Change, the Environment, and Biodiversity
- ☐ Historic Environment
- ☐ Minerals and Waste

7. Housing

Adopted Housing Policies:

Core Strategy: CS1, CS4, CS5, CS6, CS7, CS8, CS9, CS12

Local Plan: SL01, SL02, SL03, SL04, SL05, SL06, Ho01, Ho02, Ho03, Ho04, Ho05, Ho06, Ho07, Ho08, Ho09, Ho10, Ho12, CDS01, CDA02, CDA03, CDA04, CDA05

There is a growing housing crisis nationally. The global economic downturn had a significant adverse effect on the house-building industry within the UK. The country, as a whole, needs to build more new homes each year to reflect the growing population and demand.

Delivering a high-quality supply of sustainable housing is a key priority for Leicester City Council. It is important to ensure that new housing is of a suitable type and in a suitable location. The Council needs to identify the size, type, tenure, and range of housing that is required in Leicester. Monitoring and evaluating housing developments will provide a useful tool both to assess the success of the delivery of housing developments and to identify future housing objectives and needs.

Leicester's adopted annual housing target during the plan period (2006-2026) is 1,280 homes a year, a total of 25,600 over the 20-year period. However, the housing need in the new local plan is based on Government's standard methodology formula (see Table 5).

Table 5. Plan Period and Housing Need

Plan Period 2020-2036	Dwellings Per Year	Overall housing need in Plan Period
Target	2,464	39,424

In 2019/20, 1,139 new builds were completed in Leicester and a further 83 residential properties (net figure) were added to the local stock through conversions. 264 net additional dwellings came into the local stock via changes of use to residential. 38 residential properties were demolished during the year. This resulted in a total net additional dwellings figure of 1,448.

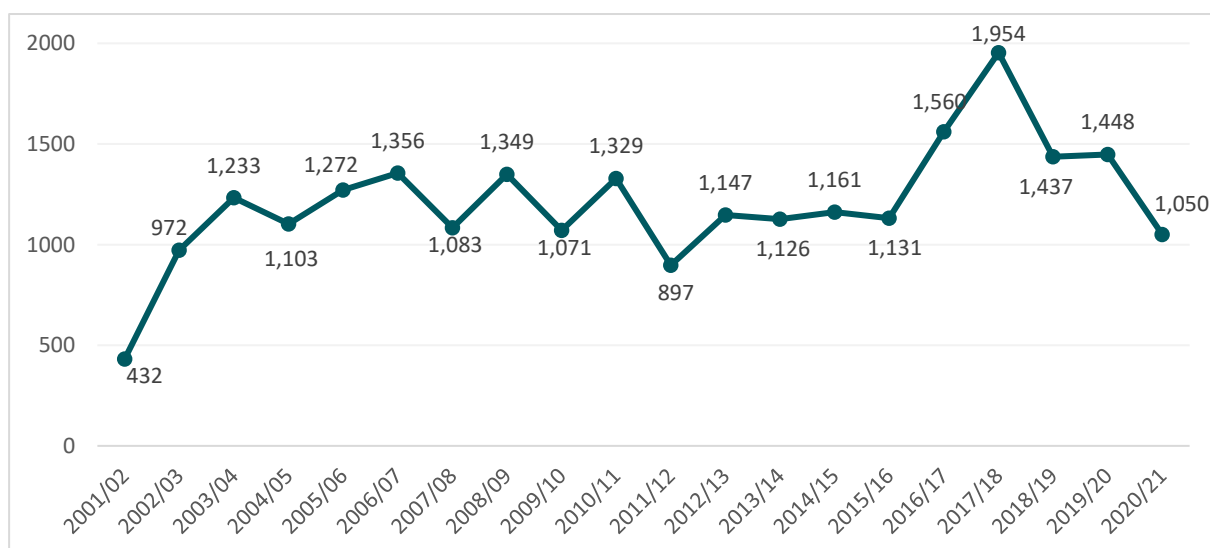
In 2020/21, 810 new builds were completed in Leicester and a further 73 residential properties (net figure) were added to the local stock through conversions. 168 net additional dwellings came into the local stock via changes of use to residential. 1 residential property was demolished during the year. This resulted in a total net additional dwellings figure of 1,050.

Net additions rose year-on-year for the years from 2015/16 to 2017/18 (see Table 6 and Figure 1). Local records indicate that around 14% of new homes were completed on sites of more than 10 homes in 2017/18. In 2018/19, the figure for net additional dwellings was lower than in the previous two years. This fall in additional dwelling stock continued in the years 2019/20 and 2020/21, largely as a result of the Covid-19 pandemic and its associated lockdowns.

Table 6. Total Housing Completions, 2012/13 – 2020/21 (Source: Housing Flows Reconciliation (HFR) and DLUHC)

Year	New Build Completions	Net Conversions	Net Change of Use	Net Other Gains & Losses	Demolitions	Net Additional Dwellings	Change from prior year
2012/13	1,036	-6	118	0	-1	1,147	
2013/14	726	66	348	0	-14	1,126	-2%
2014/15	947	15	200	0	-1	1,161	3%
2015/16	633	30	472	0	-4	1,131	-3%
2016/17	916	76	570	0	-2	1,560	38%
2017/18	1,284	93	580	0	-3	1,954	25%
2018/19	887	80	472	0	-2	1,437	-26%
2019/20	1,139	83	264	0	-38	1,448	1%
2020/21	810	73	168	0	-1	1,050	-27%
Total	8378	510	3192	0	-66	12,014	

Figure 1. Net additional dwellings in Leicester, 2001/02 - 2020/21



Leicester City Council has delivered 3,935 homes in last three years against the requirement of 3,908 homes, as published in the 2021 Housing Delivery Test results (see Table 7). This is a 101% delivery and, therefore, the City Council does not have to do an Action Plan.

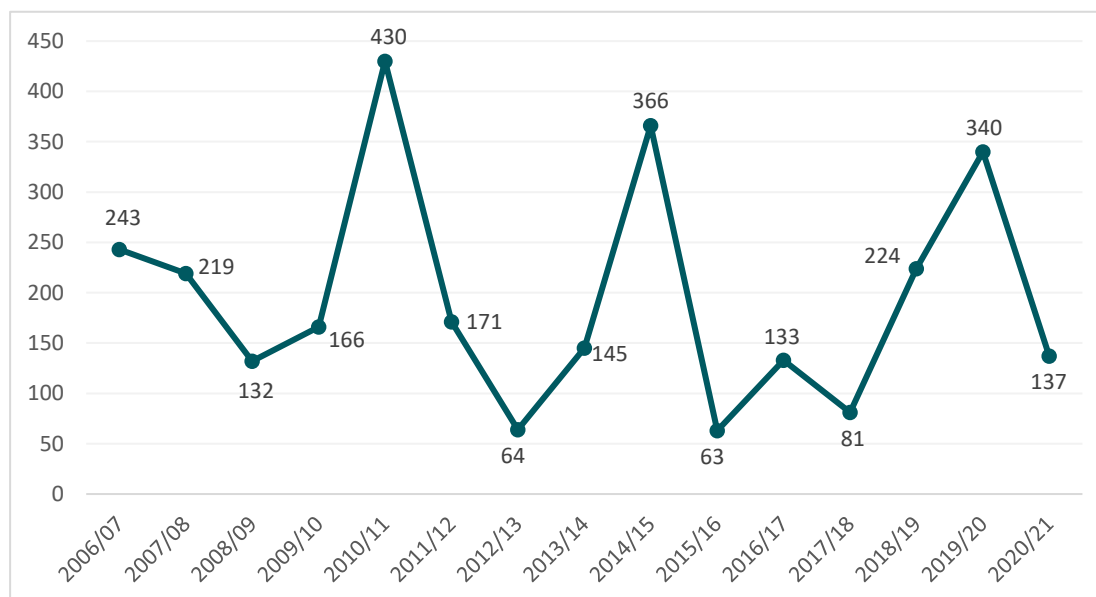
Table 7. Leicester's Housing Delivery Test results, 2021

Area Name	No. of homes required 2018/19	No. of homes required 2019/20	No. of homes required 2020/21	Total no. of homes required for 3-year period	No. of homes delivered 2018/19	No. of homes delivered 2019/20	No. of homes delivered 2020/21	Total no. of homes delivered for 3-year period	% of 2021 HDT requirement delivered	2021 consequence
Leicester	1,280	1,474	1,154	3,908	1,437	1,448	1,00	3,935	101%	None

In 2019/20, a total of 340 affordable homes were delivered. This exceeded the target set for the year at 150 and continued an upward trajectory from a dip of 81 affordable home completions in 2017/18 (see Figure 2). However, the 2019/20 figure represented a peak as in

2020/21, the number of affordable homes completions fell to 137. Since 2006/07, a total of 2,914 affordable homes have been delivered, representing an average of 194 properties per year.

Figure 2. Affordable Homes delivered in Leicester, 2006/07 - 2020/21



The council produced Strategic Housing and Economic Land Availability Assessment (SHELAA) and five-year land supply statement in 2017. This includes the five-year housing land supply. The 2017 SHELAA can be found using the following link: [Strategic Housing and Economic Land Availability Assessment \(leicester.gov.uk\)](https://www.leicester.gov.uk/strategic-housing-and-economic-land-availability-assessment/). The City Council is currently working on updating the SHELAA which will be published on our website to support the Regulation 19 Submission Draft Consultation.

Development on brownfield sites can result in environmental improvements and help to regenerate urban areas. The Government wants to build more homes, and many are likely to be built on brownfield sites. In Leicester, the overall percentage of housing completions on brownfield sites has increased since 2008/09. Housing completions on brownfield sites comprised 95% of total housing built in 2020/21, matching the previous highest proportion set in 2012/13 (see Table 8).

Table 8. Housing completions on greenfield and brownfield sites

Year	Brown*	Green*	Total*	% on Brownfield*
2006/07	983	378	1,361	72%
2007/08	712	336	1,048	68%
2008/09	885	375	1,260	70%
2009/10	676	197	873	77%
2010/11	961	254	1,215	79%
2011/12	837	174	1,011	83%
2012/13	1,120	59	1,179	95%
2013/14	1,092	64	1,156	94%
2014/15	1,002	178	1,180	85%
2015/16	1,046	129	1,175	89%
2016/17	1,645	103	1,748	89%
2017/18	2,124	132	2,256	94%
2018/19	1,181	320	1,503	78%

2019/20	1,294	184	478	88%
2020/21	1,046	60	1,106	95%
Total	16,604	2,943	18,549	90%

*** Figures may be subject to change as data for previous years is updated once received**

In December 2020, the Government announced a 35% uplift to the local housing need calculations based on the standard methodology for large cities in the country, including Leicester. This has increased Leicester's local housing need to 2,291 dwellings per annum (36,656 over the plan period, 2020-36). The City Council is working on a new Local Plan which will be informed by the Government-prescribed Standard Housing Methodology.

Gypsy and Traveller Sites

Sites Permitted	Number of Pitches
2	16

Table 9

8. Employment

Adopted Economy Policies:

Core Strategy: CS1, CS4, CS10, CS11, CS12

Local Plan: CDA01, CDA02, CDA03, CDA04, CDA05, E01, E02, E03, E04, E05, E06, E07, E08, PS05, PS08, SPA03, SPA04, SPA05

Since the introduction of the policies to enable regeneration in the 2006 Local Plan, Leicester has been undergoing large-scale redevelopment, particularly in and around the City Centre (i.e., in the Strategic Regeneration Area ('SRA') outlined in the City of Leicester Local Plan 2006 ('2006 CLLP')).

In July 2020 an update was made to the Town and Country Planning (Use Classes) Order 1987, which came into effect in September 2020. It amalgamated a number of separate Use Classes (including Class B1) under a single "Commercial, Business and Service" Class E. The new Class E means that commercial uses including shops (A1), financial and professional services (A2), restaurants and cafés (A3), employment uses including offices (B1a), research and development (B1b), and light industry (B1c), and other uses including non-residential institutions (D1), and indoor sport, recreation, or fitness (D2) no longer require planning permission to switch use.

Industrial Land and Floorspace

The Economic Development Needs Assessment (EDNA, Final Report 2020) reviewed all existing employment designations (2006 CLLP) and recommended which employment land should be retained. The protection of the remaining designated employment land can be more robustly justified.

Industrial floorspace in Leicester is 96.4% occupied, which indicates that there is a lack of choice in supply for businesses (EDNA, Final Report 2020). Due to this shortage of supply, industrial rents have been steadily increasing over the last 10 years.

Offices and their availability

The 2020 EDNA informs that stakeholders report supply shortages of all types and sizes of office accommodation within the city, particularly of the larger suites, Grade A space, and freehold options. There is a lack of good quality supply in the city centre, and this impacts on rental levels, which are lower than in other regional cities. The average quoted rent is £13.45 per sq ft with high-quality space reaching £18 per sq ft. Stock achieving low rents of £5 per sq ft tend to be offices of poor-average quality located above retail units on the high street. Lower rental levels are inhibiting development prospects and office space has largely been provided through refurbishment of secondary stock.

Innes England commented in its *Market Insite 2021* report that office take-up continued a decrease in 2020, falling from 28,893 sqm in 2019 to 17,949 sqm in 2020, due to the market in Leicester suffering from uncertainty caused by the Covid-19 pandemic. Take-up activity focused on the out-of-town market, which made up 56% of the year's total. Office supply increased to 63,518 sqm in 2020 from approximately 52,212 sqm in 2019.

There was growth in Grade A office space in 2020 to 13,304 sqm (up from approximately 9,476 sqm in 2019), representing 21% of total stock on the market. However, in *Making the Grade: Regional Offices 2021 Report*, Lambert Smith Hampton reports that, overall, the market in Leicester lacks high quality supply, with Grade C space comprising almost a third of the total. Much of this lower-quality stock is in the city centre. In spite of this, the delivery of a mixed-use scheme at No.1 Great Central Square represented the first supply of new build office space to the city centre since 2015.

The 2020 EDNA reports that office demand grew over the five years to 2020 for the city centre and out-of-centre estates, but this interest has tended to come from smaller occupiers, who require up to 500 sqm each, with limited interest coming from big firms.

Applications Determined from 1 April 2019 to 31 March 2021

In the monitoring period between 1 April 2019 and 31 March 2021, 121 planning applications were granted permission that would result in either a net gain or net loss of Class B1/E(g), B2, or B8 floorspace. It should be noted that the fact a consent is issued does not necessarily mean that this permission has been implemented.

