

Emp Area Grading

Action Area (CLLP 2006)	Map Location No. 2006 Study	Consultation Number, Jan 2020	New Permanent Mapping No, 2020	Designation (Draft Local Plan)	Address	Description	Area Definition (2019)	Grade (re-done 2019)	Total No. of units	Vacant/Derelict units	Occupancy Rate %	Major Occupiers	Occupiers by Type	No. of offices	Number of Units in Non B-Class Use (2019)	Percentage of Non B-Class % (2019)	Building age, No. of units Pre 1945	Building age, No. of units Post 1945
KEA	1A	42	1	High Quality	Scudamore Road (Braunstone Firth Industrial Estate)	Self-contained industrial estate in good location. Has prominence, critical mass and good access off the outer ring road, and to the M1. Provides moderate quality accommodation for small, medium and large businesses.	Primary Employment Area	B	65	7	89	Big Bear Confectionary (Foxes Mints) Oadby Plastics Samworth Brothers Casepak JJ Foods Cavendish Nuclear (office)	Mixed but with an emphasis on food production, packaging and distribution/wholesale amongst larger employers and motor repair and trade amongst the smaller employers	11	3	5	2	43
PEA	1B	19	2	General	Foxholes Road	Small modern industrial estate, comprising a number of moderate quality mid-sized industrial units. Separated from Braunstone Firth Industrial Estate by the railway line	Secondary Employment Area	B/C	8	0	100	Sarstedt Merton Group	Mixed trade and packaging, hygiene products/laboratory supplies	0	0	0	0	7
PEA	2	10	3	General	Oswin Road (Brailsford Industrial Estate)	Small, purpose built, self contained, 1980s industrial estate with good access and prominence. Provides good, popular accommodation for small businesses.	Secondary Employment Area	B/C	35	0	100	Universal Textiles	Primarily construction industry, trade and motor repair. Office businesses in recruitment Includes Big Box Business Centre	7	1	3	0	28
	3	Loss	N/A	Designation Removed	Recreation Ground Opposite 112 Hockley Farm Road	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
KEA	4	44	4	High Quality	Boston Road, Gorse Hill Industrial Estate	Quality, self-contained industrial estate in good location. Has prominence, critical mass and good access off the outer ring road, leading to the Leicester Western By-pass and M1. Provides modern accommodation for small, medium and large businesses.	Primary Employment Area	B	65	4	94	Marks Electrical Clements APC Parcelrite Starstedt	Mixed but with an emphasis on electrical, engineering and parts manufacturing	8	2	3	0	55
KEA	5A	43	5	High Quality	Leycroft Road and Knights Road (Bursom Industrial Estate)	Premier, self-contained industrial estate in good location. Has prominence, critical mass and good access off the outer ring road, leading to the Leicester Western By-pass and M1. Provides modern accommodation for small, medium and large businesses	Primary Employment Area	A	22	0	100	Walkers Samworth Brothers Pepsico	Major employers in food production, distribution and engineering sectors. Smaller employers in motor repair/motor parts sectors.	2	0	0	0	8
Business Park	5B	40	6	High Quality	Hoods Close	Premier, self-contained industrial estate in good location. Has prominence, critical mass and good access off the outer ring road, leading to the Leicester Western By-pass and M1. Area comprises a group of high value, modern industrial and warehouse facilities for several of the City's major employers.	Primary Employment Area	A	7	0	100	Office Depot/Viking Trelleborg Biffa	Major employers in waste, distribution and engineering sectors.	0	0	0	0	0
KEA	5C	45	7	High Quality	Tollwell Road	Small group of high quality and prominent, mid-large sized industrial units, plus an office park, accommodating major employers. Benefits from the critical mass and strong location of the wider Bursom Industrial Estate employment cluster.	Primary Employment Area	B	16	0	100	Walkers Pepsico TNT	Major employers in food production, distribution and printing. Office park focused on healthcare.	12	0	0	0	15
Ashton Green Designation	5D	41	8	High Quality	Samworth Bakery, 5 Bennion Road	New, modern production facility for a major employer.	Primary Employment Area	A	1	0	100	Samworth Brothers	Major food producer	0	0	0	0	0
Ashton Green Designation	5E	46	9	High Quality	East of Thurcaston Road (existing Consent, Ashton Green Employment Land)	Consented greenfield development land	Development Area	B	0	0	N/A	N/A	N/A	0	0	0	0	0
PEA	6	11	10	General	Land North of Sainsburys, Melton Road/Troon Way	Two vacant parcels to the north of a foodstore, totalling 2.46 ha and owned by Henry Boot Developments which could provide potential B-Class development sites	Development Area	C/D	0	0	N/A	N/A	N/A	0	0	0	0	0
PEA	7A(N)	Loss	N/A	Designation Removed	Humberstone Lane (North)	Part of Troon Industrial Estate. Provides mix of pre and post war buildings for a range of businesses small to large. This area generally lower quality accommodation with poorer access and prominence. Large unit in the north is vacant and partly derelict.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
KEA	7B(S)	31(North)	11	General	North of Troon Way, West of Humberstone Lane; Troon Way Business Centre Claymill road and Thurmaston Boulevard.	Provides mix of pre and post war buildings for a range of businesses small to large, ongoing refurbishment and improvements to accommodation. Self contained area with good prominence and access of the outer ring road. This area is a focus of smaller workshop accommodation.	Secondary Employment Area	B/C	69	0	100	Cemex	Mixed with a focus on motor parts and textiles	6	5	7	5	64
