

AUTHORITY MONITORING REPORT

LEICESTER CITY COUNCIL
1st April 2021 – 31st March 2022

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1 Introduction

- 1.1 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 has to 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.
- 1.2 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.
- 1.3 The AMR is regularly reviewed to keep it up to date. This Authority Monitoring Report covers the period 1 April 2021 to 31 March 2022. 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.
- 1.4 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).
- 1.5 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 19 consultation stage of the Publication draft of the Local Plan commenced on 16 January 2023 and closed on 27 February 2023. It is anticipated that the Local Plan will be submitted to the Government in September 2023.

2 Progress since the last AMR

- 2.1 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. The Government's adopted standard method for calculating housing need has placed a 35% uplift on Leicester's housing need, which has had profound consequences on the preparation of the 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 pushed up the unmet housing need to approximately 18,700 units of a 39,424-unit housing need.
- 2.2 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 publication plan.
- 2.3 The 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 2024.

Links to other strategies

- 2.4 It is important that the Local Plan links to other strategies which share the same ideas and the same objective of sustainable development.
- 2.5 The Leicester Local Plan 2020-2036 has been informed by the aims of other city-wide plans and strategies. These include the following:

- | | |
|--|--|
| <input type="checkbox"/> Leicester Economic Action Plan (2016-2020) | <input type="checkbox"/> Leicester's Food Plan (2021-2026) |
| <input type="checkbox"/> Strategic Economic Plan (2014-2020) | <input type="checkbox"/> Local Transport Plan |
| <input type="checkbox"/> Air Quality Action Plan (2015-2026) | <input type="checkbox"/> Cycle City Action Plan (2015-2024) |
| <input type="checkbox"/> Leicester's Care, Health, and Wellbeing Strategy (2022-2027) | <input type="checkbox"/> Leicester Tourism Action Plan (2020-2025) |
| <input type="checkbox"/> Open Space, Sport, and Recreation Study 2017 | <input type="checkbox"/> Climate Emergency Action Plan: April 2020 – March 2023 |
| <input type="checkbox"/> Water Cycle Study (2020) and Update to the Water Cycle Study (2023) | <input type="checkbox"/> Leicester and Leicestershire Strategic Growth Plan (2018) |
| <input type="checkbox"/> Leicester Heritage Action Plan (2018-2023) | <input type="checkbox"/> Leicester and Leicestershire Rail Strategy (2017) |
| <input type="checkbox"/> Playing Pitch Strategy and Action Plans (2017) | <input type="checkbox"/> Leicester Green Infrastructure Strategy (2015-2025) |
| <input type="checkbox"/> Leicester's Biodiversity Action Plan (2021-2031) | <input type="checkbox"/> Midlands Connect Strategy (2017) |
| <input type="checkbox"/> Leicester and Leicestershire Waste Development Framework: Core Strategy | |

Core Strategy

- 2.6 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

- 2.7 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 to the [Strategic Growth Plan LCC \(lstrategicgrowthplan.org.uk\)](http://lstrategicgrowthplan.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 later in 2023.
- 2.8 To ensure that the Leicester and Leicestershire HMA Housing and Employment need is fulfilled, a Statement of Common Ground (SoCG) has been prepared and has been approved by all local authorities within the Leicester and Leicestershire HMA, except for Hinckley & Bosworth Borough Council and Harborough District Council. 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 \(lstrategicgrowthplan.org.uk\)](http://lstrategicgrowthplan.org.uk)

Supplementary Planning Documents (SPDs)

- 2.9 The Supplementary Planning Documents (SPDs) provide additional detailed guidance on 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

Supplementary Planning Guidance (SPGs)

- 2.10 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)

- 2.11 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.
- 2.12 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.
- 2.13 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 2026.

Preparation of other documents

- 2.14 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.
- 2.15 Leicester City Council considered but decided not to adopt a Community Infrastructure Levy ('CIL') in 2016 (see Community infrastructure levy (leicester.gov.uk)) 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.
- 2.16 The 'Atlas of Proposed Changes to the Policies Map' (2022) has been updated and included in the public consultation at Regulation 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

- 2.17 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.
- 2.18 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)

- 2.19 The 2019 Local Development Scheme was updated in October 2022 and sets out a planning work programme for the Council over a three-year period from September 2022 until September 2025 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.

Table 3. 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	January to February 2023
Submission	June 2023
Adoption	March 2024

Table 4. Replacement Waste Local Plan

Stage	Dates
Issues & Options and Call for Sites	August 2023
Draft Plan	August 2024
Pre-Submission	August 2025
Submission	December 2025
Adoption	Mid-2026

3 Duty to Cooperate

- 3.1 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.
- 3.2 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".

- 3.3 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.
- 3.4 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, focused, 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.
- 3.5 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 \(llstrategicgrowthplan.org.uk\)](#)

4 Statement of Community Involvement

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

5 Neighbourhood Development Plans

- 5.1 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.
- 5.2 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 neighbourhood planning 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 is 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

6.A. 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

- 6.1 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.
- 6.2 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.
- 6.3 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. In December 2020, the Government announced a 35% uplift to the local housing need calculations based on the standard methodology for large urban centres in the country, including Leicester. This has increased Leicester’s local housing need to 2,464 dwellings per annum (39,424 over the plan period, 2020-36) (see Table 5). The City Council is working on a new Local Plan which will be informed by the Government-prescribed Standard Housing Methodology.