Class B1 (Class E(g) from September 2020)

Of the 74 applications relating to Class B1/E(g) use that were granted planning permission during the monitoring period, 21 would result in a net gain of class B1/E(g) floorspace, totalling 16,319.7 sqm. The largest net gains of this floorspace came from Application 20182094, Corporation Road, former John Ellis College site, which was for the construction of a four- and five-storey building to provide collaborative research and business floorspace (4,629 sqm), Application 20200102, 41 King Street, Pilot House, which was for the conversion of the north-east section of Pilot House from mixed use to offices (2,702 sqm), and Application 20191273, 75 Exploration Drive which was for the construction of a research and development workspace building (2,543 sqm).

53 applications granted permission during the monitoring period would result in a net loss of Class B1/E(g) floorspace, totalling 43,191.4 sqm. The largest losses came from Application 20190543 New Albion House, South Albion Street which was for a change of use from offices to a school (7,268 sqm), Application 20200368 Wellington House, 22-32 Wellington Street which was for a change of use from offices to flats (6,100 sqm), and Application 20190449 Fleet House, Fleet Street which was also for a change of use from offices to flats (5,000 sqm).

Class B2

Of the 27 applications relating to Class B2 use that were granted planning permission during the monitoring period, 16 would result in a net gain of Class B2 floorspace, totalling 2,673.9 sqm. 11 application given permission would result in a net loss of Class B2 floorspace, totalling 3,676.2 sqm. Almost half of this loss was made up by a single application, 20201559, 65 Crest Rise, Unit 9, which was for a change of use from an industrial unit (Class B1) to a Cash & Carry (Class B8) (1,716 sqm). As the subsequent use is still an employment use, there was no net loss of total employment land resulting from this application.

Class B8

Of the 22 applications relating to Class B8 use that were granted planning permission during the monitoring period, 8 would result in a net gain of Class B8 floorspace, totalling 21,805.9 sqm. By far, the largest of these was Application 20201213, Sunningdale Road, Leicester, which was for the construction of four storage and distribution units (13,935.5 sqm). 14 applications given permission would result in a net loss of Class B8 floorspace, totalling 22,137 sqm. Just two applications made up the majority of this loss, Application 20191359, 92 Syston Street East, Leicester Urban Quarry, which was a retrospective application for the change of use from storage (Class B8) to use for processing, sorting, recycling, and storing of construction & demolition waste using mobile plant (no use class) (9,500 sqm), and Application 20192447, 50 Wembley Road, Leicester Distribution Park, Unit 5, which was for a change of use from storage and distribution (Class B8) to a members-only warehouse club (Sui Generis) (4,750 sqm).

Table 10. Gain/Loss of employment floor space, 2019/20 – 2020/21 (figures given in Sqm)

Year	Class B1/E(g) Gain	Class B1/E(g) Loss	Net Change
2019/20	12,666.4	28,921.4	-16,255
2020/21	3,653.3	14,270	-10,616.7
TOTAL	16,319.7	43,191.4	-26,871.7

Year	Class B2 Gain	Class B2 Loss	Net Change
2019/20	1,764.5	1,668.2	96.3
2020/21	909.4	2,008	-1,098.6
TOTAL	2,673.9	3,676.2	-1,002.3

Year	Class B8 Gain	Class B8 Loss	Net Change
2019/20	5,669	11,700	-6,031
2020/21	16,136.9	10,437	5,699.9
TOTAL	21,805.9	22,137	-331.1

9. Retail

Adopted Housing Policies:

Core Strategy: CS11

Local Plan: TCR01, TCR02, TCR03, TCR04, TCR05, TCR06, TCR07, TCR08, TCR09

Applications Determined from 1 April 2018 to 31 March 2019

In the monitoring period between 1 April 2018 and 31 March 2019, 18 planning applications were granted permission that would result in either a net gain or net loss of 200sqm or more of class A1 floorspace.

A1 Gain

Of the 18 applications that were granted planning permission, 7 would result in a net gain of class A1 floorspace. This totalled 11,887sqm of class A1 floorspace. The majority of this floorspace (8,961sqm) came from application 20181372 Belgrave Road, Site of former Sainsburys, which is a mixed-use scheme for retail, leisure and residential floorspace.

It is worth noting that of the 11,887sqm class A1 floorspace permitted, 9,631sqm was granted permission for a flexible use that included class A1. This means that another use other than class A1 may be built.

5 of the 7 applications were in-centre locations. The other two applications were in an edge of centre and out of centre locations. The out of centre location involved the installation of a mezzanine floor to shop (class A1) at St George's Retail Park.

A1 Loss

Of the 18 applications that were granted planning permission, 11 applications would result in a net loss of class A1 floorspace. These applications total 13,379sqm of floorspace. The majority of this floorspace (9,050.9 sqm) is accounted for by two applications. One of which is the former Fenwick building, 36 Market Street (20182478) and the other is 17-25 East Street (20181026). The East Street is the former Dunelm store which had been a long-term vacant building. Planning permission was granted for Assembly and Leisure use (Class D2).

Of the 13,379sqm class A1 floorspace permitted, 1,915sqm was granted permission for a flexible use that included class A1. This means that some of this floorspace could remain in class A1 use or result in a loss of A1 use depending on the final occupier.

8 of the 11 applications were in-centre locations. 2 were in edge of centre locations and one was an out of centre location.

(N.B. Only planning applications that would result in a net gain or loss of 200sqm of A1 floorspace or more are monitored.)

Applications Determined from 1 April 2019 to 31 March 2020

In the monitoring period between 1 April 2019 and 31 March 2020, 22 planning applications were granted permission that would result in either a net gain or net loss of 200sqm or more of class A1 floorspace.

A1 Gain

Of the 19 applications that were granted planning permission, 5 would result in a net gain of class A1 floorspace. This totalled 1,658sqm of class A1 floorspace. Of the 1,658sqm class A1 floorspace permitted, 613sqm was granted permission for a flexible use that included class A1. This means that another use other than class A1 may be built.

2 of the 5 applications were in-centre locations. The other three applications were in edge of centre and an out of centre locations. The out of centre location was at the former Granby Halls site on Aylestone Road. It involves the construction of a new hotel and three commercial units.

A1 Loss

Of the 19 applications that were granted planning permission, 14 applications would result in a net loss of class A1 floorspace. These applications total 9,128sqm of floorspace. 3,847 of this floorspace (9,050.9 Sqm) related to one unit, which was the former Toys R Us unit on St Georges Retail Park (Application no. 20200148). Planning permission was granted for Assembly and Leisure use (Class D2).

9 of the 14 applications were in-centre locations. Two were in edge of centre locations and three were out-of-centre locations.

(N.B. Only planning applications that would result in a net gain or loss of 200sqm of A1 floorspace or more are monitored).

Applications Determined from 1 April 2020 to 31 March 2021

In July 2020 an update was made to the Town and Country Planning (Use Classes) Order 1987, which came into effect in September 2020. It consolidated a number of separate Use Classes (inc. Class A1) under a single “Commercial, Business and Service” Class E. The new Class E means that uses such as shops, restaurants, offices, gyms, and nurseries (amongst others) no longer require planning permission to switch uses.

As this change happened part way through the monitoring period the data below considers planning applications that would result in a net gain or loss of 200sqm or more of A1 or Class E floorspace relating to retail uses. Class A1 floorspace picks up all applications that were determined over the whole monitoring period. Class E (shops) applications are just between September 2020 and 31 March 2021.

In the monitoring period between 1 April 2020 and 31 March 2021. 7 planning applications were granted permission that would result in either a net gain or net loss of 200sqm or more of class A1 or Class E (shops) floorspace.

A1 / Class E (shops) Gain

Of the 7 applications that were granted planning permission, 1 application would result in a potential net gain of class A1 floorspace. This totalled 480sqm of class A1 floorspace and permission was granted for a flexible use that included class A1. This means that another use other than class A1 may be built. This application related to the former ABC cinema site at 42 Belgrave Gate. The development would involve the construction of 126 residential apartments and retail/ office units to the ground floor. This was an in-centre location.

A1 Loss/ Class E (shops)

Of the 7 applications that were granted planning permission, 6 applications would result in a net loss of class A1 floorspace. These applications total 1,939sqm of floorspace and were all in-centre locations.

Table 11. Gain/Loss of retail floor space, 2018/19 – 2020/21 (figures given in Sqm)

Year	Gain	Loss	Net Change
2018/19	11,887	13,379	-1,492

2019/20	1,658	9,128	-7,470
2020/21	480	1,939	-1,459
TOTAL	14,025	24,446	-10,421

National Lockdown & Covid 19 Pandemic

It should be noted that during this monitoring period the Covid 19 pandemic resulted in the UK being put into a national lockdown at the end of March 2020. All but essential stores were closed in an effort to try and contain the effects of the pandemic. Throughout the remainder of the year there was a gradual reopening of businesses but also subsequent lockdowns at both a national and local level, including in Leicester that sought to restrict the movement of people. This can probably explain the fall in number of the applications that were received and subsequently determined by the council compared to previous monitoring years.

10. Planning Obligations

Adopted Developer Contributions Policies:
Core Strategy: CS19
Local Plan: N/A

Planning obligations, commonly known as Section 106 Agreements (S106) are a mechanism which can make a development proposal acceptable in planning terms. Section 106 agreements focus on site specific mitigation of the impact caused by development. These agreements are often used to secure affordable housing, specify the type and timing of this housing or secure financial contributions to provide infrastructure. The total amount of developer contributions received from S106 agreements from 1st April 2010 to 31st March 2021 is £20,421,365.13 (see Figure 3).

Figure 3. Developer contributions, 2010/11 - 2020/21

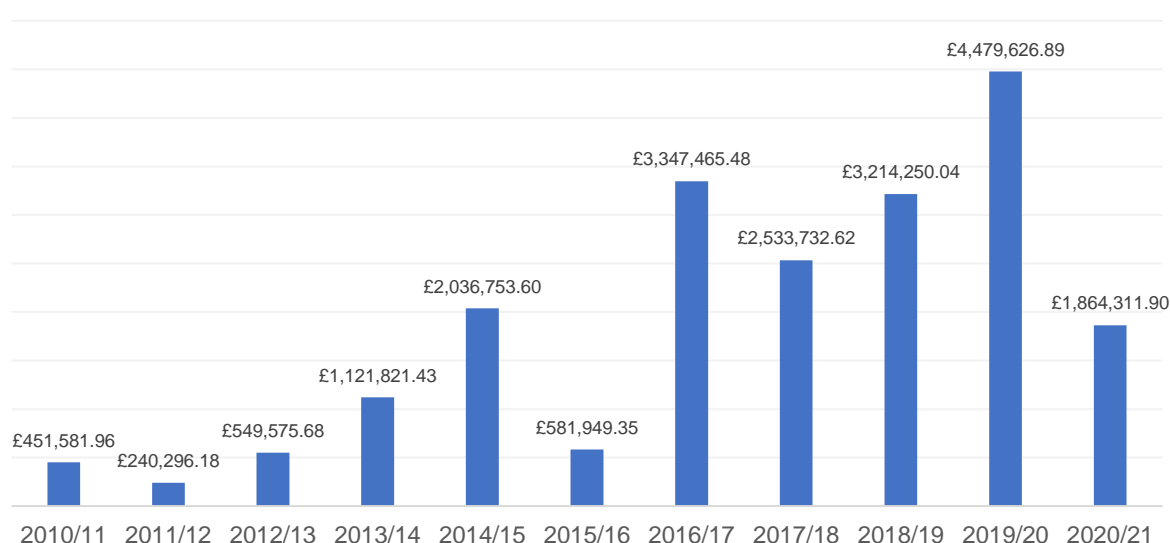


Table 12. Total amount of developer contributions

Year	Amount
2010/11	£451,581.96
2011/12	£240,296.18
2012/13	£549,575.68
2013/14	£1,121,821.43
2014/15	£2,036,753.60
2015/16	£581,949.35
2016/17	£3,347,465.48
2017/18	£2,533,732.62
2018/19	£3,214,250.04
2019/20	£4,479,626.89
2020/21	£1,864,311.90
Total	£20,421,365.13

11. Transport

Adopted Transport Policies:

Core Strategy:

Local Plan: T01, T02, T03, T04, T05, T06, T07, T08

Sustainable transport is of high priority and Leicester City Council aims to increase the proportion of people who use public transport, cycle, or walk. The new Local Transport Plan will include a Bus Strategy which will describe the measures needed to increase bus patronage in and around the city, including bus corridors and specific services to areas and destinations not served by the corridors and integrated ticketing, improved interchanges, improved reliability, promotion, and information provision. Over recent years, Leicester has benefitted from some excellent transport schemes such as the ongoing Connecting Leicester programme of street and space improvements, the ongoing Transforming Cities programme to create cycling and walking corridors and city centre links, over 3km of new high-quality segregated cycleways, improvements to the bus fleet, installation of approximately 17.5 km of temporary pop-up cycle routes, and road improvements to A50 Groby Road / Leicester Road and the A563 outer ring road, and road improvements to the Ravensbridge Drive / St Margaret's Way junction & Blackbird Road / Anstey Lane / Ravensbridge Drive junction.

Modal Share

In the 2011 census, Leicester ranked in the lowest 10% of districts and Local Authorities for car ownership with only 63% of households owning a car or van. In 2001, 55.2% of workers in Leicester used a car or van to drive to work. By 2011, that number decreased to 54.5%, indicating that other modes of transport like trains, buses and walking are becoming more popular (Source: NOMIS: CT0325; QS701EW).

However, the modal share in Leicester differs greatly across cordons (Inner Ring Road, Central Transport Zone, Outer Ring Road). Outside the city centre, the car is the dominant mode for the majority of travellers.

In general, the number of modal shares in the city centre was divided in three almost similar thirds of modes of transport in 2019: cars (34,870), buses (33,529) and pedestrian (39,770).

(Note: 2020 surveys of modal share were cancelled due to Covid-19 lockdowns)

Table 13. 12-hour city centre inbound modal share

IRR	Car/LGV	Bus	Pedestrian	OGV	Pedal Cycle	Motorcycle	Total
2018 actual	40,662	33,489	38,285	468	2,637	227	115,678
2019 actual	34,870	33,529	39,770	595	3,106	252	112,122

The number of cars decreased in 2019 compared to 2017 (38,607) and 2018 (40,662). This could simply be due to a bad counting day based on an annual one-day LCC survey. The number of pedestrians decreased from 42,037 in 2017 to 38,285 in 2018 and increased afterwards again. The number of buses is almost the same as in 2017 (33,648).

