

Appendix 7 – Neighbourhood Parade Matrix

The information in this document has been used to support the preparation of the Local Plan. If you need assistance reading this document, or require it in a different format, please contact us via email.planning.policy@leicester.gov.uk or call on 0116 454 0085.

Neighbourhood Parade Matrix

Neighbourhood Parades Review																														
No.	Centre	Current Classification	No of units	Facilities				ATM		Multiples		Composition and Vacancies												Total Score	Nexus Analysis	Policy Recommendation	Boundary Recommendation			
				Convenience Store(s)	Pharmacy	Post Office	Facilities Points	ATM	ATM Score	National Operators	National Operators Score	Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)	Vacancies No.	Vacancies (%)					Vacancies Score	Miscellaneous No.	
1	Aylestone Road/ Hazel Street	Neighbourhood Parade	5	1	0	0	4	0	0	0	0	0	1	20%	0	0%	2	40%	1	20%	0	0%	1	20%	4	1	8	Small neighbourhood parade, with convenience store. Further unit has been converted to residential and now excluded from analysis. Sandwich shop appears to have recently closed. Parking is limited in the area, which may impact on the performance of the centre. Limited footfall observed at the time of visit.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Recommended that the unit to the north of the Aylestone Road and Hazel Street junction is removed as now in residential use.
2	Aylmer Road	Neighbourhood Parade	4	1	0	1	8	1	3	0	0	3	75%	0	0%	1	25%	0	0%	0	0%	0	0%	6	0	17	Small neighbourhood parade, with three of the four units occupied by convenience stores. One of these (Gill's Stores) also accommodates a Post Office concession.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.	
3	Barley Croft centre	Neighbourhood Parade	6	1	0	1	8	0	0	1	4	2	33%	0	0%	3	50%	0	0%	0	0%	1	17%	4	2	16	Small neighbourhood parade which does not integrate particularly well with neighbouring residential dwellings (there is no natural surveillance). Even units which are open has shutters down at the time of visit.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study	
4	Beaumont Lodge	Neighbourhood Parade	6	1	1	1	12	1	3	0	0	2	33%	1	17%	2	33%	1	17%	0	0%	0	0%	6	2	21	Small, well used centre with adjacent car parking. Good mix of shops and services. Medical centre and community centre are located to the rear of the main retail parade.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study	
5	Bede Park	Neighbourhood Parade	10	1	1	0	8	1	3	1	2	2	20%	1	10%	6	60%	0	0%	1	10%	0	0%	6	0	19	Well used centre catering for student population, with a diverse range of convenience and leisure service units located within the boundary. These include a Tesco Express convenience store (with ATM) four takeaways, an off licence and a deli. Additionally, just to the north of the centre is a barber and estate agency.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study (Recommended that the boundary is extended to incorporate additional units directly to the north and south)	
6	Belgrave Boulevard	Neighbourhood Parade	7	1	1	0	8	1	3	2	4	1	14%	1	14%	5	71%	0	0%	0	0%	0	0%	6	0	21	Small parade which accommodates a McColl's convenience store and a large KFC restaurant (with drive thru).	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.	
7	Burnham Drive	Neighbourhood Parade	7	1	0	0	4	1	3	1	2	3	43%	0	0%	2	29%	2	29%	0	0%	0	0%	6	0	15	Small parade of shops with Premier convenience store being the largest unit. Surrounded by residential dwellings and seems well used.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.	