KEA	8A-9	31(South)	12	General	Troon Industrial Estate south of Troon Way/Thurmaston Lane. (includes Raynor Road; Barkby Road; Lewisher Road; Trevanth Road; Highmeres Road and Progress Way.	Provides mix of pre and post war buildings for a range of businesses small to large, ongoing refurbishment and improvements to accommodation. Self contained area with good prominence and access of the outer ring road.	Secondary Employment Area	B/C	120	1	99	SPS Technologies Nylacast Engineered Products Greenshires Group Burrows and Smith	Strongly mixed area with a diverse range of uses including, textiles, mixed manufacturing, printing, recycling and engineering.	3	4	3	15	54
KEA	8	31(South)	13	High Quality	Triangle, north of A6030; Offices and Food Park on High View Close and industrial units on Crest Rise and at 30 Lewisher Road.	Area of modern offices and industrial units, including a Food Park, in a prominent position, off the A6030. The main source of modern office property outside of the City Centre.	Primary Employment Area	B	54	2	96	Universal Flexible Packaging India Tea/Yakub Chemist Care Home Services	Mixed office park dominated by financial services, food park plus several larger warehouses in packaging/logistics services.	40	0	0	0	0

PEA	8	31(South)	14	Neighbourhood	Ireton Avenue	Small, self-contained 1970/80s business estate of moderate quality. Although surrounded by residential areas, access is reasonable although prominence low.	Neighbourhood Employment Area	C		12	0	100	Lestercast	Mixed engineering, textiles, trade uses.	0	0	0	0	12
KEA	8B	47	15	High Quality	Troon Industrial Estate East of Barkbythorpe Road, north of Thurmaston Lane (includes New Star Road; Wenlock Way/ Cannock Street; Waterside Road/Hilltop Road/Mountain Road)	Provides mix of pre and post war buildings for a range of businesses small to large, ongoing refurbishment and improvements to accommodation. Self contained area with good prominence and access of the outer ring road. The north of the Area includes a number of major employers, notably Sofidel.	Primary Employment Area	B/C		137	2	99	Sofidel Taylor Hobson	Strongly mixed area with a diverse range of uses including textiles, mixed manufacturing, printing, recycling and engineering.	9	2	1	0	137
PEA	10	48	16	Neighbourhood	Gipsy Lane/Hampden Road	Prominent, large, isolated, pre-war building with reasonable access. Building is coming to the end of its economic life, but appears in full use at present, including sizable textile business Whos Who.	Operational Historic Employment Area/Textile Area	D		2	0	100	Who's Who Select Windows	Large textile business, plus secondary windows manufacturer	0	0	0	0	2
PEA	11	16	17	General	Uxbridge Rod	Self-contained, purpose built industrial estate. Good access as close to outer ring road. Reasonably prominent, post war buildings catering to a mix of small and medium sized businesses.	Secondary Employment Area	B/C		12	0	100	Task Corporation Elite Displays	Dominated by trade uses	0	3	25	0	11
PEA	12	Loss	N/A	Designation Removed	Loughborough Road	Area comprises a single large unit, in use as Bestway Cash and Carry.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
PEA	13	17	18	General	Loughborough Road/Palmer Street	Small area of appears to be in full use by Jelson Homes. Access good off outer ring road. Some residential areas in close proximity.	Secondary Employment Area	C/D		9	0	100	Jelson Homes	Construction	1	0	0	3	6
PEA	14	Loss	N/A	Designation Removed	Victoria Road North	Small area of 1970/80s purpose built accommodation, with most property in motor trade use. Reasonable access but in high density residential area. All property appears to be in non B-Class uses.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
PEA	15	21	19	General	Whitefield Road	Small, self-contained, low grade industrial estate with good access off the outer ring road. Comprises small units mostly occupied by motor garages, plus a single larger unit. Fronted by residential areas.	Secondary Employment Area	D		3	0	100	ENVA	Auto repair businesses plus one large waste processor	0	0	0	0	2
PEA	16-17	12	26	General	Parker Drive and Menzies Road Industrial Estate	Post war purpose built industrial estate with good access considering its location on the fringe of the City Centre. Prominent to Blackbird Road and Abbey Gate, the area comprises large occupiers including major warehousing. Ongoing refurbishment and improvement has taken place. Includes Parker Drive Trade Park, where some new build development has taken place and one site of 0.82 ha remains available for trade uses (units currently under construction here). 2.51 ha of land at the Blackbird Road/Abbey Lane junction is in use for Sui Generis Car Showrooms and retail and excluded.	Secondary Employment Area	C		39	4	90	City Styles Wells and Root First Buses Cofresh Snack Foods Ltd	Engineering, textiles, food production, printing and mixed manufacturing. Other properties, with main road frontage are primarily in trade uses.	2	3	8	12	25