For 2020/2021, general vehicular traffic has had a continuous, gradual return to pre-lockdown levels, occasionally dented by local lockdown restrictions. It is now back to pre-local lockdown levels and rising.

Bus Transport

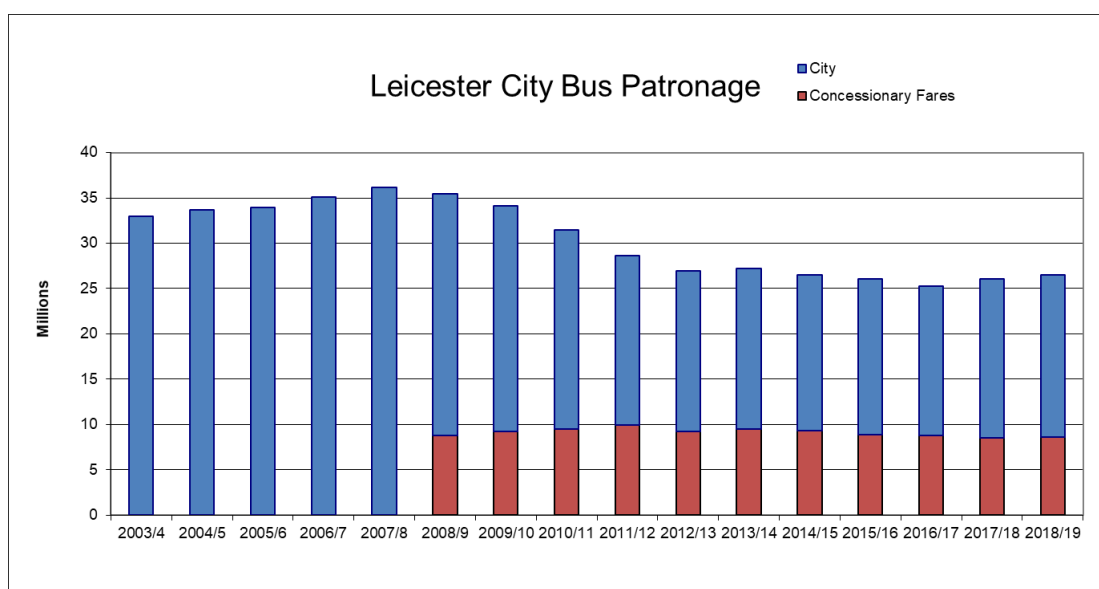
Buses are the main form of public transport within the administrative area of Leicester.

Accessibility varies across the city. Radial services to and from the city centre are better than

orbital services around Leicester which are partial and infrequent. The city centre is very accessible by bus during the daytime but less so during evenings and on Sundays.

In 2018/19, the number of trips starting or ending in Leicester declined by 9%, or 2.6m since 2011/12. A similar 8% decline was recorded in England as a whole (not including London) over the same period. There are several possible reasons for this decline. As well as economic pressures, bus fares have risen in real terms. Subsidisation of less profitable routes has declined as Local Government funding has been cut. Bus companies may be concentrating on their most profitable routes – mileage in the East Midlands fell 14% between 2008/09 and 2017/18 (Source: DfT BUS0206a). Concessionary fares in 2018/19 were 8.6m or 32% of trips. Department for Transport statistics on transport during the coronavirus (Covid-19) pandemic can be found at <https://www.gov.uk/government/statistics/transport-use-during-the-coronavirus-covid-19-pandemic>.

Figure 4. Leicester bus patronage numbers (Source: DfT Bus0109b)



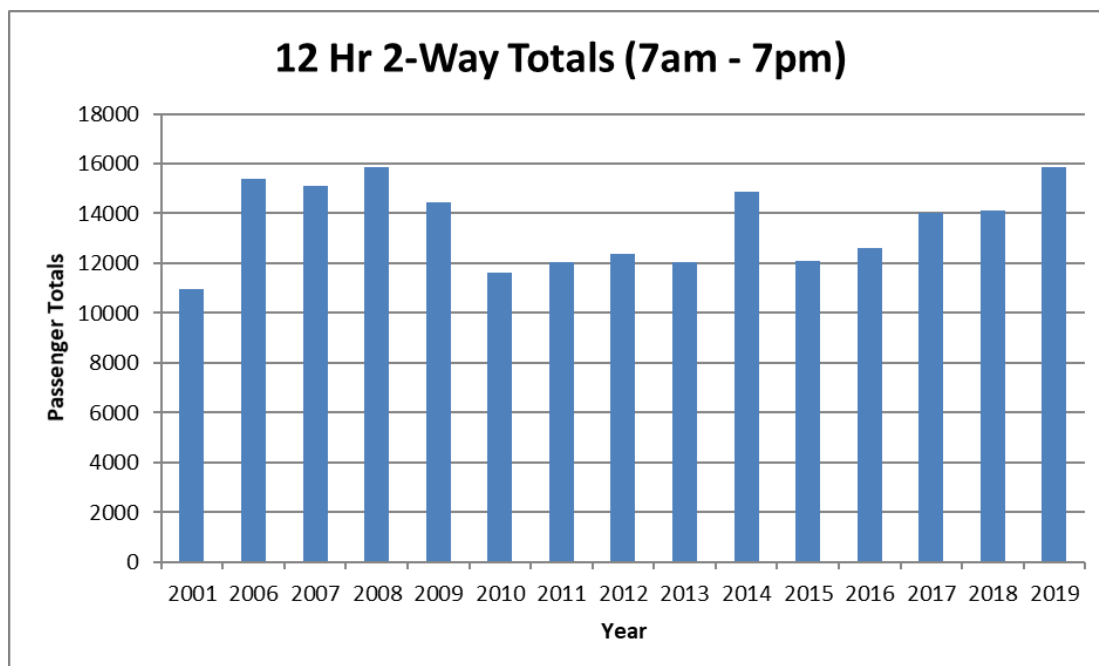
From February 2020 to the end of July 2020, all bus companies reported similar drops of 85-90% of fare paying passengers, and a slightly smaller drop (80-85%) in concessionary fares. Numbers began rising again in May and June of 2020 but following the introduction of local lockdowns numbers again fell for a couple of weeks before starting to recover. However, they are still at only 10-40% of normal levels. Latest figures for First and Centrebus (week ending 3 August 2020) have passenger levels at 39% of 2019 equivalent. Bus usage and income has fallen sharply and not yet recovered.

Rail

The City and County Councils have developed a rail strategy (Leicester and Leicestershire Rail Strategy, 2017) which provides a comprehensive analysis of the potential for improved rail services for the area and notes the need for better integration and improvement at Leicester Railway Station. Combined arrivals and departures at Leicester railway station fell notably at the start of the recession in 2008/09 and have slowly recovered over time. Rail usage at Leicester has grown from 4.8m (2012) to almost 5.6m (2019).

(Note: 2020 surveys of rail patronage were cancelled due to Covid-19 lockdowns)

Figure 5. 12-hour 2-way passenger totals (from 7am – 7pm) at Leicester Railway Station, 2001-2019 (Source: Annual one day surveys)



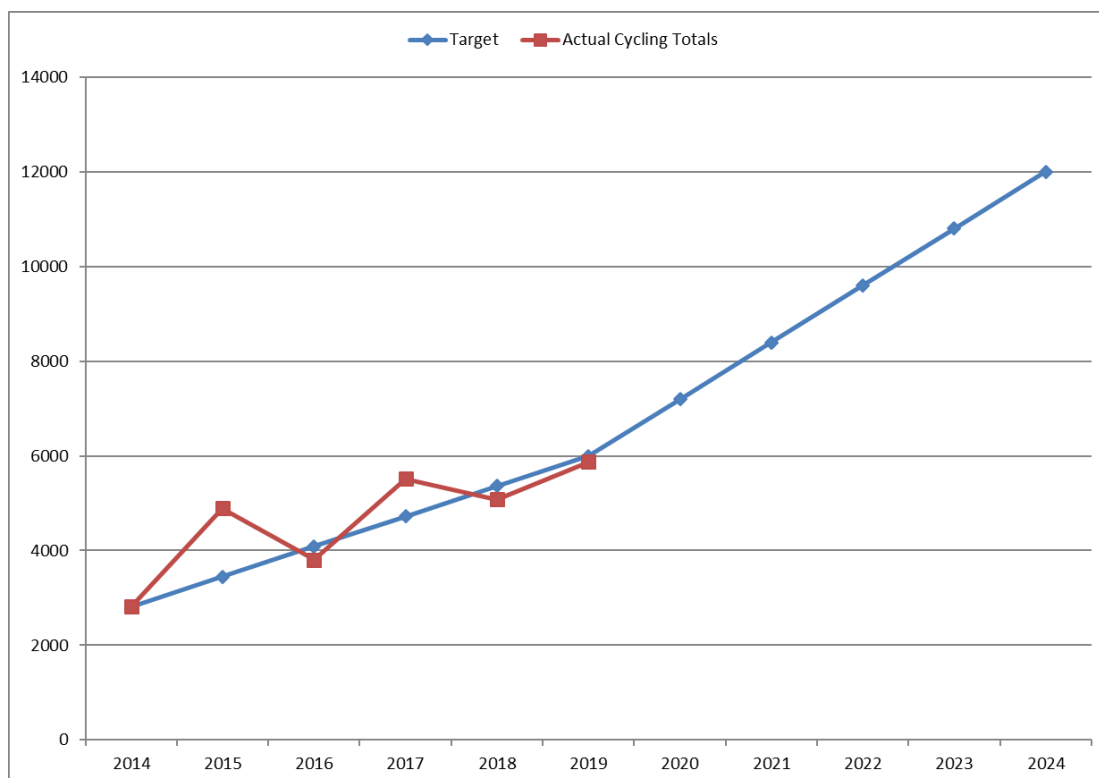
For 2020, Leicester Railway Station footfall surveys show a fall and rise under the local lockdown with a daily footfall of 750 persons on 25 July 2020 doubling to 1,500 persons on 1 August 2020 and rising another 50% on 8 August 2020 to 2,200 persons.

Cycling and walking

Leicester has more than 225km of cycle lanes, tracks, and off-road paths. Over £18m has been spent on schemes which improved cycling infrastructure, equivalent to more than £52 per person in Leicester. Examples of such infrastructure improvements include Charter Street Bridge, Belgrave Gate South, Newarke Street, Welford Road, King Street, Grey Friars, Mill Lane, Welford Road, London Road and more. However, infrastructure works to Jubilee Square, St Martins (which was part of a larger scheme) or Belgrave Circle (where costs were included as part of the flyover demolition) are not included.

From a base of 2,813 in 2014, cycling trips have more than doubled to 5,870, an increase of 3,057 or 109% (see Figure 6).

Figure 6. Cycling counts (Note: Actual Cycling Totals figure not updated during lockdown)



Completion of the London Road, Great Central Street, Belgrave Road, York Road, and Lancaster Road schemes are anticipated to have a significant positive impact on cycling numbers.

Pedestrian numbers across three different cordons in the city grew by 20% between 2008 and 2014. A similar target of 20% growth between 2014 and 2020 was being met until it faltered in 2018, for reasons which are unclear.

The proportion of primary school children walking to school has plateaued since showing strong growth up until 2013/14. The proportion of secondary school children cycling to school has grown steadily since 2012/13, apparently transferring trips from public transport and car sharing.

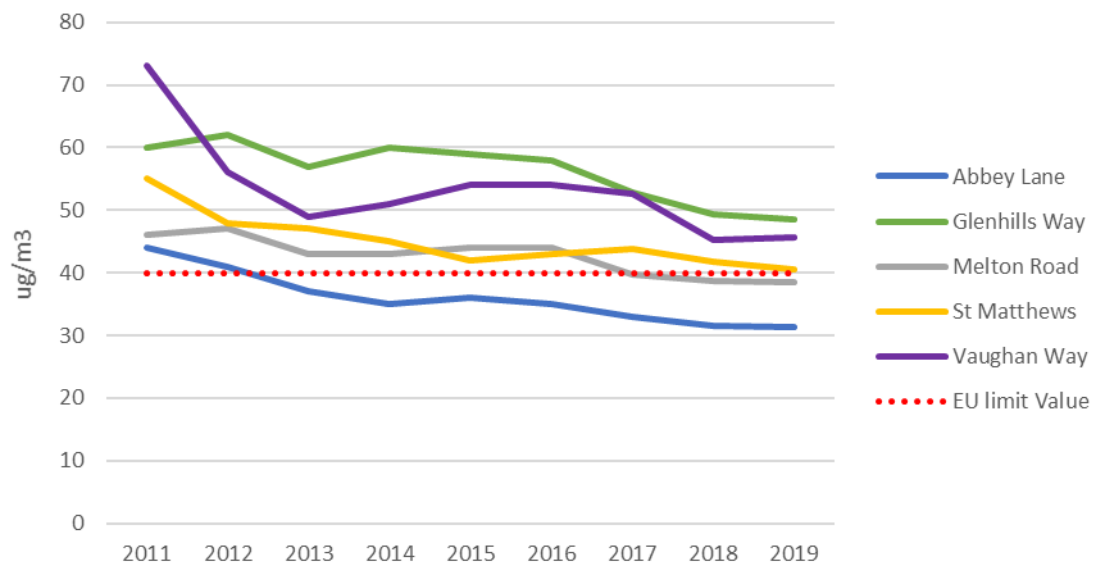
Air Quality / Pollution

Leicester has been mandated by the Secretary of State to take steps to reduce air pollution levels in the city.

The NO₂ concentrations have fallen by between 16% and 37% from 2011 to 2019 (see

Figure Z), but more work is required to get these levels below the legal limit on the Inner Ring Road and at Glenhills Way / Soar Valley Way (A563).

Figure 7. NO₂ concentrations in Leicester



Leicester transport trends during Covid-19 pandemic

Transport patterns have changed during the coronavirus pandemic. Taking 1 March 2020 as the baseline (100%), the number of cars decreased from 102% on 9 March 2020 to 35% on 14 April 2020. After that date car numbers increased to 92% on 24 April 2020.

Overall numbers for bus journeys also decreased. Again, taking 1 March 2020 as the baseline, bus journeys decreased from 102% on 9 March 2020 to 12% on 14 April 2020. From the latter date, the number of bus journeys increased to 45% on 24 August 2020. Bus passenger activity remains at approximately 20% of pre-Covid activity.