Table 5. Plan Period and Housing Need

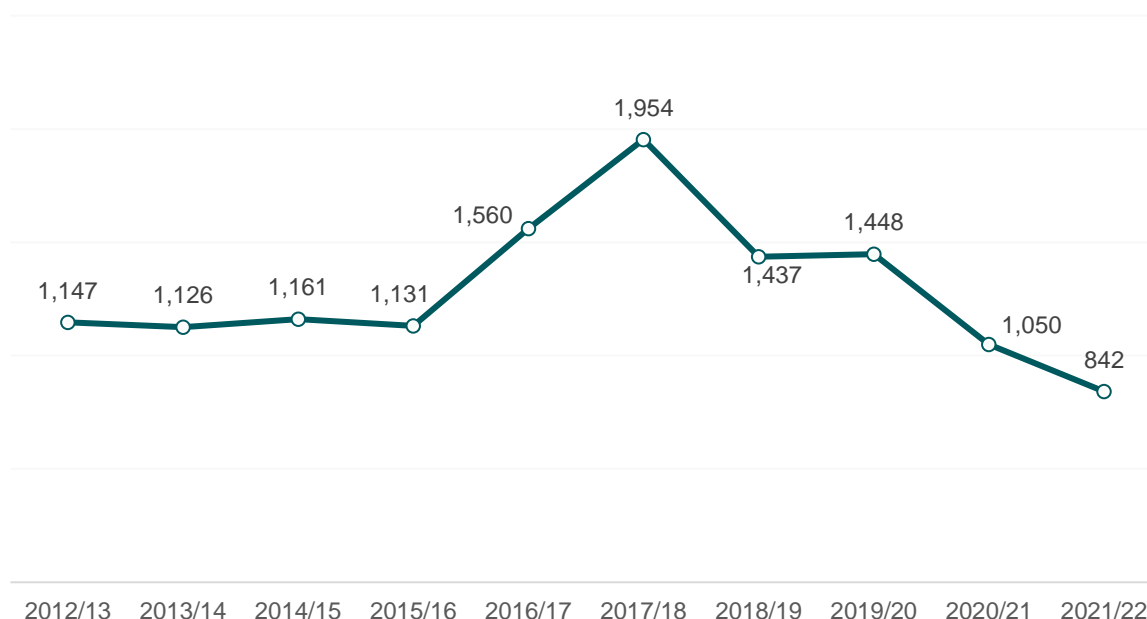
Plan Period 2020-2036	Dwellings Per Year	Overall housing need in Plan Period
Target	2,464	39,424

- 6.4 In 2021/22, 796 new builds were completed in Leicester and a further 10 residential properties (net figure) were added to the local stock through conversions. 170 net additional dwellings came into the local stock via changes of use to residential. 134 residential properties were demolished during the year. This resulted in a total net additional dwellings figure of 842.
- 6.5 Net additions rose year-on-year in the years 2016/17 and 2017/18 (see Table 6 and Figure 1). In 2018/19, the figure for net additional dwellings was lower than in the previous two years. This fall in additional dwelling stock has continued in the years since.

Table 6. Total Housing Completions, 2012/13 – 2021/22 (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%
2021/22	796	10	170	0	-134	842	-20%
Total	9174	520	3362	0	-200	12,856	

Figure 1. Net additional dwellings in Leicester, 2012/13 - 2021/22



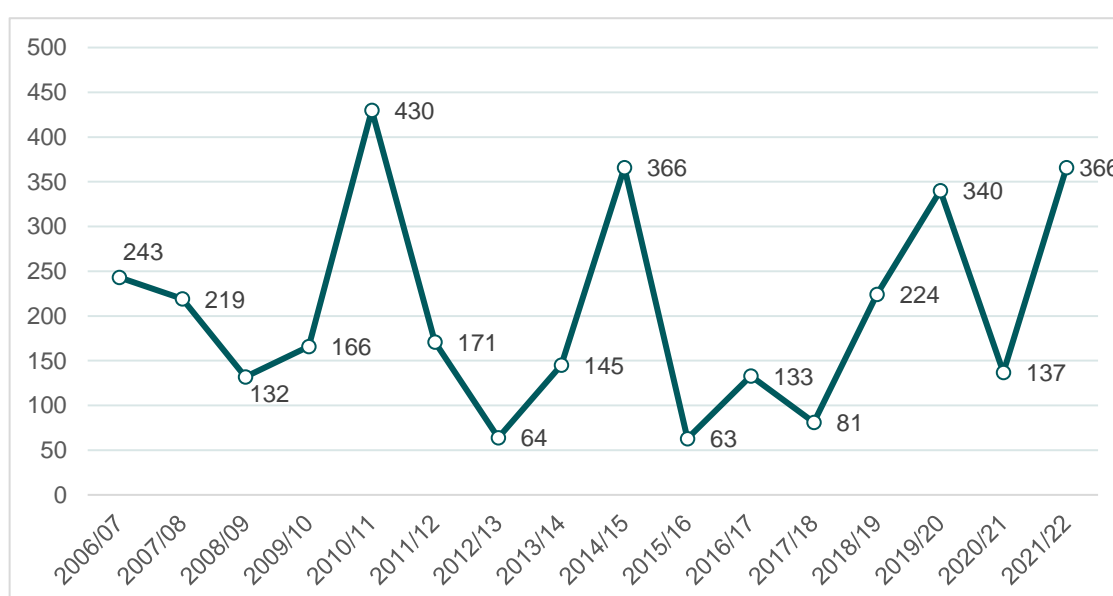
6.6 Leicester City Council has delivered 3,935 homes in the three years to 2020/21 against the requirement of 3,908 homes, as published in the 2021 Housing Delivery Test results (see Table 7). This is a 101% delivery and, therefore, the City Council does not have to do an Action Plan. At the time of writing, the Housing Delivery Test results for 2021/22 have not yet been published by DLUHC/Ministry of Housing, Communities, and Local Government.

Table 7. Leicester's Housing Delivery Test results, 2020/21

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

6.7 In 2021/22, a total of 366 affordable homes were delivered, which represents a return to higher affordable home delivery after a dip in completions in 2020/21 (see Figure 2). Since 2006/07, a total of 3,280 affordable homes have been delivered, representing an average of 205 properties per year.