PEA	18	Loss	N/A	Designation Removed	Ross Walk/Holden Street	Small area of reasonably modern buildings, includes one large offices in a D1 educational/place of worship use, and one small unit used by the Sea Cadets (D1). Remaining occupier, BPX Electro Mechanical is in a trade use.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
PEA	19	13	23	General	Ross Walk Business Centre	Isolated, pre war building in relatively poor location with limited access and prominence. However, facility appears to have received some investment/refurbishment and now operates as Leicester Business Centre. Also some space is in use by Leicester College, for D1 education facilities.	Operational Historic Employment Area/Textile Area	C		1	0	100	Leicester College	Mixed consultancy and ICT firms, plus College	0	0	0	0	1
PEA	20	Loss	N/A	Designation Removed	Ross Walk/Bruin Street	Isolated pre war buildings. Area is below minimum size.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
PEA	21	24	24	General	Ross Walk/Macdonald Road/Law Street	Small, modern industrial scheme in dense residential area. Limited access and prominence, yet popular and busy. Small infill plot of 0.09 ha on Macdonald Road frontage.	Secondary Employment Area	C		7	0	100	Sanjay Foods Windowworld Leicester	Mixed food production, logistics and trade	0	0	0	0	0
PEA	22	50	N/A	Designation Removed	Marjorie Street/Hildyard Road	Buildings on the south side of Hildyard Road are in non B-Class use, a social club and place of worship. Remaining properties on Marjorie Street comprise only 0.25 ha of space. Area is below minimum size.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
PEA	23	32	39	General	Gipsy Lane/Catherine Street/Canon Street	Area includes HQ facilities for one major occupier. Large warehouse on Gipsy Lane frontage is in use as place of worship, with substantial frontage alterations and is excluded.	Mixed Use Area	D		2	0	100	Parker Plant	Quarrying, construction equipment	0	0	0	1	1
PEA	24-25	27	38	General	Ash Street/Frisby Road and Hastings Road/Lunsford Road	Quite large area of purpose built self-contained area of 1960s/70s/80s buildings. Mix of small and medium sized businesses. Reasonable access	Secondary Employment Area	C		94	4	96	Neil Brothers Leicester Trading Services The Hub Self Storage Transgate Ltd	Mixed, with larger employers in packaging, food production and textiles use. Smaller businesses in motor repair and engineering use. Two large trade businesses.	0	0	0	4	88
PEA	26	4	41	General	Sulgrave Road	Area of low quality buildings providing important local small business accommodation irrespective of the fact that some are coming to end of economic life. In dense residential area which suffers from poor access. Lacks prominence and critical mass. Generally a relatively busy business area.	Operational Historic Employment Area/Textile Area	C/D		6	0	100	City Council	One large Council depot plus smaller units in a mix of uses	0	2	33	1	3
PEA	27	3	42	General	Tithe Street (Evington Industrial Estate)	Large, moderate quality industrial estate. Reasonable access off Coleman Road and Kitchener Road. A mix of small and medium sized businesses, old and new properties with on-going refurbishment and improvements.	Secondary Employment Area	B/C		45	0	100	Harrison Castings	Around a third of occupiers in motor repair, others mixed construction and engineering	8	2	4	5	31

PEA	28, 31	7	51	General	Sidwell Street and Benson Street	Area of poor quality buildings that provide important local small business space in the textile sector, irrespective of fact that some are coming to end of their economic life. In dense residential area which suffers from poor access. Although lacks prominence and critical mass, it is a relatively busy business area.	Operational Historic Employment Area/Textile Area	C/D	22	0	100	BT Fashions	80 percent textiles, 20 percent trade uses	0	2	9	22	0
PEA	29	52	53	Neighbourhood	Dorothy Road	Area of large, older, moderate quality buildings in use by the textile sector. In dense residential area which suffers from poor access. Lacks prominence and critical mass.	Operational Historic Employment Area/Textile Area	D	2	0	100	Nisan Engineering Varna UK Premier Drapes	50:50 textiles and motor repair	0	0	0	0	2
PEA	30	5	52	General	Linden Street/Gedding Road	Area of large, moderate/poor quality buildings which provide important local small business space in the textile sector, irrespective of the fact that some are coming to end of economic life. Includes facilities for Next clothing. In dense residential area which suffers from poor access. Relatively busy, business area. Lacks prominence and critical mass.	Operational Historic Employment Area/Textile Area	C/D	5	0	100	Next Hottentot Clothing	Textiles plus a place of worship	1	1	20	3	2
PEA	32	51	49	Neighbourhood	Prospect Road	Small area of poor quality buildings in dense residential area, which suffers from very poor access. Relatively busy business area. Lacks prominence and critical mass.	Neighbourhood Employment Area	D	6	1	83	Impress Clothing Fashion Statements	100 percent textiles	0	0	0	6	0
PEA	33	6	50	General	Rolleston Street/London Street	Area of poor quality buildings which provides important local, small business space, in the textile sector, irrespective of the fact that some are coming to end of economic life. Three new or refurbished units have been delivered on Rolleston Street. In dense residential area which suffers from poor access. Relatively busy business area. Lacks prominence	Operational Historic Employment Area/Textile Area	C/D	21	1	95	Fashion Styles Johnsons Paints	80 percent textiles, 20 percent trade uses	1	2	10	19	2