Cycling and walking activity in the city centre has fallen markedly due to the reduction in commuter and shopping trips (see Figure 8 and Figure 9). However, cycling and walking activity in the outer areas of the city rose, particularly during the period of good weather in April/May 2020. Presumably, this rise in activity was for leisure and exercise purposes.

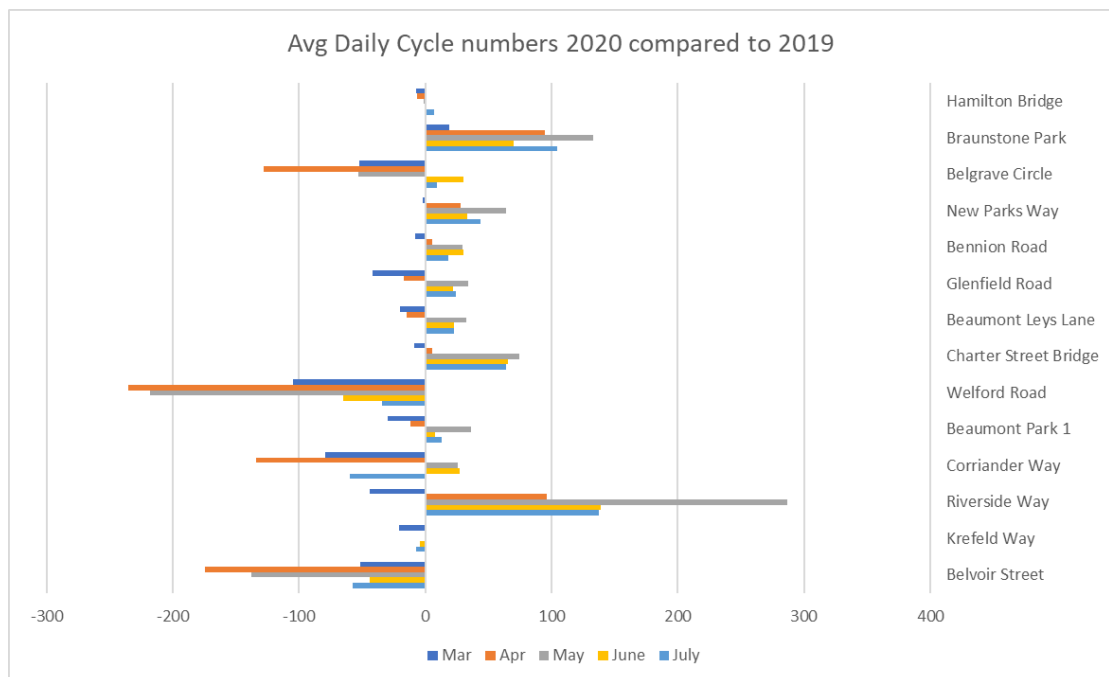


Figure 8

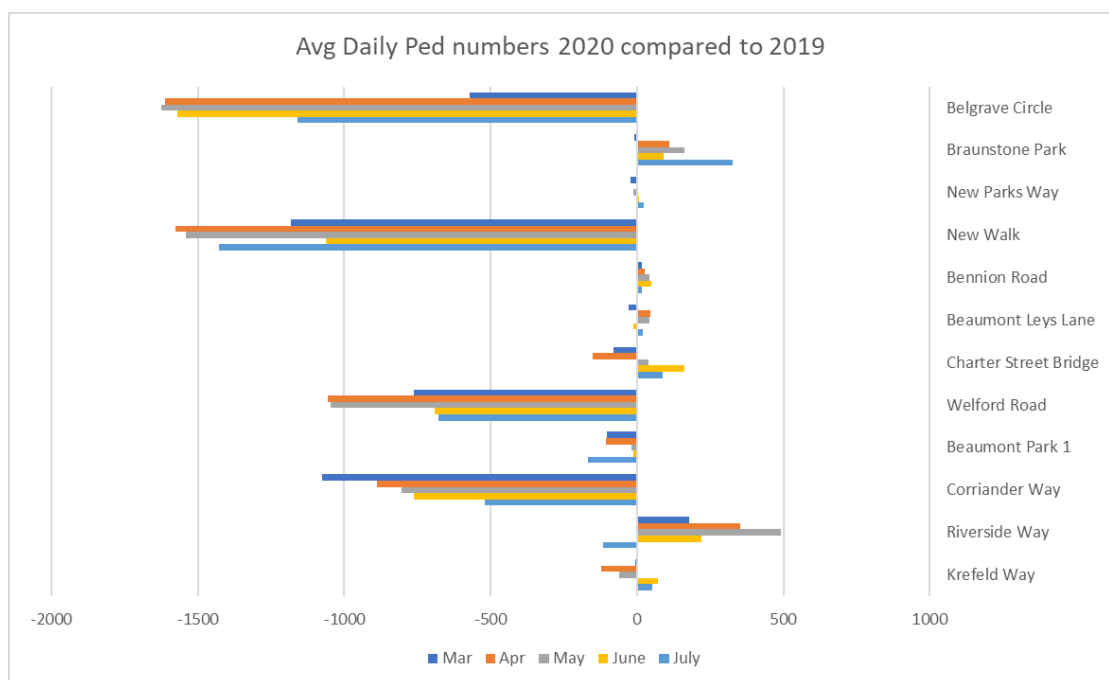
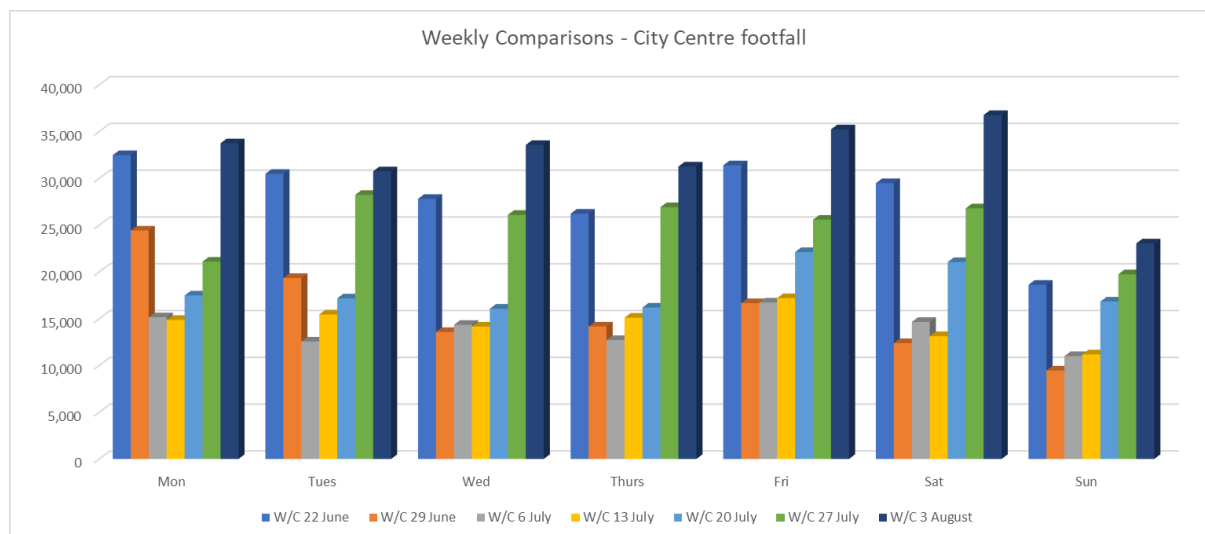


Figure 9

City centre footfall shows a pattern of fall and recovery under the local lockdown. In the week commencing 27 July 2020, daily footfall totals were 40-60% of the average pre-lockdown (February 2020) levels (see Figure 10).

Figure 10. City Centre Footfall, week commencing 22/06/2020 to week commencing 03/08/2020 (Source: sensors on High St and Humberstone Gate West)



12. Climate Change, the Environment, and Biodiversity

Adopted Climate Change Policies:

Core Strategy: CS2, CS13, CS17

Local Plan: CCFR01, CCFR02, CCFR03, OSSR01, OSSR02, OSSR03, OSSR04, OSSR05, OSSR06, OSSR07, NE01, NE02, NE03, NE04

Climate Change

Climate change is the greatest environmental challenging facing the world today. The planning system aims to tackle climate change through helping to mitigate its effects, reduce harmful emissions and encourage the development of renewable energy.

In 2020, the City Council commissioned an infrastructure and engineering consultancy firm to undertake an *Energy and Sustainable Design & Construction Study*. The purpose of this study is to ensure the emerging Local Plan adopts a proactive strategy to mitigate and adapt to climate change, meets the requirements of legislation and the National Planning Policies Framework, and contributes to Leicester's response to national and local 'climate emergencies'. The study makes recommendations which will inform future local policy. It will be finalised in early 2022.

CO₂ Emissions

In 2019, Leicester had an estimated 3.4 tonnes per capita of CO₂ emissions (tCO₂ per person). This is the latest figure in a continuous decline from 2014 when the estimated per capita emissions for the city were 4.4 tCO₂ per person. It also means Leicester has remained significantly below the mean figure for all English unitary authorities since 2014 (see [Table 14](#)).

Table 14. CO₂ Emissions Estimates - Total per capita for Leicester, 2014-2019
(Source: Department for Business, Energy & Industrial Strategy)

Year	Tonnes per person Leicester	Tonnes per person Mean for all English unitary authorities
2019	3.4	6
2018	3.6	6.3
2017	3.6	6.4
2016	3.8	6.7
2015	4.1	7.6
2014	4.4	8

Renewable Energy Technologies

The installed capacity of renewable electricity in Leicester has increased steadily over the 6 years to 2020 and by the end of that monitoring period the installed capacity had almost doubled (see Figure 11). PV panels account for the majority (60%) of renewable electricity generated in the city. Most PV installations in Leicester are small-scale roof-mounted arrays. The city has an anaerobic digestion facility which makes up most of the remaining electricity generated each year (35%). Plant biomass and onshore wind make small contributions to renewable electricity generated. In 2020, low and zero carbon technologies in Leicester generated over 31GWh of renewable electricity (see Table 15).

Figure 11. Renewable electricity installed capacity and generation, 2014-2020
(Source: BEIS)

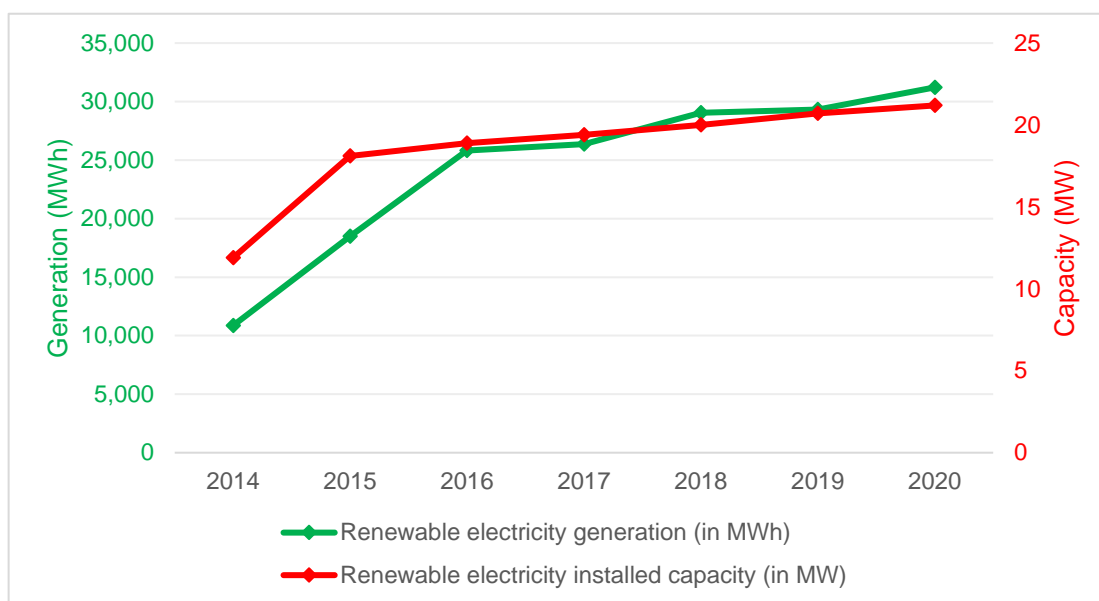


Table 15. Renewable electricity generation in Leicester, 2014 - 2020 (in MWh)
(Source: BEIS)

Year	Photovoltaics	Onshore Wind	Anaerobic Digestion	Plant Biomass	Total
2014	9,766	53	-	1,050	10,869
2015	12,806	60	4,294	1,338	18,499
2016	14,714	48	11,068	-	25,829
2017	15,277	53	11,038	-	26,368
2018	17,137	51	11,038	823	29,049
2019	17,035	52	11,038	1,190	29,314
2020	18,628	65	11,038	1,481	31,211

Flood Risk

We have seen and will continue to see more extreme weather events, including flooding, as a result of climate change. Development should be directed to locations with the least impact on flooding and mitigation measures must be put in place to reduce any effects.

Leicester City Council consults the Environment Agency ('EA') on planning applications where possible flooding issues are relevant. The EA raised objections on flood risk grounds to 9 planning application in 2019/20 and to 9 planning applications in 2020/21. All of these applications were either refused, withdrawn, or the objection was resolved. Therefore, permission was not granted on any applications in 2019/20 or 2020/21 contrary to EA advice.

Green Wedges

Green wedges are areas of green open space that link urban and rural areas, preventing the merging of settlements, guiding development, providing a green lung into urban areas, and acting as a recreational resource. At present, there is a total of 943.2 hectares of designated green wedge area within the city. Further green wedge space extends into the neighbouring districts.

Biodiversity

Local Nature Reserves (LNRs) provide an opportunity for people to be involved in practical nature conservation work and in caring for wildlife and their local environment. Leicester currently has 8 formally designated LNRs. They are listed in Table 16.

Table 16. Local Nature Reserves in Leicester

Local Nature Reserve	Area (ha)
Aylestone Meadows	73.5
Glen Hills LNR (joins to Glen Parva LNR)	0.53
Goss Meadows	2.96
Humberstone Park	2.4
Kirby Frith	1.9
Knighton Spinney	2.9
The Orchards	6.6
Watermead South Phase 1	48.9
TOTAL	142.69

Leicester currently has 45 Local Wildlife Sites (LWSs), which are areas of biodiversity value in a local context. They do not have statutory protection but are recognised within the planning system and the Local Plan. Leicester has a total of 532.88ha of land and a further 1,438m of hedgerows designated as LWSs.