Figure 2. Affordable Homes delivered in Leicester, 2006/07 – 2021/22



6.8 The City Council updated the Strategic Housing and Economic Land Availability Assessment (SHELAA) in 2022. The SHELAA includes a Five-Year Land Supply Statement at Appendix E. The SHELAA can be found on the City Council website at <https://consultations.leicester.gov.uk/sec/9bbe1eaa/consultation/subpage.2022-12-16.3056443538/>.

6.9 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 2006/07. Housing completions on brownfield sites comprised 93% of total housing completions in 2021/22 and comprise 85% of total housing completions from 2006/07 to 2021/22 (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	1,501	79%
2019/20	1,294	184	1,478	88%
2020/21	1,102	62	1,164	95%
2021/22	1,175	95	1,270	93%
Total	16,604	2,943	18,549	85%

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

6.10 In the year 2021/22, there were 2 permitted Gypsy and Traveller sites in Leicester with a total of 16 pitches between them (see Table 9).

Table 9. Gypsy and Traveller Sites

Sites Permitted	Number of Pitches
2	16

6.B. 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

6.11 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')).

6.12 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 former 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

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

6.14 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

6.15 According to the 2020 EDNA, 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 2020 EDNA reports that the average quoted rent is £13.45 per sq ft, while high-quality space reaches £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.

6.16 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 (2020 EDNA).

Applications Determined from 1 April 2021 to 31 March 2022

6.17 In the monitoring period between 1 April 2021 and 31 March 2022, 45 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 permission is granted does not necessarily mean that this permission has been implemented.

Class E(g)

- 6.18 Of the 23 applications relating to Class E(g) use that were granted planning permission during the monitoring period, 6 would result in a net gain of class E(g) floorspace, totalling 3,034 sqm. The largest net gains of this floorspace came from Application 20202560, 301 Thurmaston Lane, which was for the change of use from a mixed-use motor vehicle sales and display and motor vehicle repairs centre to a general industrial use and construction of warehouse with offices (1,601 sqm), and Application 20212095, Aylestone Road, Gas Site, which was for the demolition of single storey office building and the construction of a two-storey office building (917 sqm).
- 6.19 17 applications granted permission during the monitoring period would result in a net loss of Class E(g) floorspace, totalling 19,942.7 sqm. The largest losses came from Application 20211510, 1 Causeway Lane, Saxon House which was a notification of change of use from offices to 100 flats (9,196 sqm), and Application 20201009, 37 Welford Road, Reynard House, which was for the construction of three additional floors to the existing building and construction of a single storey, four storey and seven storey extension with change of use from offices to student accommodation (3,090 sqm).

Class B2

- 6.20 Of the 15 applications relating to Class B2 use that were granted planning permission during the monitoring period, 11 would result in a net gain of Class B2 floorspace, totalling 4,818 sqm. The largest net gains of this floorspace came from Application 20210911, 111 Cannock Street, which was for the change of use from timber merchant and trade centre to general industrial and storage or distribution (1,017 sqm), and Application 20202560, 301 Thurmaston Lane, which was for the change of use from a mixed-use motor vehicle sales and display and motor vehicle repairs centre to a general industrial use (967 sqm).
- 6.21 4 applications given permission would result in a net loss of Class B2 floorspace, totalling 433 sqm.

Class B8

- 6.22 Of the 10 applications relating to Class B8 use that were granted planning permission during the monitoring period, 5 would result in a net gain of Class B8 floorspace, totalling 7,123.9 sqm. The largest of these were Application 20202079, 47 Parker Drive, which was for the construction of four storage and distribution units (2,416 sqm), Application 20201234, 248 Humberstone Road, which was a retrospective application for the change of use from car sales to storage (2,068.9 sqm), and Application 20202560, 301 Thurmaston Lane, which was for the change of use from mixed use of motor vehicle sales and display and motor vehicle repairs to General Industrial use with construction of warehouse with offices (1,803 sqm).
- 6.23 5 applications given permission would result in a net loss of Class B8 floorspace, totalling 2,577 sqm. The majority of this loss is made up by Application 20212398, 20 Chiswick Road, Unit 2, The Ardour Unit, which was for the change of use from Storage to a dark/commercial kitchen (935 sqm), and Application 20210449, 66 & 70 Commercial Square, which was for the change of use of warehouse and

tool/machinery hire premises to research & development and the construction of a two-storey extension (820 sqm).

Table 10. Gain/Loss of employment floor space, 1 April 2021 – 31 March 2022
(figures given in Sqm)

Class E(g) Gain	Class E(g) Loss	Net Change
3,034	19,942.7	-16,908.7

Class B2 Gain	Class B2 Loss	Net Change
4,818	433	+4,385

Class B8 Gain	Class B8 Loss	Net Change
7,123.9	2,577	+4,546.9

6.C. Retail

Adopted Housing Policies:
 Core Strategy: CS11
 Local Plan: TCR01, TCR02, TCR03, TCR04, TCR05, TCR06, TCR07, TCR08, TCR09

Applications Determined from 1 April 2021 to 31 March 2022

6.24 In the monitoring period between 1 April 2021 and 31 March 2022, 5 planning applications were granted permission that would result in either a net gain or net loss of 200sqm or more of Class E (shops/retail) floorspace.

Class E (shops/retail) gain

6.25 Of the 5 applications that were granted planning permission, 1 would result in a net gain of Class E (shops/retail) floorspace. This permission for application 20210160, 20 The Exchange, Eyres Monsell Post Office allows for a gain of 488 sqm of Class E (shops/retail) floorspace. The application relates to the construction of a retail unit, storage, carparking, new vehicular access, and an ATM unit. This application site is in The Exchange local centre.