PEA	34	25	45	General	St Barnabas Road	Area of very large, moderate quality mill buildings which provides important local, small business space. Several buildings have seen some small scale investment and all appear to be well used. Includes some larger occupiers such as Multi Packaging Solutions. In dense residential area which suffers from very poor access. Relatively busy business area. Lacks prominence	Operational Historic Employment Area/Textile Area	C	7	0	100	Nexus Multi Packaging Solutions	60 percent textiles, 40 percent trade and packaging uses	0	0	0	2	3
PEA	35	26	43	General	Spalding Street	Well maintained, older buildings used by micro-small textile businesses. Includes one more modern building for Galaxy Knitwear. Poor access. Lacks prominence and critical mass.	Operational Historic Employment Area/Textile Area	C/D	4	0	100	Leicester Shop Fronts Fingella Galaxy Knitwear	75 percent textiles, 25 percent trade uses	0	0	0	0	3
PEA	36	53	44	Neighbourhood	Lancaster Street	Moderate quality space accommodating a number of micro textile firms. Poor road access. Lacks prominence and critical mass.	Operational Historic Employment Area/Textile Area	D	5	0	100	Real Catwalk Twenty 9	100 percent textiles	0	0	0	0	5
PEA	37c	56	48	Neighbourhood	Cottesmore Road/Spence Street	Lower grade warehouse complex in a residential area, primarily occupied by a large wholesaler. Relatively busy business area. Lacks prominence.	Mixed Use Area	C/D	3	0	100	Mr Burger	Wholesale plus a car garage	0	1	33	3	0
PEA	37b	55	47	Neighbourhood	West of Bridge Road/Spence Street	Lower grade warehouse complex in a residential area. However, location has seen some redevelopment to create new B-Class buildings on Bridge Road. Relatively busy business area. Lacks prominence.	Neighbourhood Employment Area	C/D	12	0	100	Zarah Home Interiors Webb Print	Mixed trade, engineering and printing	0	0	0	11	0
PEA	37a	54	46	Neighbourhood	Spence Street/St Barnabas Road	Lower grade, single storey textile warehouse and car garage in a residential area. Relatively busy business area. Lacks prominence.	Operational Historic Employment Area/Textile Area	C/D	2	0	100	Fashion Land End of Life Cars	Textiles plus a car garage	0	0	0	0	1
PEA	38	1	40	General	Portishead Road	Small reasonably self-contained area of moderate quality 1970s units, mix of one large occupier and a number of small businesses. Not well maintained. Reasonable access. 0.30 ha north of Portishead Road represents a modest infill plot, currently used for vehicle parking.	Operational Historic Employment Area/Textile Area	C/D	9	0	100	Sweet Threads	Primarily motor repair uses, plus two textile firms	9	1	11	0	9
PEA	39	30	55	General	Gwendolen Road/Chesterfield Road/Evington Valley Road	Area of poor quality buildings which provides important local, small business space, particularly in the textile sector, irrespective of the fact that they are coming to end of economic life. Includes space for one major occupier, Cresshall. Some frontage units in B8 trade use. In dense residential area which suffers from poor access. Relatively busy business area. Lacks prominence.	Operational Historic Employment Area/Textile Area	C	21	2	90	Cresshall S and P Coil Products	Includes several large manufacturers, smaller units in mixed textile and motor repair uses.	0	4	19	9	12
PEA	40	22	35	Neighbourhood	Humberstone Road	Small, triangular shaped area of open storage, prominently located on the A47. Incorporates a builders merchant, car wash and scrap yard.	Mixed Use Area	D/E	1	0	100	Leicester Motor Spares Matesons Building Materials	Trade/motor trade uses	0	0	0	1	0
KEA	41-42	34	36	General	Harmead Road/Cobden Street/Ulverscroft Road	Large, moderate quality industrial estate. Including some major employers. Includes major production facilities for Bostik and Shoe Zone facility. Other large occupier, Dhamecha Group, is a B8 Trade use. Reasonable access off Coleman Road and Kitchener Road. A mix of small and medium sized businesses, old and new properties with on-going refurbishment and improvements.	Primary Employment Area	B/C	39	0	100	Bostik Shoe Zone Dhamecha Walkers Midshire Foods	Mixed, although apart from Shoe Zone and Bostik most large employers are food producers	0	4	10	0	33
PEA	43	49	37	Neighbourhood	Weymouth Street/Bardolph Street	Area of large, poor quality buildings coming to end of economic life in dense residential area which suffers from very poor access. A high proportion of the space remains in use however, with occupiers including printers and textile firms. Relatively busy business area. Quite distinct character from neighbouring Ulverscroft Road (42) Lacks prominence and critical mass. There is a small infill plot of 0.16 ha at the Martin Street/Carter street junction.	Operational Historic Employment Area/Textile Area	D	8	3	63	Pipi Kwatachi	50:50 textiles and packaging	0	0	0	6	2