13. Historic Environment

Adopted Historic Environment Policies:
Core Strategy: CS18
Local Plan: HE01, HE02

Leicester City Council has produced five heritage action plans during this period, the most recent covering the period 2018-2023. The plan identifies key priorities and reflects on what has been successful or unsuccessful. Public realm improvements to the historic core, linking the new public spaces through Greyfriars THI area to the city centre have been particularly successful.

12 buildings are currently on the National Heritage Risk Register. Both Iron Gates in garden at Rear of Skeffington House, the Newarke and Newarke Wall (Along northwest end of Gardens of Newarke Houses Museum), and the Newarke are the latest heritage assets added to the list. Since 2018/2019 there has been no change in the total number of conservation areas and the amount on the risk register remains at four (see Table 17). There have been 9 new listings within Leicester since 2010.

Leicester City Council published the most recent update of the Local Heritage Asset Register in 2022, with 30 new buildings or structures added (see Table 19). The register recognises local heritage assets within Leicester that may not meet the strict requirements of national designations, but nonetheless make a significant contribution to the historic environment. In January 2022, a total of 40 Article 4 Directions were made to many of these sites, removing permitted development rights (such as demolition) to further protect these non-designated heritage assets.

A revised local Heritage at Risk Register was published in 2020, with a regional equivalent published annually by Historic England. By September 2020, 25 properties had been removed from the local Heritage at Risk Register as a result of direct city council action or through private investment supported by the local authority. They are all now considered to be well-maintained and back in active use. The Leicester Heritage at Risk Register was first published by Leicester City Council in October 2017. It originally listed 68 local properties that had been identified as being at risk due to long term vacancy, redundancy use and neglect. Now, it lists 56 properties including 13 new entries which has been identified.

Table 17. Total number of heritage assets at risk

Year	Number of Heritage Assets on the Risk Register	Number of Conservation Areas on the Risk Register
2011/12	8	6
2012/13	10	4
2013/14	8	4
2014/15	10	4
2015/16	10	4
2016/17	12	4
2017/18	13	4
2018/19	12	4
2019/20	12	4
2020/21	12	4

Table 18. Total number of nationally listed buildings

2010	2014	2016	2017	2018	2019	2020	2021	Gain/Loss
388	396	402	403	399	397	397	397	+9

Table 19. Total number of local heritage assets

2010	2014	2016	2017	2018	2019	2020	2021	Gain/Loss
298	385	380	379	394	394	393	393	+95

Table 20. Total number of conservation areas

2010	2014	2016	2017	2018	2019	2020	2021	Gain/Loss
24	24	24	24	24	24	24	24	0

14. Minerals and Waste

Adopted Waste and Minerals Policies:

Local Plan: FMWN01, FMWN02, FMWN03, FMWN04

Leicester City Council and Leicestershire County Council Joint Waste Development Framework (WDF), adopted in 2009, defines the vision, objectives, and policies for the spatial aspects of waste reduction, re-use, and treatment. It also sets out development management policies that would apply to new development facilities to treat, recycle, and manage all types of waste.

The most recent waste management facility the Leicester City Council has added is located at 5 Gypsum Close. It is a Household & Commercial Waste Recycling Centre opened in 2015; the facility is operated by Leicester City Council and has a maximum waste tonnage of 50,000 tonnes per annum.

The amount of household waste produced within the city has increased with over 127,000 tonnes generated in 2019/20 and over 131,000 tonnes generated in 2020/21. The end destinations following management and treatment of the household waste are provided in Figure 12 and Table 21.

In 2019/20, 20.2% of Leicester's waste was recycled, 22% was composted or processed in an anaerobic digestion facility, 25.2% was sent for energy recovery, and 29.7% was disposed to landfill.

In 2020/21, 19.7% of Leicester's waste was recycled, 15.5% was composted or processed in an anaerobic digestion facility, 23.6% was sent for energy recovery, and 38.1% was disposed to landfill.

Over the 10-year period from 2011/12 to 2020/21, 21.4% of Leicester's waste was recycled, 18.2% was composted or processed in an anaerobic digestion facility, 28.7% was sent for energy recovery, and 30.5% was disposed to landfill.

Figure 12. Household Waste Distribution, 2011/12 - 2020/21

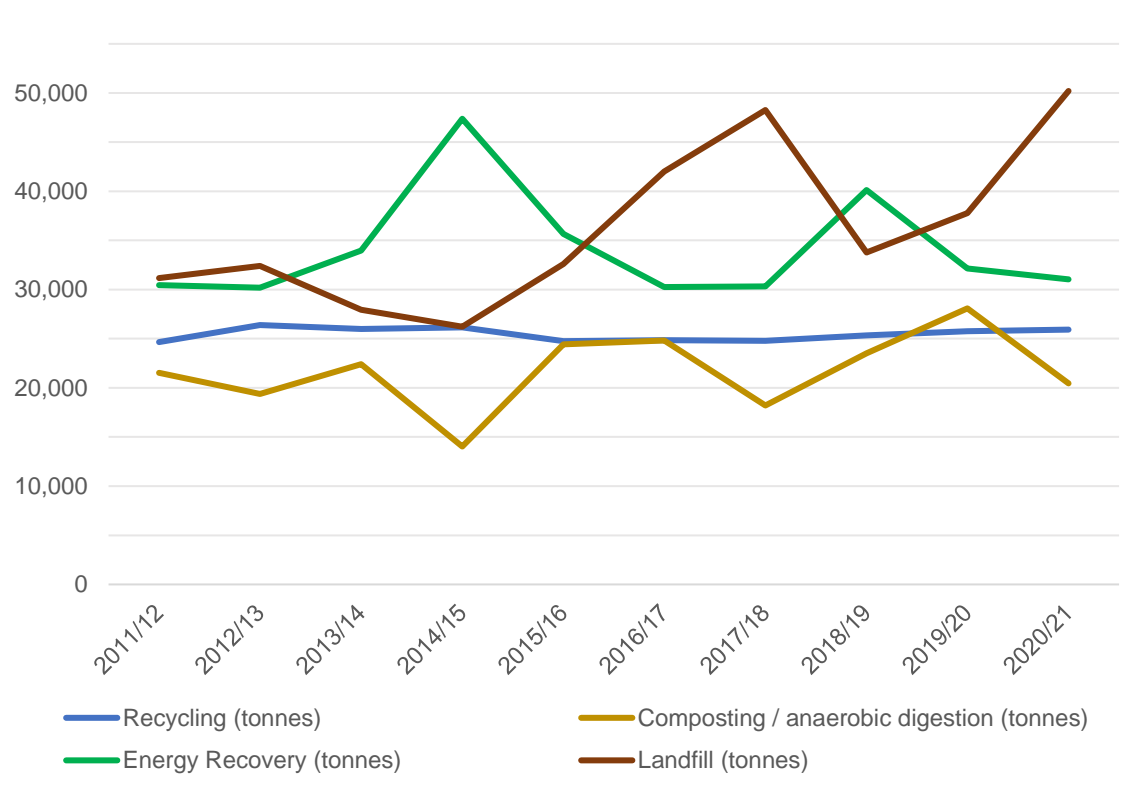


Table 21. Breakdown of Household Waste Distribution, 2011/12 - 2020/21

Year	Recycling (tonnes)	Composting / anaerobic digestion (tonnes)	Energy Recovery (tonnes)	Landfill (tonnes)	Annual Total (tonnes)
2011/12	24,658	21,515	30,437	31,167	107,777
2012/13	26,391	19,365	30,193	32,402	108,351
2013/14	25,980	22,402	33,958	27,945	110,285
2014/15	26,140	14,035	47,379	26,221	113,775
2015/16	24,753	24,426	35,656	32,605	117,440
2016/17	24,852	24,825	30,242	42,009	122,797
2017/18	24,788	18,195	30,327	48,267	123,059
2018/19	25,331	23,507	40,120	33,783	125,733
2019/20	25,767	28,087	32,145	37,787	127,429
2020/21	25,925	20,460	31,025	50,203	131,695
Total	254,585	216,817	341,482	362,389	1,188,341

There has been no production of primary won land aggregates during this monitoring period. The production of secondary and recycled aggregates is currently unknown. The Leicester City Council is currently preparing an emerging Waste and Minerals Local Plan which will look at the needs of the city.

Table 22. Production of primary land-won aggregates, 2010-2021

	Crushed Rock	Sand and Gravel
Primary Won Aggregates	0	0

7 Conclusion

This 2019 to 2021 Authority Monitoring Report provides the latest available data for a set of indicators identified in the Core Strategy and the Sustainability Appraisal and represents a significant refresh of the indicator set from previous AMRs.

Overall, it is considered the Local Plan is achieving most of its main objectives.

The report indicates that there have been positive developments during the monitoring period. Changes in law will need to be addressed in the emerging Local Plan. Linking these developments to particular policies can help to ensure future planning policies achieve sustainable development.

Elements that can be highlighted as positive:

- ☐ Significant progress has been made in progressing the new Local Plan
- ☐ The ongoing Connecting Leicester vision and programme has seen substantial investment in public and sustainable transport amounting to over £100m. This has included extensive new high-quality cycling and walking infrastructure, focussed in and around the City Centre and a dramatic improvement in the public realm through revitalised streets and new public squares and spaces.
- ☐ The total number of housing completions has surpassed the HDT requirement and the annual housing target of 1,280 dwellings was surpassed in 2018/19 and 2019/20.
- ☐ Housing completions on brownfield land continues to rise as a proportion of the total.
- ☐ Completion of the several segregated cycle pathways and schemes as well as the introduction of pop-up cycle lanes have had, and are anticipated to continue to have, a positive impact on cycling numbers.
- ☐ Per capita CO₂ emissions have continued to decline. More renewable energy technologies are being installed in Leicester (primarily solar PV panels) and generating an increasing amount of energy.
- ☐ 25 properties have been removed from the local Heritage at Risk Register and all are considered to be well-maintained and back in active use.

Matters to be addressed:

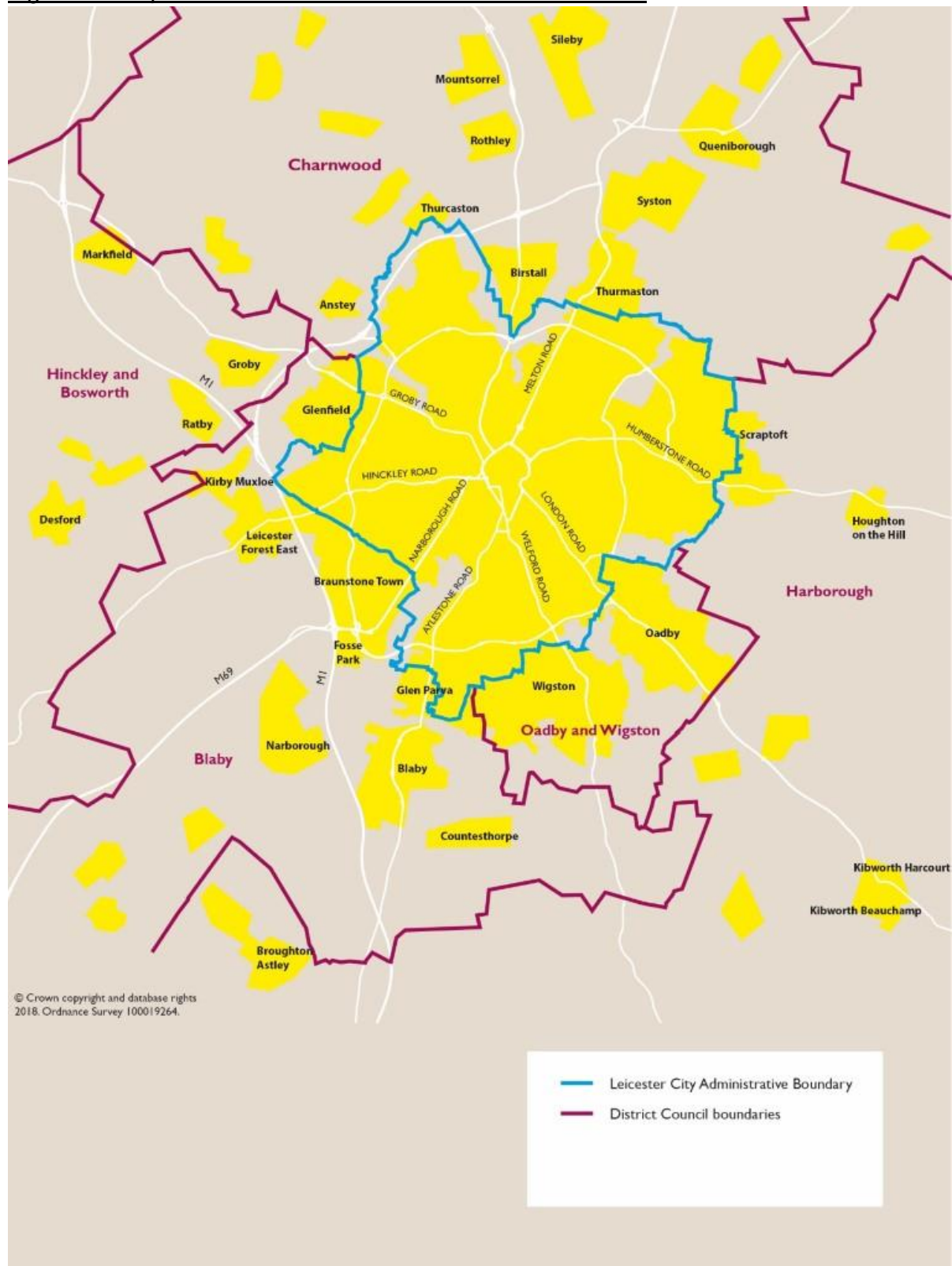
- ☐ In 2020/21, the number of housing completions fell below that required by the HDT for the year and below the annual housing target of 1,280 dwellings. The Government requirement placing a 35% uplift on local housing need calculations based on the standard methodology for large cities increases Leicester's local housing need to 2,291 dwellings per annum (36,656 over the plan period, 2020-36). This will mean that meeting the city's local housing need will be more difficult.
- ☐ There has been a significant loss in the total amount of employment floor space in the city. Industrial floorspace in Leicester is 96.4% occupied, indicating a lack of supply for businesses. This supply shortage has resulted in rising industrial rents for the past 10 years. There is also a shortage of high-quality office supply, especially in the city centre. Office take-up has been on a decline during this monitoring period.
- ☐ There has been a significant loss of 10,421sqm in retail floorspace in Leicester during the monitoring period. A significant portion of the retail floorspace gains and losses was granted permission for a flexible use meaning that a use other than class A1 (which was subsumed within Class E from September 2020) may be built.
- ☐ The amount of developer contributions received from S106 agreements in 2020/21 was significantly below previous years, likely due to the impact the Covid-19 pandemic has had on the construction and development industry.