Class E (shops/retail) loss

6.26 Of the 5 applications that were granted planning permission, 4 would result in a net loss of Class E (shops/retail) floorspace. These applications collectively result in the loss of 13,160 sqm of Class E (shops/retail) floorspace. The majority of this floorspace (11,832 sqm) is accounted for by one application, which is 20 St Peter’s Lane, Former Debenhams. Planning permission for this application was for the demolition of the vacant retail store and removal of the existing car parking spaces and the construction of a 12, 11, and 8 storey building comprising commercial floorspace on the lower and ground floors (Class E) and 305 residential units (Class C3).

6.27 Of the 13,160 sqm net loss in Class E (shops/retail) floorspace which was permitted, 1,123 sqm was granted permission for a flexible use that included Class E. This means that some of this floorspace could remain in Class E (shops/retail) use or result in a loss of Class E (shops/retail) use depending on the final occupier.

6.28 All of the applications which result in a net loss of Class E (shops/retail) use were in-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.)

Table 11. Gain/Loss of retail floor space, 1 April 2021 – 31 March 2022 (figures given in Sqm)

Year	Gain	Loss	Net Change
2021/22	488	13,160	-12,672

6.D. Planning Obligations

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

6.29 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 2022 is £20,817,700.71 (see Figure 3).

Figure 3. Developer contributions, 2010/11 - 2021/22

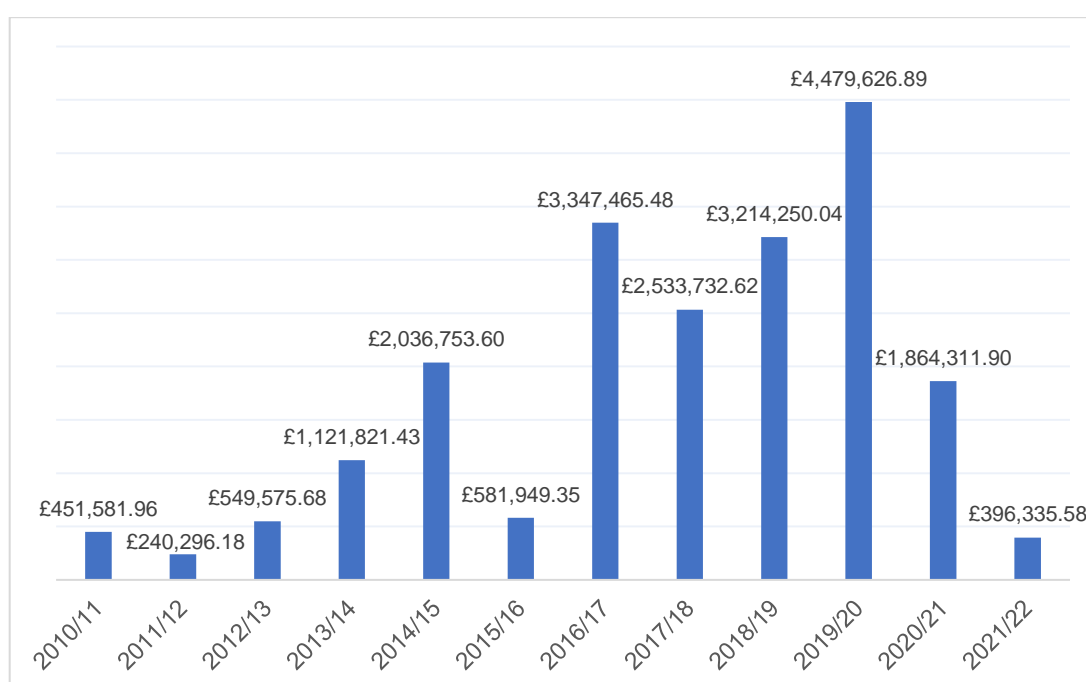


Table 12. Total amount of developer contributions

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
2021/22	£396,335.58
Total	£20,817,700.71

6.E. Transport

Adopted Transport Policies:
 Core Strategy:
 Local Plan: T01, T02, T03, T04, T05, T06, T07, T08

6.30 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

6.31 In the 2011 census, Leicester ranked in the lowest 10% of districts and Local Authorities for car ownership with 37% of households not owning a car or van. By 2021 this had fallen to 33% of households. However, this is against an England average figure of 23.5% and an East Midlands average of 19.1%. In 2011, 51.8% of workers in Leicester used a car or van to drive to work. By 2021, that number had decreased to 43.4%, but other modes such as train, bus and on foot also fell. Working from home increased by 16% from 3% to 19% as the 2021 census was undertaken during lockdown restrictions. This was still relatively low, however. Other cities such as Brighton, Bristol, Coventry, Derby & Nottingham all had higher working from home rates ranging from 23.5% (Derby) to 42.7% (Brighton) (Source: NOMIS: Census – Travel to Work – Leicester and comparators tables).

6.32 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.

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

(Note: 2020 and 2021 surveys of modal share were not undertaken due to Covid-19 lockdowns)

Table 13. 12-hour city centre inbound modal share

IRR	Car/LGV	Bus	Pedestrian	OGV	Pedal Cycle	Motorcycle	Total
2019 actual	34,870	33,529	39,770	595	3,106	252	112,122