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8	East Park Road (South)	Neighbourhood Parade	10	1	1	0	8	0	0	0	0	2	20%	2	20%	4	40%	2	20%	0	0%	0	0%	6	0	14	Linear neighbourhood parade with a relatively broad range of uses. Anchored by convenience store and pharmacy. Benefits from a good level of passing traffic and footfall.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
9	Fosse Road South/ Hinckley Road	Neighbourhood Parade	9	1	1	0	8	0	0	0	2	22%	1	11%	3	33%	2	22%	0	0%	1	11%	4	0	12	Parade which is anchored by Europa supermarket and Merry Monarch public house. A further large unit is occupied by the Baking Company.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.	
10	Fullhurst Avenue	Neighbourhood Parade	9	1	1	1	12	1	3	1	2	1	11%	1	11%	4	44%	2	22%	0	0%	1	11%	4	1	21	Centre comprises small-scale units to the south-west of Fullhurst Avenue, which include Ladbrokes bookmaker, barber, convenience stores, post office and two take-aways. To the north-east are a health centre, pharmacy and KFC restaurant.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study (recommend that the health centre, pharmacy and KFC restaurant are included).
11	Gervas Road	Neighbourhood Parade	6	1	0	0	4	1	3	0	0	2	33%	0	0%	2	33%	1	17%	0	0%	1	17%	4	0	11	Small scale neighbourhood parade, which serves a walk-in catchment. Properties would benefit from investment and improved maintenance. The Mayflower pub is completely derelict and the site benefits from outline planning permission (reference 20172096) which provides for its redevelopment for housing.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Recommended that the Mayflower public house be excluded from the boundary.
12	Guthridge Crescent	Neighbourhood Parade	5	1	0	0	4	0	0	0	2	40%	1	20%	2	40%	0	0%	0	0%	0	0%	6	0	10	Small scale neighbourhood centre. Two convenience stores, a café, a takeaway and a craft shop. An additional unit appears to have been converted to a residential dwelling.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.	
13	Harrison Road	Neighbourhood Parade	12	1	0	0	4	1	3	0	5	42%	1	8%	0	0%	5	42%	1	8%	0	0%	6	1	13	Neighbour centre tightly embedded in residential area. Meets day to day needs, including some relatively specialist retailers. Units are small as converted terraced dwellings. Community uses (including sports centre, library and community centre) are located a short distance to the west, but do not function as part of the same centre in practice.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study	

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14	Heyford Road	Neighbourhood Parade	5	1	0	0	4	1	3	1	4	1	20%	0	0%	2	40%	0	0%	0	0%	2	40%	2	0	13	Small, purpose built (circa 1970s) parade. Would benefit from investment and refurbishment. ATM inside Best One store. PDSA pet hospital occupies relatively new premises over the road which could be incorporated within the boundary.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
15	Humberstone Road/ Farringdon Road	Neighbourhood Parade	12	1	0	0	4	1	3	0	0	3	25%	2	17%	1	8%	2	17%	1	8%	3	25%	2	1	9	Commercial properties are in a relatively poor state of repair and there are a number of vacant units. In addition to the recorded vacancies, a further two units (fishmonger and clothes shop) were closed at the time of visit and may be vacant in practice. The parade is located on a busy main road and car parking opportunities are limited.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study
16	Humberstone Village	Neighbourhood Parade	8	1	0	0	4	0	0	0	0	1	13%	1	13%	1	13%	2	25%	0	0%	3	38%	2	1	6	Small neighbourhood parade which is anchored by Humberstone Store. Purpose built with flats above. There were three vacant units at the time of our visit, which has an impact on the parade's vitality and viability. The Humberstone public house and Royal British Legion are located to the west of the parade.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Recommend that the boundary is extended to include the Humberstone public house and Royal British Legion premises.
17	Lanesborough Road	Neighbourhood Parade	7	0	0	0	0	0	0	0	0	1	14%	0	0%	4	57%	1	14%	0	0%	1	14%	4	0	4	Small neighbourhood centre, with no national multiples of convenience store anchor (there is a newsagent). Some parking outside. The Owl and Pussycat public house is across Lanesborough Road. However, due to the separation and highway, it is not thought that the pub acts as part of the centre in practice.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
18	Nicklaus Road	Neighbourhood Parade	4	1	0	0	4	0	0	0	0	2	50%	0	0%	2	50%	0	0%	0	0%	0	0%	6	0	10	Small, purpose-built parade. Meets very local needs. Well maintained but very quiet at time of visit. Close to school and may benefit from trade at drop-off and pick-up.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
19	Norwich Road	Neighbourhood Parade	5	1	1	0	8	0	0	0	0	1	20%	1	20%	1	20%	1	20%	0	0%	1	20%	4	0	12	Purpose-built parade with flats on top. Anchored by small grocery store and pharmacist.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
20	Ryder Road (Braunstone Frith)	Neighbourhood Parade	4	1	0	0	4	1	3	1	4	1	25%	0	0%	3	75%	0	0%	0	0%	0	0%	6	0	17	Modern purpose-built parade. ATM provided on outside of Tesco Express store. Other three units are all takeaways.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.