PEA	44	59	30	General	Syston Street West	Small, busy industrial area. Incorporates a mix of older factory premises and small terraced micro business space. The latter seems well occupied while the former is of lower quality, incorporating several B8 trade uses. Reasonable access and prominence off key route into City Centre. Provides a good mix of popular, small business accommodation.	Operational Historic Employment Area/Textile Area	C/D	16	0	100	Gilsons Foods	75 percent food businesses, 25 percent trade	1	1	6	0	15
PEA	45	8	29	General	Melton Street/Britannia Street	Moderate quality busy industrial area with a mix of pre and post war buildings. Reasonable access and prominence off key route into City Centre. Provides a good mix of small business accommodation which appears well used, including a range of textile industry occupiers and several community uses.	Operational Historic Employment Area/Textile Area	C	30	6	80	RDD Europe LTD Elite Graphics	Mixed including textile manufacturing and motor services	3	7	23	5	20
PEA	46	Loss	N/A	Designation Removed	Blackbird Road/Devonshire Road	All premises are in retail or motor trade use.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	47-48	20	27	General	Woodgate/Bradgate Street/Ravensbridge Drive/Blackbird Avenue	Moderate quality industrial area with a mix of pre and post war buildings. Reasonable access and prominence off key routes into City Centre. Provides a good mix of small business accommodation, irrespective of the fact that some buildings are coming to the end of their economic life. There has been some investment in new trade premises at the Ravensbridge Drive/Abbey Gate junction, also on the Woodgate frontage, where new uses include an Aldi foodstore. Generally, B8 trade uses increasingly dominate across the Area. Area has critical mass. Some 0.8 ha of underused infill land is available and the junction of Bradgate Street and Littleton street.	Secondary Employment Area	C	38	2	95	Leicester Precision Components Toolstation BT Fleet	Mixed including some larger logistics and manufacturing businesses. Smaller units mostly in trade use.	0	4	11	5	30
PEA	49	Loss	N/A	Designation Removed	Navigation Street/Charter Street	Moderate quality industrial area with a mix of pre and post war buildings. Reasonable access and prominence off inner ring road. Some buildings are coming to the end of their economic life and wider area is proposed for mixed use regeneration, based around residential development, potentially also leisure and office options, subject to masterplanning.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	50	Loss	N/A	Designation Removed	William Street/Constitution Hill	Mixed use area on inner ring road close to the railway station, includes a group of retail units on the A594 frontage. Only one building, accommodating Fashion UK in the South, is in B-Class use, other properties in A1, Sui Generis or D1 uses.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	51	East of the Railway	33	General	Murray Street/Upper Charnwood Street/Vulcan Road	Medium sized cluster of employment uses close to the City centre. Predominately small business units, and includes the Council's Vulcan Business Centre and Charnwood Industrial Units. Valuable resource, although access constrained and surrounded by residential areas.	Secondary Employment Area	C	37	0	100	Kaby Engineering Neyta Motor Engineers	Mixed but with some emphasis on food production and general wholesale	0	3	8	3	33
PEA	52	West of the Railway	32	General	Humberstone Road/Kent Street/Graham Street/Nedham Street	Moderate quality industrial area with a mix of pre and post war buildings. Reasonable access and prominence off the inner ring road. Provides a mix of small business accommodation, irrespective of the fact that some buildings are coming to the end of their economic life. Also accommodates one large employer, Lesta Packaging.	Secondary Employment Area	C	57	0	100	Lesta Packaging Fara Estates Jewsons	Large packaging company, most other uses are trade and motor repair.	0	3	5	6	47
PEA	53	35	31	General	Humberstone Road/Crafton Street East	Moderate quality industrial area with mix of pre and post war buildings. Reasonable access and prominence off the inner ring road. Provides a mix of small business accommodation, including a number of trade and community uses.	Mixed Use Area	C/D	18	0	100	Steer Automotive Group Leicester Kiran Motors Leicester	Approx. 50:50 motor repair and trade	0	1	6	18	0
PEA	54	2	34	Neighbourhood	Hutchinson's Street/Maidstone Road	Valuable resource of small workshops for starter businesses in a location close to the City Centre.	Neighbourhood Employment Area	C/D	23	3	87	Lesta Bodywork Car Care Dana Mot Garage	Approx. 50:50 motor repair and mixed food production/engineering	0	2	9	0	23
Proposed Business Park	55	29	54	General	Western Boulevard	Good quality office area close to City Centre, home to a number of major occupiers.	Primary Employment Area	B	5	0	100	PA Housing Gallagher Newtons4th DeMontford University	Mixed professional services, financial services, call centre uses. One office is part of the University and partly in D1 use at present.	5	1	20	0	0