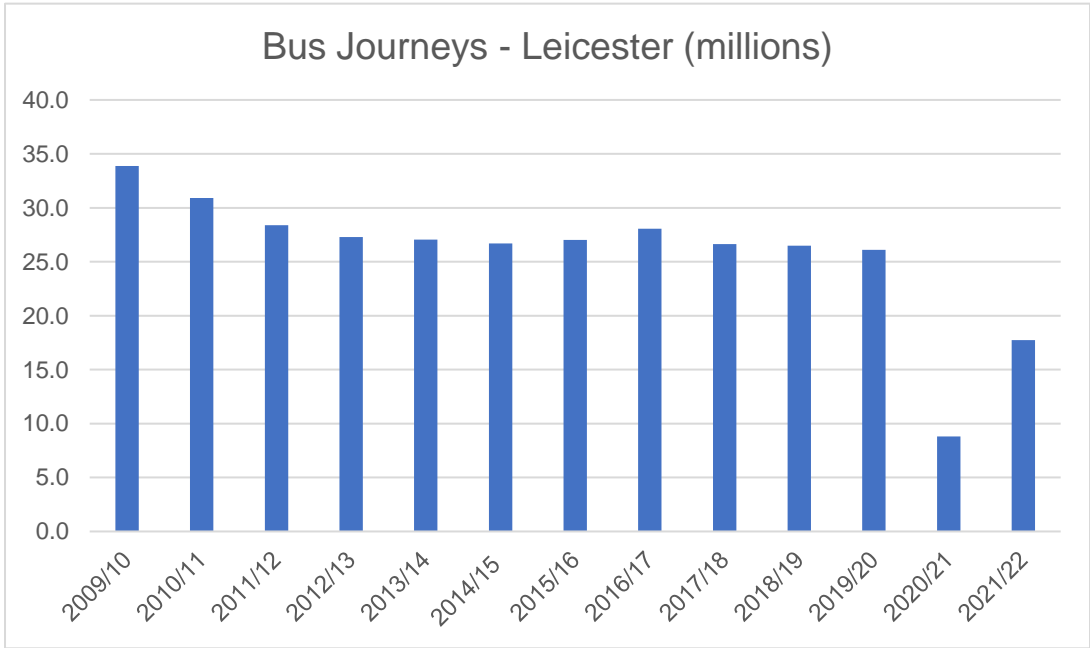
6.34 Across 2020/2021, general vehicular traffic had a continuous, gradual return to pre-lockdown levels, occasionally dented by local lockdown restrictions. By the end of 2021/22 it was generally back to pre-local lockdown levels and rising. (Source: Red Hill Way counter).

Bus Transport

6.35 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.

6.36 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 Bus01e)

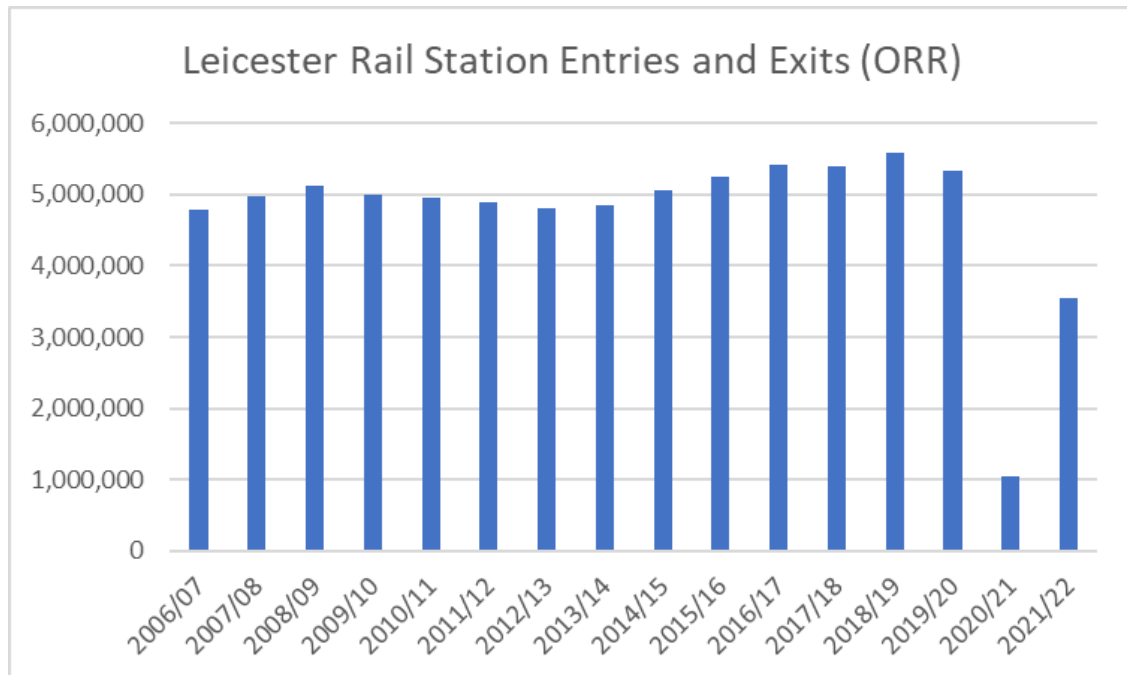


6.37 In the early stages of the pandemic lockdown all bus companies reported similar drops of 85-90% of fare paying passengers, and a slightly smaller drop (80-85%) in concessionary fares. While there has been some recovery bus usage and income has not yet returned to pre-pandemic levels.

Rail

- 6.38 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.
- 6.39 Rail usage at Leicester had grown from 4.8m (2012/13) to almost 5.3m (2019/20), but in 2020/21 fell to 1.04m. In 2021/22 it had recovered to 3.5m, just under two-thirds of the 2019/20 figure (Source: Office of Road and Rail)

Figure 5. Total passenger numbers exiting or exiting Leicester station 2006/07-2021 (Source: Office of Road and Rail)



Cycling and walking

- 6.40 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.
- 6.41 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.
- 6.42 Cycling numbers had grown fairly consistently in the city since 2005 until 2019 as measured by the cordon surveys.

- 6.43 Between 2008 and 2014 total cycling numbers inbound across the three cordons grew by 50%, or 8% per year. Between 2015 and 2019 total numbers grew by 22%, or 5% per year.
- 6.44 Pedestrian numbers across the three different cordons in the city grew by 17% between 2008 and 2014. Between 2015 and 2019 total numbers grew at a lower rate, 3%, or just under 1% per year. The reasons for this are unclear.
- 6.45 Comparable pedestrian and cyclist data from our automatic counters only goes back as far as 2020, but comparing 1st Jan-10th March 2020 (i.e., pre-lockdown) totals against the 2022 equivalent, pedestrian numbers were down 13% and cycling numbers were up 1%. These are winter numbers though and will be disproportionately affected by the weather and may not be representative.