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																													Relatively large car parking area and busy on day of visit.		
21	Saint Saviours Road (East)	Neighbourhood Parade	4	1	0	0	4	1	3	0	0	2	50%	0	0%	1	25%	0	0%	1	25%	0	0%	6	0	13	Very small scale parade comprising terraced properties. Two convenience stores, only one of which was open at the time of our visit on the morning of 20 May 2021. However, the other store is in good state of repair with ATM in use (as such, we believe that the retail unit remains generally occupied and trading).	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.		
22	Sharmon Crescent	Neighbourhood Parade	3	1	0	0	4	0	0	1	4	2	67%	0	0%	1	33%	0	0%	0	0%	0	0%	6	1	14	Purpose-built parade (circa 1970s), which is anchored by Co-op foodstore. Also contains independent convenience store, pub and community centre.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.		
23	Southfields Drive	Neighbourhood Parade	10	1	0	1	8	1	3	1	2	2	20%	0	0%	4	40%	3	30%	0	0%	1	10%	6	0	19	Parade which is focused around local needs. Functional appearance. General amenity impacted by vacant school sites which separates two commercial areas and vacant larger unit (formerly convenience store). There are three additional commercial units to the east (comprising a comparison goods retailer and two retail service operators) which could form an extension to the parade.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study, potential to remove 111 Southfields Drive from boundary as this unit now appears to be residential in use.		
24	Walnut Street	Neighbourhood Parade	3	1	0	0	4	1	3	1	4	1	33%	0	0%	2	67%	0	0%	0	0%	0	0%	6	0	17	Four units appear to have been demolished and this area is now dedicated to car parking. The three units comprise a bar (the F Bar), a convenience store (Premier) and a sandwich shop (Yo! Sandwich). Given the very limited offer, we do not believe that Walnut Street needs to be formally recognised as a Neighbourhood Centre.	Very limited role and recommend that it is declassified and no longer a Neighbourhood Centre.	We recommend that it is declassified as a Neighbourhood Centre.		
25	Wharf Street North	Neighbourhood Parade	9	0	0	0	0	0	0	0	0	1	11%	0	0%	3	33%	4	44%	0	0%	1	11%	4	0	4	Small L-shaped precinct, which is predominantly occupied by barbers' shops and takeaways. No substantial retail offer at all within the centre itself. However, there are a around 10 additional commercial uses and community facilities directly to the north, which should be included within the centre boundary.	Potential to categorise a wider commercial area as a local centre (if including suggest boundary recommendations).	Recommended that the boundary is substantially extended to include commercial and community uses which lie to the north on Wharf Street North. These units include: -107 Kamloops Crescent to 105 Wharf Street North -Carley Evangelical Baptist Church -188-190 Wharf Street North		