PEA	56	Loss	N/A	Designation Removed	Eastern Boulevard/Ullswater Street/Rydal Street	With the exception of a Car Garage on Rydal Street, the whole area has been refurbished for student accommodation.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	57	Loss	N/A	Designation Removed	Walnut Street	Area comprises a gym and Sui Generis car dealership.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	58	38	56	General	Burnmoor Street	Ageing brick buildings, generally subdivided factories, e.g. Komet Works, occupied by small businesses. Incorporates an electricity substation. Busy area. Poor access through residential area on City centre fringe.	Operational Historic Employment Area/Textile Area	C/D	9	0	100	Uhq Bamboozle	Mixed motor repair and engineering. Two units within wider blocks in leisure uses.	1	2	22	9	0
PEA	59	Loss	N/A	Designation Removed	Welford Road	Area comprises Sui Generis car dealerships.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	60	Loss	N/A	Designation Removed	Bisley Street/Adjacent to former railway line/Western Road	Ageing brick buildings, generally subdivided factories occupied by small businesses. Busy area. Extremely poor access through residential area fringe. Lacks prominence and critical mass.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Proposed Business Park	61	Loss	N/A	Designation Removed	Raw Dykes Road/E-ON/National Grid Site	Major Occupiers. Also includes an area of unsurfaced car parking for the adjacent football stadium. In identified development area for Leicester City Football Club	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	62	36	57	General	Freemans Industrial Estate, Freemans Common/Euston Street/Ealing Road	Moderate quality industrial estate. Key local employment area. Essentially 1970s and 80s buildings with a mix of small and medium sized employers, including a number of wholesalers. One unit is in use as a church, but could be converted back.	Secondary Employment Area	B/C	80	2	98	Leicester Wholesale Fruit Market GAP Ltd B & P Fabrications Welding Supplies	Dominated by trade uses, 60-70 percent	2	3	4	0	80

PEA	63 (East)	18	61	Neighbourhood	South of Dartford Road, North of Batten Street	Small older industrial area, fronting the A426 and bounded by housing, with other residential proposed.	Neighbourhood Employment Area D			3	0	100	Forst (UK) Airplants Dust Extraction	Mixed manufacturing	0	0	0	0	3
PEA	63 (West)	28	60	Neighbourhood	South of Greenhith Road	Small backland textile area in a dense residential location, but incorporating one large business, in reasonable quality industrial accommodation - Colours Dyers and Finishers	Operational Historic Employment Area/Textile Area C/D			7	0	100	Colours Dyers and Finishers	One large textile business, bounded by car garages	0	1	14	0	7
PEA	64	37	58	General	Oakland Road/Morris Road/Knighton Junction Lane	Moderate, quality industrial estate. Mixed uses and quality of buildings. Reasonable access, although surrounded by housing.	Secondary Employment Area C			57	0	100	Siddons Packaging Arc Fabrics E E Smith Contracts	Mixed light fabrication, engineering, textiles and packaging	4	5	9	5	49
PEA	65	9	62	General	Percy Road	Generally two storey brick buildings in tight, residential area. In use and in reasonable condition, with some refurbishment in evidence. Buildings have limited servicing or car parking. Access constrained by one-way road system. Lacks prominence and critical mass.	Operational Historic Employment Area/Textile Area C			17	0	100	C N C Punching IST Power Texan	Primarily textiles	0	2	12	15	2
PEA	66	Loss	N/A	Designation Removed	Grace Road	Generally two storey brick buildings in tight, residential area. Mostly in use and in reasonable condition. Buildings have limited servicing or car parking. Lacks prominence and critical mass.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	67	Loss	N/A	Designation Removed	Aylestone Road (South)	Higher value, road related, quasi-retail uses.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	68	Loss	N/A	Designation Removed	Aylestone Road (North)	Higher value, road related, quasi-retail uses. Whole site occupied by Nationwide Motor Glass	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	69	Loss	N/A	Designation Removed	Disraeli Street/Granby Road/Canal Street	Low grade small business area, with relatively poor access and prominence, although reasonably good servicing areas. Large, multi-storey buildings at end of economic life. Previously derelict sites north and south of Disraeli Street have now been redeveloped for housing.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PEA	70	14	63	General	South of Burgess Road/Saffron Way	Mixed area. Burgess Road comprises old units for small businesses. There is a large, multi-storey building on Burgess Road coming to the end of its economic life which would be difficult to convert. Saffron Way is a busy, small, 1970's industrial estate.	Operational Historic Employment Area/Textile Area C			28	0	100	Spirit G Harrison Buildrite 497 Saffron Lane	Mixed, with some emphasis on trade and engineering	5	3	11	9	16
Office Areas	71	N/A	N/A	Designation Removed	Saxby Street/London Road	Area of high quality office space achieves a critical mass in conjunction with area 72. Generally older buildings but of a sound quality, although one has been converted for student accommodation. Buildings mostly in financial services uses overlapping the A2/B1(a) use classes.	Primary Employment Area B			15	0	100	Al Rayan Bank Parmars	Financial services	10	5	33	11	2