- ☐ Bus patronage numbers declined severely during the monitoring period, making up between 10% and 40% of normal levels, due to the impacts of the Covid-19 pandemic and national and local lockdowns.
- ☐ Household waste produced within the city had been rising steadily before the monitoring period and continued to do so during the monitoring period.

8 Appendices

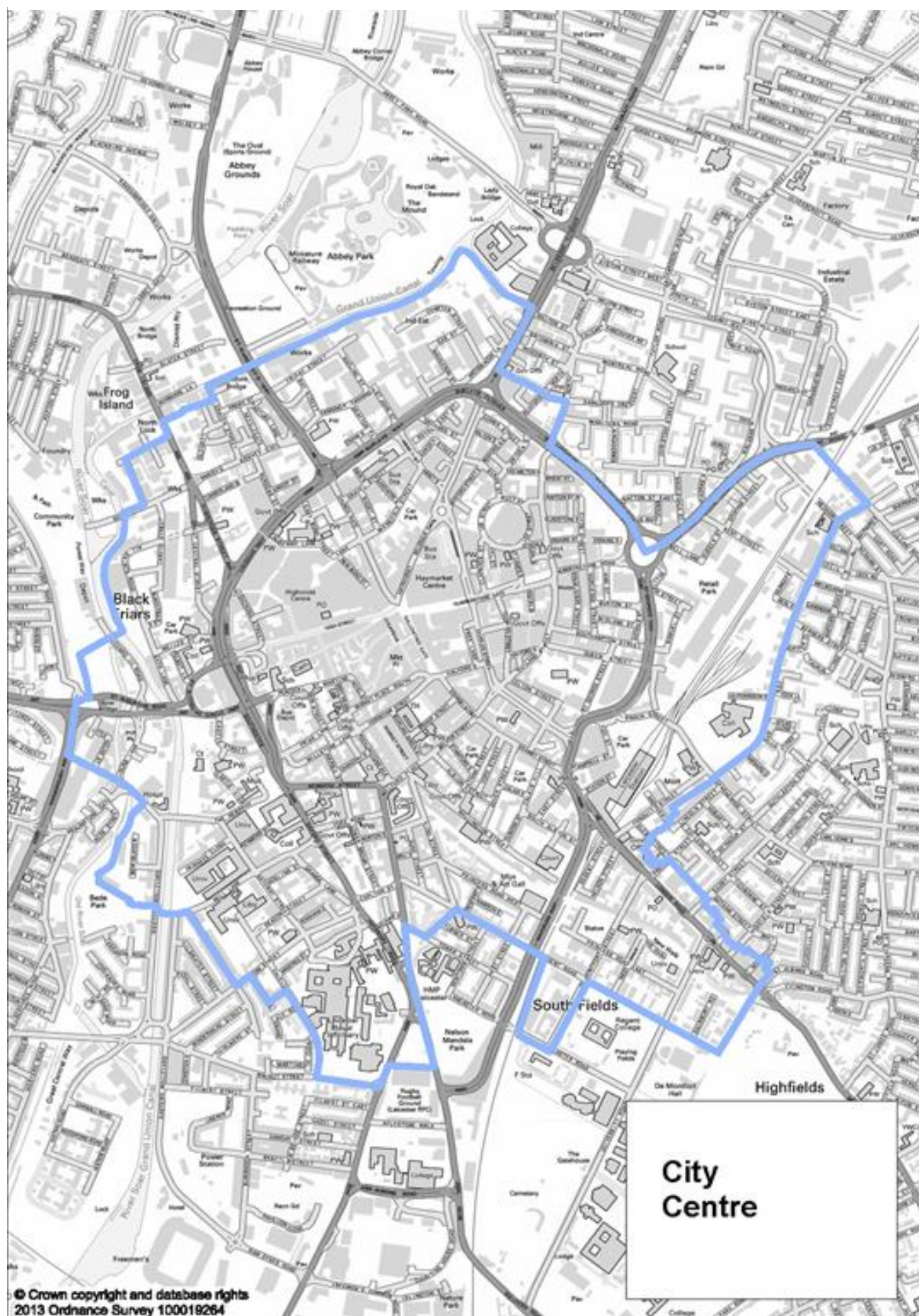
Appendix A – Regional location of Leicester

Figure 13. Map of Leicester in context of Leicester Urban Area



Appendix B – City Centre

Figure 14. Map of Leicester city centre



Appendix C – Local Development Scheme Timetable (2019-2021)

1) The Replacement City of Leicester Local Plan

Table 23. Timetable for the emerging City of Leicester Local Plan

Stage	Dates
Issues and Options	October 2014 to January 2015
Emerging Options consultation	July to December 2017
Draft local plan consultation (Reg. 18)	September 2020 to December 2020
Pre-Submission Consultation	October 2022
Submission	February 2023

2) Replacement Waste Local Plan

Leicester City Council has yet to agree a formal timetable for the replacement Waste Local Plan. However, the following is an indicative timetable.

Table 24. Replacement Waste & Minerals Local Plan timetable

Stage	Dates
Issues & Options and Call for Sites	November 2022
Draft Plan	November 2023
Pre-Submission	November 2024
Submission	March 2025
Adoption	Mid-2025

Appendix D – Local planning policy

Leicester City Core Strategy and saved City of Leicester Local Plan (2006) policies forming the statutory Leicester Development Plan.

Leicester City Core Strategy (2014)

Core Principles

- CS1 Location of Development
- CS2 Addressing Climate Change and Flood Risk
- CS3 Designing Quality Places

Creating Sustainable Communities

- CS4 Strategic Regeneration Area
- CS5 Ashton Green
- CS6 Housing Strategy
- CS7 Affordable Housing
- CS8 Existing Neighbourhoods
- CS9 Gypsy and Traveller and Showpeople Accommodation
- CS10 Employment Opportunities
- CS11 Retail Hierarchy
- CS12 City Centre
- CS13 Green Network
- CS14 The Transport Network
- CS15 Managing Demand for Car Use
- CS16 Cultural Strategy

Conserving the Environment

- CS17 Biodiversity
- CS18 Historic Environment

Management and Delivery of Development

- CS19 Infrastructure and Developer Contributions

Leicester Local Plan (2006)

Plan Strategy

- PS01 The Plan Strategy
- PS02 Regeneration and comprehensive Development
- PS03 Integrated Planning and Transport Strategy
- PS04 Strong City Centre Core
- PS05 Central Office Core (New Business Quarter)
- PS06 St. George's Residential and Working Community
- PS07 Waterside
- PS08 Science and Technology Based Business Park and Environs – Abbey Meadows
- PS09 Potential Development Areas (PDAs)
- PS09a Proposed PDA Uses Within the Strategic Regeneration Area
- PS09b Proposed Uses Outside the Strategic Regeneration Area
- PS10 Residential Amenity and New Development
- PS11 Protection from Pollution

Urban Design

UD06 Landscape Design

Special Policy Areas

SPA03 Offices for Financial and Professional Services

SPA04 Food and Drink Uses (Classes A3, A4 & A5) in the Central Shopping Core

SPA05 Development of Non-Retail Key City Centre Uses and Facilities

SPA09 Riverside Development

Access and Movement

AM01 The Impact of Development of Pedestrians and People with Limited Mobility

AM02 Cycling and Development

AM05 Buses and Development

AM11 Parking Provision with Non-residential Development

AM12 Residential Car Parking Provision

Housing

H01 New Housing Development Proposals

H03 Density

H05 Loss of Housing

H07 Flat Conversions and New Build Flats

H10 Retention of Larger Residential Properties

H16 Hotels, Hostels and Residential Institutions in Restricted Zones

Employment

E02 Key Employment Areas

E03 Primarily Employment Areas

E04 Business Parks

E05 Major Office Areas

E06 Primarily Office Areas

E15 Abbey Lane Research Business Park

E16 Sunningdale Road Waste Facility Site

Retailing

R02 Planning Conditions: Main Food Shop Development

R03 Local and District Shopping Centres

R05 Development for Food and Drink Purposes

Built Environment

BE10 Shopfront Design

BE11 Shopfront Security

BE16 Renewable Energy

BE20 Flood Risk

BE22 Outside Lighting

Green Environment

GE01 Sites of Special Scientific Interest

GE02 Sites of Importance for Nature Conservation, Local Nature Reserves and Regionally Important Geological Sites

GE03 Biodiversity Enhancement Sites

GE06 Protection of the Green Wedges
GE09 Green Space
GE16 Blackbird Road Playing Fields Policy Area
GE17 Powergen Land at Raw Dykes Road and Aylestone Road Sports Ground
GE18 Aylestone Policy Area
GE19 Allotments
GE20 St. Mary's Policy Area

Draft Leicester Local Plan 2019 – 2036

Vision for Leicester

VL01. Presumption in Favour of Sustainable Development

Strategy for Leicester

SL01. Location of Development
SL02. Strategic Site1: Western Park Golf Course (LCC owned)
SL03. Strategic Site 2: Land to the east of Ashton Green
SL04. Strategic Site 3: Land north of the A46 Bypass
SL05. Strategic Site 4: Land west of Anstey Lane
SL06. Strategic Site: General Hospital site

Housing

Ho01. Housing Allocations
Ho02. Housing Development on Unallocated Sites
Ho03. Housing Mix
Ho04. Affordable Housing
Ho05. Housing Densities
Ho06. Self-build/Custom Build
Ho07. Internal Space Standards
Ho08. Student Development
Ho09. Retention of Family Housing
Ho10. Houses in Multiple Occupation (HMOs)
Ho11. Hostels
Ho12. Gypsy, Traveller and Travelling Showpeople

Climate Change and Flood Risk

CCFR01. Sustainable design and construction for new developments
CCFR02. Delivering renewable and low carbon energy projects
CCFR03. Managing Flood Risk and Sustainable Drainage Systems (SuDS)

Health and Wellbeing

HW01. A Health and Active City
HW02. Health Impact Assessment (HIA)

Delivering Quality Places

DPQ01. Design Principles
DQP02. Tall Development
DQP03. Inclusive Design
DQP04. Landscape Design
DQP05. Backland, Tandem and Infill Development
DQP06. Residential Amenity

DQP07. Recycling and Refuse Storage
DQP08. Shopfronts and Security
DQP09. Signs and Banners
DQP10. Advertisement Hoardings
DQP11. Changing Places Facilities

Central Development Area

CDA01. Central Development Management Strategy
CDA02. New Development Within the Character Areas
CDA03. Uses Within Character Areas
CDA04. Uses within Abbey Meadows and Pioneer Park
CDA05. Uses in Other Regeneration Areas

Heritage

HE01. The Historic Environment
HE02. Archaeology

Culture and Tourism

CT01. Culture, Leisure and Tourism
CT02. Assets of Community Value
CT03. Protection of Public Houses (Class A4)
CT04. Great Central Railway Museum
CT05. Provision for Places of Worship

Employment

E01. General Economic Development Areas
E02. High Quality Economic Development Areas
E03. Professional Offices in New Walk and Old Town
E04. Pioneer Park
E05. Textile Area and Neighbourhood Employment Area
E06. St. Georges Cultural Quarter
E07. Employment: Support Strategies
E08. Vehicles Sales and Car Wash

Town Centre and Retail

TCR01. Hierarchy of Town Centres
TCR02. Supporting Sustainable Town Centres – Impact Assessments
TCR03. City Centre
TCR04. Central Shopping Core (Primary Shopping Area)
TCR05. Town Centre Uses in Town/District and Local Shopping Centres
TCR06. Development for Food and Drink Purposes
TCR07. Neighbourhood Parades
TCR08. Shopping Development Outside the Defined Shopping Centres
TCR09. Planning Conditions: Retail development outside of a defined centre

Appendix E – List of local planning policy documents

Leicester City Documents. Available at www.leicester.gov.uk

Documents

City of Leicester Local Plan 2006

Leicester City Council Core Strategy 2010

Local Development Scheme (2019-2021)

Waste core strategy and development control policies up to 2021 (October 2009)

Residential Amenity/Design Guide

Appendix F – Employment Applications

Table 25. List of applications approved from 1 April 2019 to 31 March 2021 resulting in a net LOSS of B1, B2, and B8 floorspace

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of B1 floorspace (sqm)	Net Loss of B2 floorspace (sqm)	Net Loss of B8 floorspace (sqm)	Total Net Loss of Employment floorspace	Year of Decision Date	Summary of Alternative Use
20202641	174 Fosse Road North	Fosse Road North Local Centre	Change of use of ground floor office (Class E(g)(i)) to hot food takeaway	57			57	2020/21	Commercial
20202530	7 University Road	Primarily Office Area	Notification of proposed change of use from office (Class E(g)(i)) to 9 flats	307			307	2020/21	Residential
20202437	1 Danvers Road	Narborough Road District Centre	Change of use from commercial, business and service (Class E(g)(iii)) to 9 flats on first and second floors and retail on ground floor	458			458	2020/21	Residential and Commercial
20202122	13 De Montfort Street	Primarily Office Area	Notification for change of use from office to 8 self-contained flats	200			200	2020/21	Residential
20201858	57A Braunstone Gate	Narborough Road District Centre	Notification of change of use of first and second floor from offices to four self-contained flats	40			40	2020/21	Residential
20201586	42 Market Place	Central Commercial Zone	Change of use of part of basement and ground floor from shop and first and second floors from office (Class E(g)(i)) to two self-contained flats	210			210	2020/21	Residential
20201559	65 Crest Rise, Unit 9	Employment Proposal Area	Change of use from industrial unit to cash & carry		1,716		1,716	2020/21	Storage & Distribution
20201380	1-3 Hydra Walk, Housing Office	Primarily Residential Area	Change of use from office (Class E(g)(i)) to two dwellinghouses	208			208	2020/21	Residential
20201186	42 Nugent Street	Primarily Residential Area	Notification of change of use from light industrial to one flat	30			30	2020/21	Residential
20201158	159 Charles Street, Pannell House	Central Commercial Zone	Notification of change of use from office to 54 self-contained flats	2,193			2,193	2020/21	Residential