City centre footfall

- 6.46 At the end of March 2022, the total number of visitors to Leicester BID (Business Improvement District in the city centre) for the previous 52 weeks was 24,632,041 which was 179.2% up on the previous year (which was of course affected by lockdown. Unfortunately, pre-lockdown data does not exist)

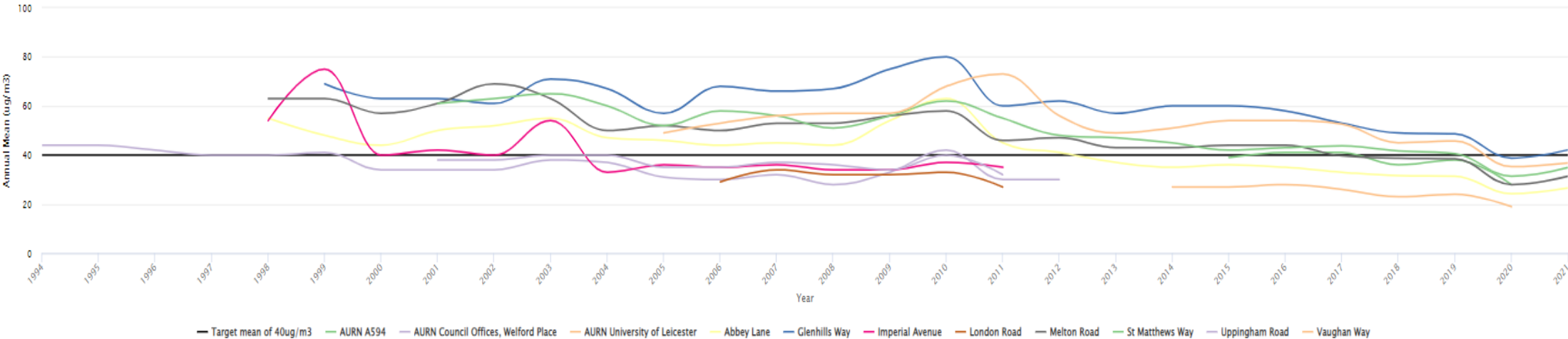
Air Quality / Pollution

- 6.47 Leicester has been mandated by the Secretary of State to take steps to reduce air pollution levels in the city.
- 6.48 The NO₂ concentrations fell by between 16% and 37% from 2011 to 2019 (see Figure 6), and the 2020 lockdown reduced NO₂ emissions even further, taking levels below the legal limit of 40mg. One site (Glenhills Way) rose slightly above the 40mg target in 2021.

Figure 6. NO₂ concentrations in Leicester

Nitrous Oxide (NO₂) Annual Mean

This chart shows the annual mean for Nitrous Oxide (NO₂) emissions in the city of Leicester. For full details of this dataset please see [Air Quality - NO₂ Annual Mean Dataset](#)



6.F. 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

- 6.49 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.
- 6.50 In 2020, the City Council commissioned an infrastructure and engineering consultancy firm to undertake an Energy and Sustainable Design & Construction Study. The purpose of the 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 inform future local policy.

CO₂ Emissions

- 6.51 In 2020, Leicester had an estimated 3.2 tonnes per capita of CO₂ emissions (tCO₂e per person). This is the latest figure in a continuous decline in estimated per capita emissions for the city. It also means Leicester remains significantly below the total per capita tCO₂e figure for England (see Table 14).

Table 14. Per Capita Emissions (tCO₂e) Estimates for Leicester, 2016-2020 (Source: Department for Energy Security and Net Zero and Department for Business, Energy & Industrial Strategy)

Year	tCO ₂ e per person Leicester	tCO ₂ e per person England
2020	3.2	5.2
2019	3.6	5.7
2018	3.8	6.0
2017	3.9	6.1
2016	4.1	6.3

Renewable Energy Technologies

- 6.52 The installed capacity of renewable electricity in Leicester has increased steadily over the 6 years to 2020. 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 also an anaerobic digestion facility. Plant biomass and onshore wind make small contributions to renewable electricity generated. In 2021, low and zero carbon technologies in Leicester generated over 17GWh of renewable electricity (see Table 15). However, this figure discounts the contribution made by anaerobic digestion and plant biomass facilities as their inclusion would reveal the output of individual plants.

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	52.5	0	1,050	10,869
2015	12,806	60.2	4,294	1,338	18,499
2016	14,714	47.9	11,068	[X]	25,829
2017	15,277	53.3	11,038	[X]	26,368
2018	17,137	50.8	11,038	823	29,049
2019	17,868	54.0	[X]	[X]	17,922
2020	18,810	71.5	[X]	[X]	18,881
2021	17,048	49.2	[X]	[X]	17,098

[X] means there was some generation, but it has been suppressed to prevent the output of individual plants being revealed

Flood Risk

- 6.53 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.
- 6.54 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 8 planning application in 2021/22. 3 of these applications were refused, 1 was withdrawn, and the remaining 4 applications were approved subject to flood risk mitigation conditions or conditions regarding drainage and SuDS. Therefore, permission was not granted on any applications in 2021/22 contrary to EA advice.

Green Wedges

- 6.55 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

- 6.56 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
Anstey Lane & Gorse 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

6.57 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.

6.G. Historic Environment

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

- 6.58 Leicester City Council has produced five heritage action plans during this period, the most recent covering the period 2018-2023. A new one for 2023-2028 will be published in 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 and streets making up the Greyfriars Townscape Heritage Initiative area and High Street Heritage Action Zone area have been particularly successful. A new conservation area was created in 2022, the St Paul’s Conservation Area, while the existing West End Conservation Area was extended.