Office Areas	72	N/A	N/A		Waterloo Way/London Road/University Road/Regent Road/Granville Road/New Walk	Office district on edge of City Centre, located with University. Mostly Georgian/Victorian town houses converted into professional office space, interspersed with other uses and residential conversions	Primary Employment Area A			80	4	95	Age UK Parker Ross Group Showsec International Newby Castleman	Mixed with some emphasis upon financial services	54	26	33	62	14
Office Areas	73	N/A	N/A		Waterloo Way/East Street/South Albion Street/Wellington Street/Albion Street/Welford Road/Tower Street	Office area south of City Centre. Mainly Georgian and Victorian town house conversions. Buildings generally older yet of a high quality	Primary Employment Area B			58	1	98	Idris and Co Solicitors Unison	Mixed with some emphasis upon financial services	25	33	57	42	12

Office Areas	74	N/A	N/A	Newake Street/Pocklington Walk/Grey Friars/St Martins/Friar Lane/Southgates	Office area on verge of City's retail core. Mainly Georgian and Victorian converted town houses. Narrow streets in places have impact on accessibility to some parts	Primary Employment Area A		52	5	90	Encore Personnel Dodds Solicitors	Financial and professional services	22	30	58	40	7
Potential Development Areas	75	N/A	N/A	Beaumont Way	Undeveloped area of land, north of City Council Depot and east of Police Station.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	76	N/A	N/A	Lower Kevham Lane/Manor Farm Site	Grassland adjoining police station. Now under development for a place of worship. Any allocation in the Local Plan will need to reflect this.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	77	N/A	N/A	Gipsy Lane	Area developed for housing and a school. Former hospital being refurbished for housing. Now under development for a place of worship. Any allocation in the Local Plan will need to reflect this.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	78	N/A	N/A	Evington Valley Road	South of site is in use as a School and excluded from the area. North of the area comprises a very large mill building. Ground floor of mill and several external buildings are in use, including one more modern unit, but upper floors appear fully vacant and increasingly derelict. Access to site is okay. Some distance from motorway connections	Mixed Use Area E		4	3	25	Frozen World Factor Five Ronz Furniture	Mixed textile and trade	1	1	25	3	1
Potential Development Areas	79	N/A	N/A	Abbey Park Street/Ross Walk (South)	Older buildings in the south, around Abbey Park Street, have been refurbished for housing and a community use. These have been excluded from the area. North comprises a low quality, multi occupancy, single storey factory building, still in use, plus vacant land. Home to a small group of low value, mostly textile businesses. Housing redevelopment has been considered across the whole area but not consented.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	80	N/A	N/A	Burley's Way/St Margaret's Way/Friday Street/St John's Street	Area incorporates a number of different types of premises from small modern terrace units to older large former factory buildings. Land north of Friday Street is consented for housing as is an office building in the south west. East of Watling Street, 1.57 ha comprises vacant/derelict land. Small businesses dominate with the majority of buildings being multi-let. Location near to City centre with direct access to inner ring road	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	81	N/A	N/A	Archdeacon Lane	Area is occupied by non-traditional employment uses, comprising trade uses, mostly of a low quality. Good access. North of the area is taken up by a sports arena, with residential and public open space sites in area, as well as locally listed buildings.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	82	N/A	N/A	Bedford Street North	Area is occupied by non B-Class uses including a hotel, place of worship and supermarkets.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	83	N/A	N/A	Burley's Way/Mansfield Street	Area inside inner ring road with easy access to City Centre. Businesses spread across area but mainly off the main radial routes. The buildings are generally older and of poor quality. Mixed area of older premises, fronted by the Bus Station. Some derelict premises. Many buildings converted to leisure uses such as night clubs. Critical mass is lost due to the sporadic nature of business location.	Mixed Use Area D		11	2	82	Williams Commerce Mansfield House Police Station	Mixed	3	5	45	6	3
Potential Development Areas	84	N/A	N/A	Vaughan Way/St Peters Lane/Freeschool Lane	Area inside inner ring road with easy access to City Centre. Includes a number of poorly occupied offices fronting the ring road. Businesses spread across area but mainly off the main radial routes. The buildings are generally older and of poor quality. Critical mass is lost due to the sporadic nature of business location.	Mixed Use Area C/D		12	1	92	British Institute of Resource Development	Mixed including research	2	10	83	3	5