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of B1 floorspace (sqm)	Net Loss of B2 floorspace (sqm)	Net Loss of B8 floorspace (sqm)	Total Net Loss of Employment floorspace	Year of Decision Date	Summary of Alternative Use
20200895	13-15 Belvoir Street	Central Commercial Zone	Notification of change of use of first, second, third and fourth floors from offices to 21 studio flats	950			950	2020/21	Residential
20200791	19-23 Burleys Way	Central Commercial Zone	Change of use of storage space and office accommodation, construction of third floor, and construction of single storey rear extension to create 42 flats	294		1,502	1,796	2020/21	Residential
20200743	2 Spinney Hill Road, Global House	Primarily Residential Area	Change of use of first floor from offices to two self-contained flats	90			90	2020/21	Residential
20200717	21 Rutland Avenue and buildings to Batten Street	Primarily Residential Area	Notification of demolition of existing industrial buildings at Rutland Avenue and Batten Street			3,500	3,500	2020/21	
20200679	32 Burgess Road	Primarily Employment Area	Change of use from general industrial to indoor skatepark		292		292	2020/21	Assembly & Leisure
20200477	105 London Road	London Road Local Centre	Change of use of first and second floor from office to one self-contained flat	132			132	2020/21	Residential
20200379	102 Vernon Road	Primarily Employment Area	Change of use from light industrial to two self-contained flats	159			159	2020/21	Residential
20200368	29 Albion Street & 22-32 Wellington Street, Wellington House	Primarily Office Area	Notification of proposed change of use from offices (Class B1(a)) to 105 flats (Class C3)	6,100			6,100	2020/21	Residential
20200337	61B Queens Road	Queens Road Local Centre	Notification of change of use from light industrial to one flat	50			50	2020/21	Residential
20200243	47 Cyprus Road	Primarily Residential Area	Notification of change of use from offices to 19 flats	467			467	2020/21	Residential
20200216	32-34 Charles Street	Central Commercial Zone	Change of use of first and second floors from offices to 10 flats	112			112	2019/20	Residential

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of B1 floorspace (sqm)	Net Loss of B2 floorspace (sqm)	Net Loss of B8 floorspace (sqm)	Total Net Loss of Employment floorspace	Year of Decision Date	Summary of Alternative Use
20200066	25A Cedar Road	Primarily Residential Area	Notification of change of use from light industrial to 10 flats	275			275	2020/21	Residential
20200047	61-63 Bardolph Street	Primarily Residential Area	Demolition of factory building (Class B1); Construction of five dwellinghouses	389			389	2020/21	Residential
20192447	50 Wembley Road, Leicester Distribution Park, Unit 5	Key Employment Area	Change of use from storage and distribution to members only warehouse club			4,750	4,750	2020/21	Sui Generis
20192430	33 Stonebridge Street	Primarily Residential Area	Part change of use of ground floor from manufacturing to shop		60		60	2019/20	Commercial
20192407	27-27A Millstone Lane, The Mill	Primarily Office Area	Notification of change of use of first, second, third and fourth floor from offices to 18 flats	674			674	2019/20	Residential
20192176	176-180 Loughborough Road	Primarily Residential Area	Change of use from Storage to Hotel			638	638	2020/21	Hotel
20192131	Flats 1, 2 and 3, 9 Pocklington's Walk; Flats 1 and 2, 1 Chancery Street; 3 Chancery Street; 7 Chancery Street; Flats 1 and 2, 8 Rupert Street; Flats 1 and 2, 10 Rupert Street; Flats 1 and 2, 12 Rupert Street; Flats 1 and 2, 14 Rupert Street	Primarily Office Area	Part-retrospective change of use from offices to 11 residential flats	1,031			1,031	2020/21	Residential

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of B1 floorspace (sqm)	Net Loss of B2 floorspace (sqm)	Net Loss of B8 floorspace (sqm)	Total Net Loss of Employment floorspace	Year of Decision Date	Summary of Alternative Use
20191990	3 Hill Street, Ground Floor Garage	Central Commercial Zone	Change of use of ground floor from vehicle repair garage to one flat		57		57	2019/20	Residential
20191904	65 Craven Street	Primarily Employment Area	Change of use from warehouse (Class B8) to general industrial (Class B2)			492	492	2019/20	General Industrial
20191869	Unit 5, 58 Friday Street	Potential Development Area	Change of use from industrial premises to car repair and maintenance garage, ancillary valet and storage area (Sui Generis)			47	47	2020/21	Sui Generis
20191815	171-173 London Road	Primarily Office Area / London Road Local Centre	Change of use offices to 18 flats	630			630	2019/20	Residential
20191813	8 De Montfort Street	Primarily Office Area	Retrospective application for change of use from offices to physiotherapy clinic		63		63	2019/20	Non-residential institution
20191562	3 Moore's Road	Primarily Residential Area	Demolition of storage unit (Class B8), construction of two storey building comprising 2 flats (2x2 bed) (Class C3)			88	88	2019/20	Residential
20191560	4, 4A & 4B Ireton Road	Primarily Residential Area	Change of use of 4 Ireton Road from light industry to two flats	93.2			93.2	2019/20	Residential
20191556	19 De Montfort Street	Primarily Office Area	Notification of change of use from offices to seven flats	210			210	2019/20	Residential
20191456	71 Harrow Road	Primarily Residential Area	Change of use from industrial to six flats	169.1			169.1	2019/20	Residential
20191452	46-48 Church Gate	Central Commercial Zone	Change of use of first, second and third floors (mixed uses) and construction of part infill first floor extension at side and alterations to form three houses in multiple occupation units	185			185	2019/20	Residential
20191394	166-168 London Road	Primarily Residential Area	Change of use from offices to 13 flats	452			452	2019/20	Residential

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of B1 floorspace (sqm)	Net Loss of B2 floorspace (sqm)	Net Loss of B8 floorspace (sqm)	Total Net Loss of Employment floorspace	Year of Decision Date	Summary of Alternative Use
20191359	92 Syston Street East, Leicester Urban Quarry	Employment Proposal Area	Retrospective application for change of use from storage (Class B8) to use for processing, sorting, recycling, and storing of construction & demolition waste using mobile plant (No use class)			9,500	9,500	2019/20	Sui Generis
20191327	107-111 Bridge Road	Primarily Employment Area	Change of use of second floor from general industrial to education/training centre		567.8		567.8	2019/20	Education
20191256	24 Rutland Street / Yeoman Street, Assurance House	Central Commercial Zone	Change of use of part of ground floor and all of first floor of the two-storey building facing Yeoman Street from office and construction of a two-storey extension to the roof to create two flats	125			125	2020/21	Residential
20191254	103 London Road	London Road Local Centre	Notification of proposed change of use of first and second floors from offices to 4 flats	135			135	2019/20	Residential
20191209	Imperial House, Ground & First Floor, St Nicholas Circle	Central Commercial Zone	Change of use from offices to assembly and leisure	1,222			1,222	2019/20	Assembly & Leisure
20191184	11 St Margaret's Way, Citygate House	Central Commercial Zone	Notification of proposed change of use from offices to 34 studios and 22 flats	2,487			2,487	2019/20	Residential
20191075	2A Leopold Road	Primarily Residential Area	Change of use from offices to two flats	56			56	2019/20	Residential
20191067	33 Wenlock Way	Key Employment Area	Change of use of part of storage and distribution (Class B8) to general industrial (Class B2)			298	298	2019/20	
20190944	65 Naseby Road	Primarily Residential Area	Change of use of warehouse to one (4-bed) dwelling			89	89	2019/20	Residential
20190925	68-70 Humberstone Gate	Central Commercial Zone	Retrospective application for change of use of second and third floors from offices to non-residential institution	610			610	2019/20	Non-residential institution

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of B1 floorspace (sqm)	Net Loss of B2 floorspace (sqm)	Net Loss of B8 floorspace (sqm)	Total Net Loss of Employment floorspace	Year of Decision Date	Summary of Alternative Use
20190903	19-19A Brentwood Road	Primarily Residential Area	Demolition of building and change of use from storage and one flat to six studios			112	112	2019/20	Residential
20190867	9-11 Cheapside & 1-5 Cank Street	Central Commercial Zone	Change of use of first and second floor from offices to student accommodation comprising two flats and six bedrooms with communal facilities	348			348	2019/20	Residential
20190864	23 De Montfort Street	Primarily Office Area	Change of use from offices on the ground floor and flats on first and second floor to student studio flats with communal spaces	136			136	2019/20	Residential
20190793	33-37 Gwendolen Road	Primarily Residential Area	Change of use from storage or distribution to builders' merchants			100	100	2019/20	Commercial
20190771	1 Pocklington's Walk	Primarily Office Area	Change of use from offices to hotel. Alterations to provide 38 ensuite hotel rooms with associated services	1,132.6			1,132.6	2019/20	Hotel
20190757	Wellington Street, Wellesley House	Central Commercial Zone	Notification of proposed change of use of offices to school	2,400			2,400	2019/20	Education
20190739	43 Gipsy Road, Land Adj	Primarily Residential Area	Demolition of workshop; construction of one dwelling		85		85	2019/20	Residential
20190735	65 Bedford Street South	Central Commercial Zone	Change of use of part of third floor from industrial to restaurant/cafe (shisha bar)		106		106	2019/20	Food & Drink
20190685	26-28 Talbot Lane	Central Commercial Zone	Notification of proposed change of use from offices to 5 flats	310			310	2019/20	Residential
20190546	133 Loughborough Road, Rear of	Primarily Residential Area	Change of use of first floor office of annexe building to flat	70			70	2019/20	Residential
20190543	South Albion Street, New Albion House	Central Commercial Zone	Notification of proposed change of use of offices (Class B1) to school (Class D1)	7,268			7,268	2019/20	Education

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of B1 floorspace (sqm)	Net Loss of B2 floorspace (sqm)	Net Loss of B8 floorspace (sqm)	Total Net Loss of Employment floorspace	Year of Decision Date	Summary of Alternative Use
20190515	Abbey Meadows, Rocket Studios	Strategic Regeneration Area	Demolition of existing industrial buildings; Residential development comprising 16 dwellings (6 x 2-bedroom, 6 x 3-bedroom, 4 x 4 bedroom) (Class C3), access roads, car parking, landscaping, and associated works	2,044			2,044	2019/20	Residential
20190507	21 De Montfort Street	Primarily Office Area	Notification of change of use from offices to 23 flats	880			880	2019/20	Residential
20190457	5 High Street, Evington	Primarily Residential Area	Retrospective application for change of use from office to house	97			97	2019/20	Residential
20190449	Fleet Street, Fleet House	Central Commercial Zone	Notification of proposed change of use from offices to 155 flats	5,000			5,000	2019/20	Residential
20190416	Oakland Road, Clarendon Business Park, Unit 4	Primarily Employment Area	Change of use from motor repair garage (Class B2) to motor repair garage and mot testing centre (Sui Generis)		249		249	2019/20	
20190277	44-46 Ruby Street	Primarily Residential Area	Demolition of storage warehouse (Class B8) and flats (2 x 1 bed); construction of seven terraced dwellings			305	305	2019/20	Residential
20190272	95 Humberstone Gate	Central Commercial Zone	Conversion of basement and first, second and third floors from offices (Class B1(a)) to 3 x student cluster flats (1 x 6 bed, 2 x 8 bed) and communal spaces (Sui Generis)	734.5			734.5	2019/20	Residential
20190171	Evelyn Drive, Faircharm Industrial Estate, Unit 36 First Floor	Potential Development Area	Change of use from light industrial to gym	368			368	2019/20	Assembly & Leisure
20190128	12 Kingsley Street, Ground Floor	Primarily Employment Area	Retrospective change of use of ground floor from light industrial to life coaching and photography studio and workshops and activities space	128			128	2019/20	Recreation & Leisure

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of B1 floorspace (sqm)	Net Loss of B2 floorspace (sqm)	Net Loss of B8 floorspace (sqm)	Total Net Loss of Employment floorspace	Year of Decision Date	Summary of Alternative Use
20182804	28 Regent Road, Units 1a-1b Carlton House	Primarily Office Area	Change of use from office to dental surgery	44			44	2019/20	Non-Residential Institution
20182564	12-16 De Montfort Street	Primarily Office Area	Change of use from offices to student flats	588			588	2019/20	Residential
20182408	721A Aylestone Road	Aylestone Village Local Centre	Change of use from office to two duplex flats	68			68	2019/20	Residential
20182382	118A Vernon Road, First Floor	Primarily Employment Area	Change of use from factory to gym		145.4		145.4	2019/20	Assembly & Leisure
20182287	36A Cyprus Road	Primarily Residential Area	Change of use of the ground floor from general industrial to gym		335		335	2019/20	Assembly & Leisure
20182111	132-140 Highcross Street and rear of 61 Great Central Street	Central Commercial Zone	Demolition of existing light industrial units. Construction of five, six and eight storey mixed-use development comprising 98 flats (21 x studio flat; 62 x one-bed; 15 x two-bed) with associated amenity space, cycle storage, servicing, plant, and access (Use Class C3); two ground floor commercial units (Use Class B1/D1); electricity substation; loading bay to highway	505			505	2020/21	Residential
20181361	40-48 Belvoir Street	Central Commercial Zone	Change of use of part first, second and third floors from warehouse to 13 flats			716	716	2019/20	Residential
20171959	17-19 and 21 Southampton Street	Central Commercial Zone	Demolition of factory; construction of six storey block with 3 ground floor workspaces (Class B1) and 29 flats (9 x studios, 10 x one-bed and 10 x two-bed) (Class C3) on the upper floors	270			270	2019/20	Residential
TOTALS				43,191.4	3,676.2	22,137	69,004.6		

Table 26. List of applications approved from 1 April 2019 to 31 March 2021 resulting in a net GAIN of B1, B2, and B8 floorspace