- 6.59 10 buildings are currently on the National Heritage Risk Register. Iron Gates in garden at Rear of Skeffington House, The Newarke and Magazine Gateway, and The Newarke have been removed from the register in the last year. The Newarke Wall (Along northwest end of Gardens of Newarke Houses Museum) is the latest heritage asset 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.

- 6.60 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.

- 6.61 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
2021/22	10	4

Table 18. Total number of nationally listed buildings

2010	2014	2016	2017	2018	2019	2020	2021	2022	Gain / Loss
388	396	402	403	399	397	397	397	397	+9

Table 19. Total number of local heritage assets

2010	2014	2016	2017	2018	2019	2020	2021	2022	Gain / Loss
298	385	380	379	394	394	393	393	417	+119

Table 20. Total number of conservation areas

2010	2014	2016	2017	2018	2019	2020	2021	2022	Gain / Loss
24	24	24	24	24	24	24	24	25	+1

6.H. Minerals and Waste

Adopted Waste and Minerals Policies:
Local Plan: FMWN01, FMWN02, FMWN03, FMWN04

- 6.62 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.
- 6.63 The amount of household waste produced within the city has increased with over 133,000 tonnes generated in 2021/22. The end destinations following management and treatment of the household waste are provided in Figure 7 and Table 21
- 6.64 In 2021/22, 19.4% of Leicester’s waste was recycled, 16.5% was composted or processed in an anaerobic digestion facility, 22.7% was sent for energy recovery, and 37.4% was disposed to landfill.
- 6.65 Over the period from 2011/12 to 2021/22, 21.3% of Leicester’s waste was recycled, 18.2% was composted or processed in an anaerobic digestion facility, 28.2% was sent for energy recovery, and 31.3% was disposed to landfill.

Figure 7. Household Waste Distribution, 2011/12 – 2021/22

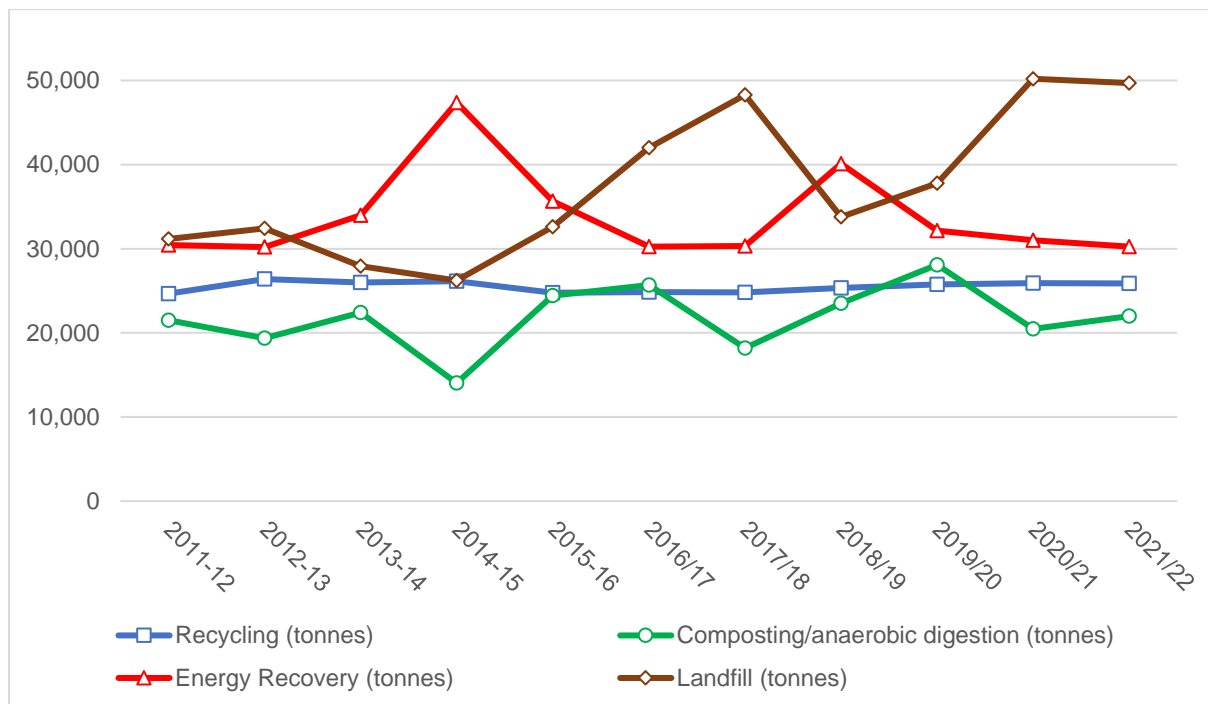


Table 21. Breakdown of Household Waste Distribution, 2011/12 – 2021/22

Year	Recycling (tonnes)	Composting / anaerobic digestion (tonnes)	Energy Recovery (tonnes)	Landfill (tonnes)	Annual Total (tonnes)
2011-12	25,000	22,000	30,000	31,000	118,000
2012-13	26,000	20,000	30,000	32,000	118,000
2013-14	26,000	22,000	34,000	28,000	110,000
2014-15	26,000	14,000	48,000	26,000	114,000
2015-16	25,000	25,000	35,000	33,000	118,000
2016/17	25,000	26,000	30,000	42,000	123,000
2017/18	25,000	18,000	30,000	48,000	121,000
2018/19	26,000	24,000	40,000	34,000	124,000
2019/20	26,000	28,000	32,000	38,000	124,000
2020/21	26,000	21,000	31,000	50,000	128,000
2021/22	26,000	22,000	30,000	49,000	133,000

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
2021/22	25,854	21,991	30,242	49,702	127,789
Total	280,439	239,650	371,724	412,091	1,316,130