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26	Wheatland Road	Neighbourhood Parade	5	1	0	1	8	0	0	1	4	2	40%	0	0%	1	20%	1	20%	0	0%	1	20%	4	1	16	Small purpose-built precinct, anchored by One Shop, and with flats above. Clearly meets very local needs. Large community centre is adjacent to the commercial units. One unit vacant and another shuttered (but assumed to be generally trading) at time of visit.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study
27	Abbey Lane	Neighbourhood Parade	17	1	0	0	4	0	0	0	0	3	18%	3	18%	5	29%	4	24%	1	6%	1	6%	6	0	10	Linear centre on the busy Abbey Lane. The neighbourhood parade is currently defined in a sporadic manner, and there is clear potential to designate a large area encompassing more commercial uses, part of which lie to the south of the current designation. This includes a Greggs bakery and the Broadway public house. Some other uses are related to the motor trade.	Potential to categorise a wider commercial area as a local centre.	Recommended that the boundary be extended so that centre forms a linear row of units between 41 Abbey Lane and The Broadway. This would mean that the 'centre' accommodates around 20 units in total.
28	Berners Street	Neighbourhood Parade	6	1	0	0	4	0	0	0	0	1	17%	4	67%	0	0%	1	17%	0	0%	0	0%	6	2	10	Two small parades focused on needs of local community at the junction of Berners Street and Melbourne Road. Meets day-to-day needs with a number of miscellaneous within or close to the centre, including a dentist and religious school.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study.
29	Catherine Street/ Brandon Street	Neighbourhood Parade	14	1	0	0	4	0	0	0	0	3	21%	1	7%	3	21%	4	29%	2	14%	1	7%	6	0	10	Linear centre with limited parking availability. Good mix of uses, including two convenience stores. The units typically have a substantial amount of signage with a number of A-boards being placed on the street.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
30	Fosse Road South/ Harrow Road	Neighbourhood Parade	6	1	0	0	4	0	0	0	0	1	17%	1	17%	1	17%	3	50%	0	0%	0	0%	6	0	10	Neighbourhood parade of six retail units, all of which are limited in scale. Meets day-to-day needs, one specialist retailer in the form of Flora Bros Used Car Sales.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
31	Fosse Road South/ Upperton Road	Neighbourhood Parade	7	0	0	0	0	0	0	0	0	1	14%	0	0%	1	14%	4	57%	1	14%	0	0%	6	1	6	Neighbourhood parade of seven retail units, all of which are limited in scale. Meets day-to-day needs. End unit at southern end of the parade is Independent Order of Oddfellows Office.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
32	Green Lane Road/ Coleman Road	Neighbourhood Parade	5	1	0	0	4	1	3	0	0	2	40%	1	20%	1	20%	0	0%	0	0%	1	20%	4	0	11	Neighbourhood parade focused around convenience store, off licence and takeaway. Also accommodates specialist aquatics shop.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.

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33	Meadvale Road	Neighbourhood Parade	5	1	1	0	8	0	0	0	0	2	40%	2	40%	0	0%	1	20%	0	0%	0	0%	6	1	14	Neighbourhood parade of six units, all of which are limited in scale. Meets day-to-day needs with two specialist comparison goods operators (cake shop and martial arts retailer).	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
34	Parkstone Road/ Cardinals Walk	Neighbourhood Parade	6	1	0	0	4	0	0	1	2	3	50%	1	17%	0	0%	1	17%	0	0%	1	17%	4	1	10	Neighbourhood parade at intersection of two roads. Eight units, one of which has been converted to residential. Retail component is focused around day-to-day grocery needs.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
35	Raven Road	Neighbourhood Parade	3	1	0	0	4	1	3	0	0	1	33%	0	0%	1	33%	1	33%	0	0%	0	0%	6	1	13	Small neighbourhood centre of three modest units. Meets very localised needs only.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.
36	Upperton Road/ Wilberforce Road	Neighbourhood Parade	5	1	1	0	8	0	0	0	0	1	20%	1	20%	1	20%	1	20%	1	20%	0	0%	6	2	14	Small neighbourhood centre of seven modest units. Meets very localised needs only.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	Boundary recommendation as per previous 2015 Study (removal of residential units on Wilberforce Road).
37	Wellinger Way	Neighbourhood Parade	3	1	0	0	4	0	0	0	0	2	67%	0	0%	1	33%	0	0%	0	0%	0	0%	6	1	10	Small neighbourhood centre of four units. Meets very localised needs only.	Limited role and therefore recommend that it is categorised as a Neighbourhood Parade.	As existing.

Notes

Number of facilities points - comprises convenience store, Post Office and pharmacy (each facility receives a score of four, for a maximum of 12 points)

Number of ATM - 1 or more ATM receives a score of three, 0 ATM receives a score of zero

Percentage of national operators - (25%+ of units = score of four, 24%-1% of units = score of two, 0% of units = score of zero)

Percentage of vacancies - (0%-10% of units = score of 6, 11%-24% of units = score of 4, 25%-49% of units = score of two and 50%+ of units = score of zero)