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of B1 Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Year of Decision	Summary of Previous Use
20210196	44 Scudamore Road	Key Employment Area	Construction of detached canopy at rear of warehouse and distribution site (Class B8)			400	400	2020/21	
20202464	130 Halkin Street	Primarily Residential Area	Application for the construction of single storey extension to the front of a vehicle repair garage (Class B2)		126		126	2020/21	
20202195	14 Francis Street	Allendale Road/ Francis Street Local Centre	Construction of single storey extension at rear of office (Class E(g)(i))	73.2			73.2	2020/21	
20201559	65 Crest Rise, Unit 9	Employment Proposal Area	Change of use from industrial unit to cash & carry			1716	1716	2020/21	General Industrial
20201454	16 East Park Road	Primarily Employment Area	Construction of single storey extension at side of industrial building (Class B2)		36		36	2020/21	
20201252	23 East Park Road	Primarily Employment Area	Construction of canopy to the side of building (Class B8)			85.4	85.4	2020/21	
20201213	Sunningdale Road, Leicester Distribution Park	Key Employment Area	Construction of four storage and distribution units with associated yards, car parks and landscaping			13,935.50	13,935.50	2020/21	
20200779	105 Barkby Road	Key Employment Area	Construction of two storey side extension; single storey rear extension		375		375	2020/21	
20200750	78-88 Cobden Street	Key Employment Area	Construction of single storey extension at front; installation of chiller unit at front (Class B2)		7.4		7.4	2020/21	

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of B1 Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Year of Decision	Summary of Previous Use
20200644	57 Rutland Street, Leicester International Complex	Central Commercial Zone	Conversion and external alterations to former Hotel Building to provide student accommodation (sui generis), (425 x studio flats and 10 x 5-bed flats to accommodate 475 students); gym; cafe; creative workspace/office; together with associated landscaping and loading bay to Humberstone Road	828			828	2020/21	Hotel
20200434	551 Aylestone Road	Primarily Employment Area	Change of use from dwelling-house to office on ground floor and hair salon on first and second floor	65			65	2020/21	Residential
20200405	350 Melton Road, at rear	Primarily Employment Area	Construction of single storey building to form four light industrial units (Class B1); car and cycle parking; alterations to vehicle access	942			942	2020/21	
20200390	123 Cobden Street	Key Employment Area	Retrospective application for external fridge building unit and relocation of boiler unit (Class B2)		170		170	2020/21	
20200298	1A Elmfield Avenue	Primarily Residential Area	Construction of single storey extension at front of Office (Class B1a)	4			4	2020/21	
20200202	31 Wenlock Way	Key Employment Area	Construction of a first-floor extension at side; alterations to manufacturing premises (Class B2)		114		114	2019/20	
20200102	41 King Street, Pilot House	Primarily Office Area	Change of use of north-east section of Pilot House from mixed use to offices	2702			2702	2019/20	Mixed
20200056	35 Millstone Lane, Lionel House	Primarily Office Area	Use of ground floor as office (Class B1(a))	43.1			43.1	2020/21	

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of B1 Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Year of Decision	Summary of Previous Use
20200046	1 Dysart Way	Primarily Employment Area	Change of use of car repair garage (including MOTs) to warehouse/manufacturing			1,560	1,560	2019/20	General Industrial
20200022	23A Lancaster Street	Primarily Residential Area	Construction of first floor extension to front of property; Alterations (Class B2)		195		195	2020/21	
20192156	56 Burleys Way, Abbey House	Central Commercial Zone	Notification of change of use of ground floor from shop to offices	480			480	2019/20	Commercial
20192148	Before 6 Sylvan Avenue	Primarily Employment Area	Change of use from community education centre (Class D1) and vacant land (no use class) to general industrial (Class B2)		197.3		197.3	2019/20	Non-residential Institution
20192102	115 Abbey Park Road, Land Adjacent	Strategic Regeneration Area	Construction of 2 - 4 storey building comprising 72 flats (20 x studios, 51 x 1 bed, 1 x 2 bed) (Class C3) ancillary areas and offices, associated works and infrastructure	283			283	2020/21	
20191904	65 Craven Street	Primarily Employment Area	Change of use from warehouse (Class B8) to general industrial (Class B2)		492		492	2019/20	Storage and Distribution
20191413	125A-125B Barkby Road	Key Employment Area	Construction of detached single storey general industrial unit (232 sqm) (Class B2)		232		232	2019/20	
20191390	42 Belgrave Gate, former ABC Cinema	Central Commercial Zone	Construction of 126 residential apartments (81 x 1 bed and 45 x 2 bed) (Class C3) and retail / office units to the ground floor (Class A1, A2, A3 and B1) block facing Belgrave Gate 5 storeys, blocks facing new road 5, 7 and 9 storeys, block facing Mansfield St 9 storeys. car parking and bin storage	480			480	2020/21	

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of B1 Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Year of Decision	Summary of Previous Use
20191339	160 Belgrave Road, Belgrave Commercial Centre, Units 21-24 aka 19-22	Belgrave Road District Centre	Construction of single and two-storey building for ground floor retail with ancillary storage above (Class A1) and offices (Class B1)	62.9		239	301.9	2019/20	
20191303	50 Main Street Evington	Evington Village Local Centre	Change of use from shop to office	379			379	2019/20	Commercial
20191273	75 Exploration Drive	Proposed Business Park	Construction of research and development workspace building (Class B1(b))	2543			2,543	2019/20	
20191081	2-6 Pocklington's Walk	Central Commercial Zone	Demolition of existing boundary wall; development of site with a 4-storey office building (Use Class B1)	935			935	2020/21	
20191067	33 Wenlock Way	Key Employment Area	Change of use of part of storage and distribution (Class B8) to general industrial (Class B2)		298		298	2019/20	Storage and Distribution
20191060	551 Aylestone Road	Primarily Employment Area	Change of use from dwelling-house to office and hair salon	120			120	2019/20	Residential
20191005	101 Weymouth Street	Primarily Residential Area	Construction of single storey extension at rear of workshop used for pressing of knives (class b2)		29		29	2019/20	
20190992	Silver Street, Silver Arcade	Central Commercial Zone	Change of use of first and second floor from retail to office	602.5			602.5	2019/20	Commercial

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of B1 Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Year of Decision	Summary of Previous Use
20190541	Progress Way	Key Employment Area	Details of appearance, landscaping, layout, and scale being matters reserved for mixed use development comprising warehouse (3 units) with ancillary trade counters (Class B8) and 1 restaurant and 1 restaurant with drive through facility (Class A3/A5). Approved under outline permission 20172543. Partial discharge of conditions 5 (drop kerbs), 7 (footway crossings), 8 (cycle parking), 10 (layout of car park/loading areas), condition 11 (CMS), 12 (ground conditions), 15 (LEMP), 18 (ecology survey) and 21 (SUDS) attached to 20172543			1,590	1,590	2019/20	
20190536	21 Nedham Street, Lesta Packaging PLC	Primarily Employment Area	Demolition of existing warehouse (Class B8); construction of warehouse (Class B8)			2,280	2,280	2019/20	
20190302	3A Sandown Road, The Coach House	Primarily Residential Area	Change of use from house to office	142			142	2019/20	Residential
20190290	200 Madeline Road, Charnwood Bakery	Key Employment Area	Construction of plant room to north side of factory (Class B2)		156.2		156.2	2019/20	
20190228	3 Wenlock Way	Key Employment Area	Construction of single storey extension at side of factory (Class B2)		105		105	2019/20	

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of B1 Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Year of Decision	Summary of Previous Use
20190216	Tithe Street (part of former Shield Engineering)	Primarily Employment Area	Construction of light industrial building (Class B1)	899			899	2019/20	
20190215	4 Leycroft Road, PepsiCo International Limited		Retrospective application for construction of single storey extension to rear of industrial unit (Class B1)		41		41	2019/20	
20190181	81 Constance Road	Primarily Employment Area	Construction of first floor extensions to the rear; installation of eight roof lights; alterations (Class B2)		100		100	2019/20	
20190153	Marlow Road, Land Adjacent to Unit A	Potential Development Area	Construction of single storey workshop unit (Class B1)	57			57	2019/20	
20182431	Site bound by All Saints Road/ Bath Lane/ Jarvis Street and Ruding Street	Central Commercial Zone	Redevelopment of site for student accommodation (Sui Generis) (462 bedrooms) and 184 residential apartments (Class C3) (31 x studios, 101 x 1 bed, 52 x 2 bed), together with 100 sq. m of flexible commercial space (Classes A1, A2, A3, A4, A5, B1, D1 and D2), ground level car parking, associated ancillary works and landscaping	50			50	2019/20	

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of B1 Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Year of Decision	Summary of Previous Use
20182094	Corporation Road, former John Ellis College site	Proposed Business Park	Full application for the development of a part four, part five storey building to provide 4,629 sqm collaborative research and business floorspace (Class B1/D1), associated hard and soft landscaping, car parking and access and outline application for the development of two further phases, comprising up to 20,000 sqm of Class B1/D1 floorspace arranged within buildings of up to 18.5 metres in height including access, all other matters reserved (Class B1/D1)	4,629			4,629	2019/20	
TOTALS				16,319.7	2,673.9	21,805.9	40,799.5		

Appendix G – Retail Applications

Table 27. List of applications approved from 1 April 2018 to 31 March 2019 resulting in a net GAIN of A1 floorspace

Application	Address	Description	Area
20182741	198 Melton Road	Change of use from financial and professional services (Class A2) to shop (Class A1)	Belgrave Road District centre (Belgrave)
20181372	Belgrave Road, site of former Sainsbury's	Hybrid application for refurbishment of the existing retail store, erection of a 2/3 storey retail and leisure development (use classes A1, A2, A3, A4, A5, and D2) with 18 apartments above (use class C3), and a standalone retail/ restaurant unit (use classes A1/A3/A5), with access, carparking, landscaping and associated works (full), and erection of a sub-divisible employment unit (use classes B1/B2/B8) with access, car parking and associated works (outline) (Section 106 and Section 278 agreements)	Belgrave Road District centre (Belgrave)
20181687	St Georges Way, St Georges Retail Car Park, Unit 7B	Installation of mezzanine floor to shop (class A1)	Out of centre (Wycliffe)
20171913	35 Rutland Street, Carron Building	Change of use of basement and ground floor from light industrial (Class B1(c)) to retail (Class A1), Financial and professional services (Class A2), Café/ restaurant (Class A3), Offices (Class B1(a)), Non-Residential institutions (Class	Edge of centre (Castle)

		D1) and assembly and leisure (Class D2); two storey extension on top of building and change of use of upper floors from light industrial (Class B1(c)) to offices (Class B1(a)), non-residential institutions (Class D1) and assembly and leisure (Class D2); Alterations (amended plans dated 2/8/2018 & 28/8/2018)	
20181469	9 Churchgate	Change of use to ground floor from public house (Class A4) to create two retail units (Class A1); Shopfronts; alterations.	Central shopping core (Castle)
20172335	182 Belgrave Road	Change of use from printing works (Class B2) to 4 retail units (Class A1) on ground floor; 14 flats (6 X 1 bed, 6 X 2 bed, 2 X 3 bed) (class C3) on 1st to 4 th floor; alterations (amended plans received 9/3/18) (subject to section 106 unilateral undertaking)	Belgrave Road/ Melton Road District Centre (Belgrave)
20171868	64-66 Humberstone Gate	Partial demolition of existing building to retail building façade and construction of 5/6 storey building to provide 42 residential flats (1 X studio, 13 X 1 bed, 28 X 2 bed) (Class C3) and 2 ground floor retail units (Class A1) with associated external alterations (Amended plans)	Central shopping core (Castle)

*Table 28. List of applications approved from 1 April 2018 to 31 March 2019 resulting in a net **LOSS** of A1 floorspace*

Application	Address	Description	Area
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20190166	63 Market Place	Change of use from retail (Class A1) to storage (Class B8)	Central Shopping Core
20182528	24-26 Market Place	Change of use of part of ground floor from retail (class A1) to either retail (class A1), financial and professional service (class A2), restaurant/ café (class A3), drinking establishment (class A4) or hot food takeaway (class A5)	Central shopping Core
20182526	24-26 Market Place	Change of use of part of the ground floor and first floor from retail (class A1) and office (class B1(a)) to either shop (class A1), financial and professional service (class A2), restaurant & café (class A3), Drinking establishment (class A4) or hot food takeaway (class A5) to form separate unit fronting Cank Street	Central shopping core
20182478	36 Market Street, Former Fenwick Building	Change of use of class A1 Retail shop to: (basement) classes A1 retail, A2 financial and professional services, A3 restaurant/cafe, B1 office, C1 serviced apartments including ancillary gym; (ground floor) Classes A1, A2, A3, B1, C1 Including ancillary reception/ bar; (first, second, third floors) Class C1. Fourth and fifth floor extensions to provide roof top and C1. Alterations.	Central shopping Core
20182480	10-12 St Martins Square (Units 12 & 13)	Change of use from shop (Class A1) to restaurant (Class A3); construction of single storey extension and first floor	Central shopping core

		extension at rear: shopfront; alterations.	
20181694	92 Evington Road	Demolition of building; Construction of three storey building comprising two ground floor retail units (Class A1) and two residential units for house in multiple occupation (5 persons) (Class C4), Alterations	Edge of centre, (Stoneygate)
20181585	2-4 St Georges Way	Construction of single storey extension to roof to provide additional office space (Class B1(a)); rear extension to second and third floors; single storey extension to rear of ground floor; change of use of ground floor from basement retail and uses and uses ancillary to retail (class A1) to restaurant and ancillary to restaurant (Class A3); replacement windows; alterations (amended 17.09.18)	Central Shopping Core
20171126	47-55 Northgate Street	Construction of five and six storey building: Retail unit (Class A1 /A3) on ground floor, 69 apartments on part of ground floor and all of floors 1-5 (36 X 1bed, 33 X 2bed) (Class C3); Parking (amended plan) (Subject to S106 Unilateral undertaking)	Out of centre (Abbey)
20180977	58A London Road, First floor	Change of use of first floor from retail (Class A1) To beauty salon (sui generis) (amended plans received 04/07/2018)	London Road Local Centre (Stoneygate)
20181026	17-25 East Street	Change of use of basement and ground floor from retail (Class A1) to assembly and leisure	Edge of centre (Castle)

		(Class D2); alterations details received 17/07/2018)	
20180025	6-8 Fletcher Mall, First Floor	Change of use of first floor from retail (Class A1) to restaurant /hot food takeaway (classes A3/A5) to form extension to existing restaurant and hot food take-away at ground and first floors at 10-12 Fletcher Mall.	Beaumont Leys Town Centre, (Beaumont Leys)