Potential Development Areas	85	N/A	N/A	Friar Lane/Peacock Lane/Southgates	Area redeveloped for student accommodation and landscaping, along with some associated leisure.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	86	N/A	N/A	Duns Lane	Low grade business area west of Duns Lane. Includes some B-Class uses, including one textile business, mixed in with trade and motor repair uses. East is major office for Land Registry and hospital buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Potential Development Areas	87	N/A	N/A		Western Road	A range of multi-storey mill buildings, the majority of which have been refurbished for housing and student accommodation.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	88	N/A	N/A		Duke Street/Welford Road/Oxford Street/Newarke Street	Mixed use City Centre area	Mixed Use Area	C	11	0	100			2	9	82	6	4
Potential Development Areas	89	N/A	N/A		East Street/Albion Street/Calais Street/Chatham Street	Mixed use City Centre area	Mixed Use Area	C	26	0	100	N/A	Mixed	3	23	88	14	6
Potential Development Areas	90	N/A	N/A		Former Granby Halls Site	Currently an NCP car park	Mixed Use Area	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Potential Development Areas	91	39	59	General	Faircharm Trading Estate/Marlow Road	Low grade business area with poor access through residential area. Older poorer quality buildings and narrow poor quality roads. However, most premises is in use	Operational Historic Employment Area/Textile Area	C/D	65	6	91	NIS Signs Ezeey Storage Innovation Retail Display	Mixed including engineering, storage, shop fitters and similar services	0	6	9	25	38
Potential Development Areas	92	Loss	N/A	Designation Removed	British Gas/Transco Site	Major Occupiers. In use.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	93a	57	21	Science Park	Pioneer Park, Exploration Drive (Abbey Meadows, adjacent to National Space Centre)	Mixed Area, incorporating Two large, high quality, office buildings, one workspace scheme, and the National Space Centre, along with further development land.	Primary Employment Area	A	3	0	100	National Space Centre Office Twelve Redline Studios afuneralnotice	Mixed high tech and ICT office uses, plus the Space Centre	2	1	33	0	0
	93b	58	20	Science Park	Pioneer Park (Leicester Science Park) Corporation Road; Abbey Meadows, former John Ellis School Site	Cleared land for development as part of the Science Park	Development Area	B	0	0	N/A	N/A	N/A	0	0	N/A	0	0
	94	23	28	General	Waterside, between Sanveygate and Slater Street	Parts to be redeveloped as a series of regeneration schemes. Several developments completed. Focus for recent investment by the City Council and other parties.	Mixed Use Area	C	125	8	94	Kidsaw Wolseley	Mixed, with some emphasis on trade and engineering	6	17	14	8	111
	95	N/A	N/A	N/A	Mansfield Street, Wharf Street and the St George's Cultural Quarter (formerly New Community)	Large mixed-use area of the City Centre, incorporating a number of large, multi-storey office buildings alongside a range of other uses.	Primary Employment Area	B	105	17	84	Aon Job Centre	Typical mixed city centre uses including financial and marketing	17	76	72	29	68
	96	N/A	N/A	N/A	Railway Station (formerly Business Quarter)	Railway Station and City Centre leisure uses, alongside multi-storey flats. Includes on large office building occupied by Hastings Direct.	Primary Employment Area	B	17	0	100	Hastings Direct	Mixed	3	14	82	2	13
	97	15	22	General	Abbey Lane/Corporation Road	Mixed area. Higher value, larger B-class and retail uses fronting Corporation Road. Moderate quality, ageing buildings on Abbey Lane. Reasonable access off outer ring road	Mixed Use Area	B/C	24	2	92	Otis A-Plant	Large manufacturer, plus mixed area micro businesses in construction and trade uses (Abbey Court and A6 frontage)	2	4	17	0	23

Building age, No. of units Post 1990	Building age, No. of units New	Building Quality, No. of units Derelict	Building Quality, No. of units, Poor	Building Quality, No. of units Average	Building Quality, No. of units Good
7	13	0	3	51	11
1	0	0	0	7	1
7	0	0	1	34	0
N/A	N/A	N/A	N/A	N/A	N/A
9	1	0	2	57	6
10	4		1	17	4
2	5	0	0	0	7
1	0	0	0	14	2
0	1	0	0	0	1
0	0	0	0	0	0
0	0	0	0	0	0
N/A	N/A	N/A	N/A	N/A	N/A
0	0	0	0	69	0
41	10	0	19	85	16
0	54	0	0	0	54

0	0	0	1	11	0	
0	0	0	0	137	0	
0	0	0	0	0	2	
1	0	0	0	11	1	
N/A	N/A	N/A	N/A	N/A	N/A	
0	0	0	2	7	0	
N/A	N/A	N/A	N/A	N/A	N/A	
1	0	0	0	3	0	
0	2	2	3	33	1	
N/A	N/A	N/A	N/A	N/A	N/A	
0	0	0	0	1	0	
N/A	N/A	N/A	N/A	N/A	N/A	
7	0	0	7	0	0	
N/A	N/A	N/A	N/A	N/A	N/A	
0	0	0	0	2	0	
0	2	0	23	69	2	
2	0	0	3	3	0	
4	5	0	5	35	5	

	0	0	0	2	19	1
	0	0	0	0	2	0
	0	0	0	2	3	0
	0	0	0	1	5	0
	0	0	1	17	3	0
	2	0	0	0	7	0
	1	0	0	0	3	1
	0	0	0	0	5	0
	0	0	0	3	0	0
	0	1	0	0	11	1
	0	1	0	0	2	0
	0	0	0	0	9	0
	0	0	0	9	11	1
	0	0	0	1	0	0
	3	3	0	3	33	3
	0	0	0	7	1	0

	0	1	0	0	15	1
	4	1	0	9	20	1
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	3	0	2	4	30	2
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1	0	0	3	34	0
	4	0	0	4	52	1
	0	0	0	0	18	0
	0	0	0	3	20	0
	5	0	0	0	0	5
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	0	0	0	5	4	0
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	0	0	0	0	80	0

	0	0	0	0	3	0
	0	0	0	1	6	
	3	0	0	9	47	1
	0	0	0	0	17	0
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2	1	0	6	21	1
	2	0	0	0	13	2
	3	1	0	2	63	15
	4	0	0	1	31	26

	5	0	2	3	44	3
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	0	0	1	2	1	0
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2	0	3	4	3	1
	1	3	1	2	6	3
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	0	0	1	8	2	
3	3	0	0	23	3	
N/A	N/A	N/A	N/A	N/A	N/A	
2	0	6	39	20	0	
N/A	N/A	N/A	N/A	N/A	N/A	
0	3	0	0	0	3	
0	0	0	0	0	0	
5	1	2	13	104	6	
4	4	4	22	69	10	
1	1	0	1	15	1	
0	1	0	0	23	1	