6.66 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

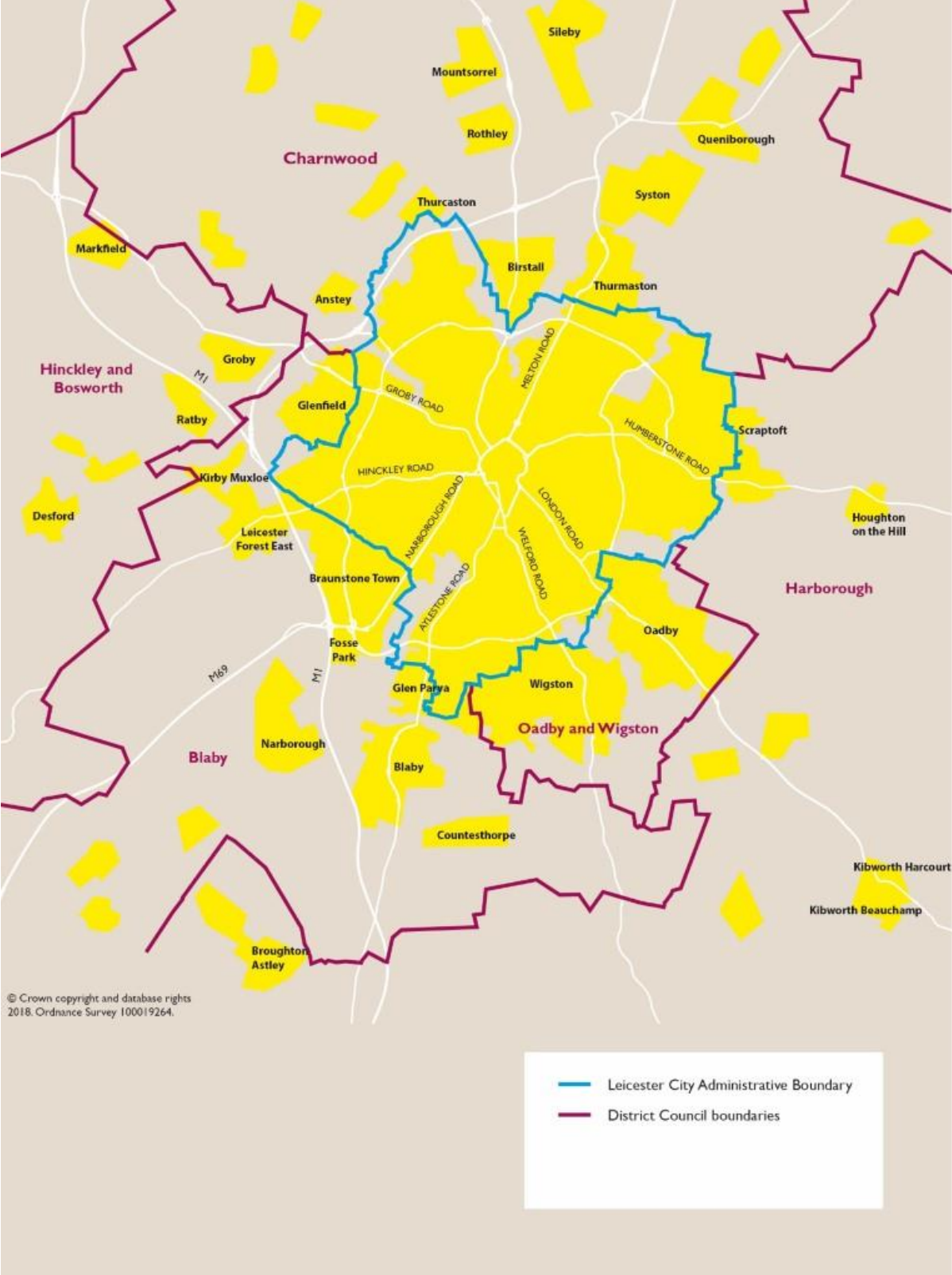
- 7.1 This 2021/22 Authority Monitoring Report provides the latest available data for a set of indicators identified in the Core Strategy and the Sustainability Appraisal and represents a significant refresh of the indicator set from previous AMRs.
- 7.2 Overall, it is considered the Local Plan is achieving most of its main objectives.
- 7.3 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.
- 7.4 Elements that can be highlighted as positive:
- Progress has been made in the preparation of the new Local Plan. The Regulation 19 consultation was completed in early 2023, and the Local Plan is being prepared for submission in summer 2023
 - 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, focused in and around the City Centre and a dramatic improvement in the public realm through revitalised streets and new public squares and spaces.
 - The vast majority of housing completions in the city continues to be delivered on brownfield land.
 - Delivery of affordable housing has increased from a sharp dip experienced in 2020/21
 - 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.
 - Two more properties were removed from the local Heritage at Risk Register in 2021/22 and are considered to be well-maintained and back in active use
- 7.5 Matters to be addressed:
- In 2021/22, the number of housing completions has continued to fall and remains below that required by the HDT for the year and 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 2,464 dwellings per annum (39,424 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 Class E(g) employment floor space in Leicester during the monitoring period, largely due to applications for the conversion of offices to flats. 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 continues to be a shortage of high-quality office supply, especially in the city centre.
 - There has been a significant loss of 12,672 sqm in retail floorspace in Leicester during the monitoring period, though the vast majority of this loss can be attributed to a single application. Some of the retail floorspace gains and losses was granted

- permission for a flexible use meaning that a use other than Class E (shops/retail) may be built.
- The amount of developer contributions received from S106 agreements in 2021/22 has dropped significantly when compared with the contributions received during the years 2016/17 to 2019/20.
 - There has been some recovery in bus patronage numbers, bus usage and income has not yet returned to pre-pandemic levels.
 - Household waste produced within the city had been rising steadily before the monitoring period and this trend has continued during the monitoring period.

8 Appendices

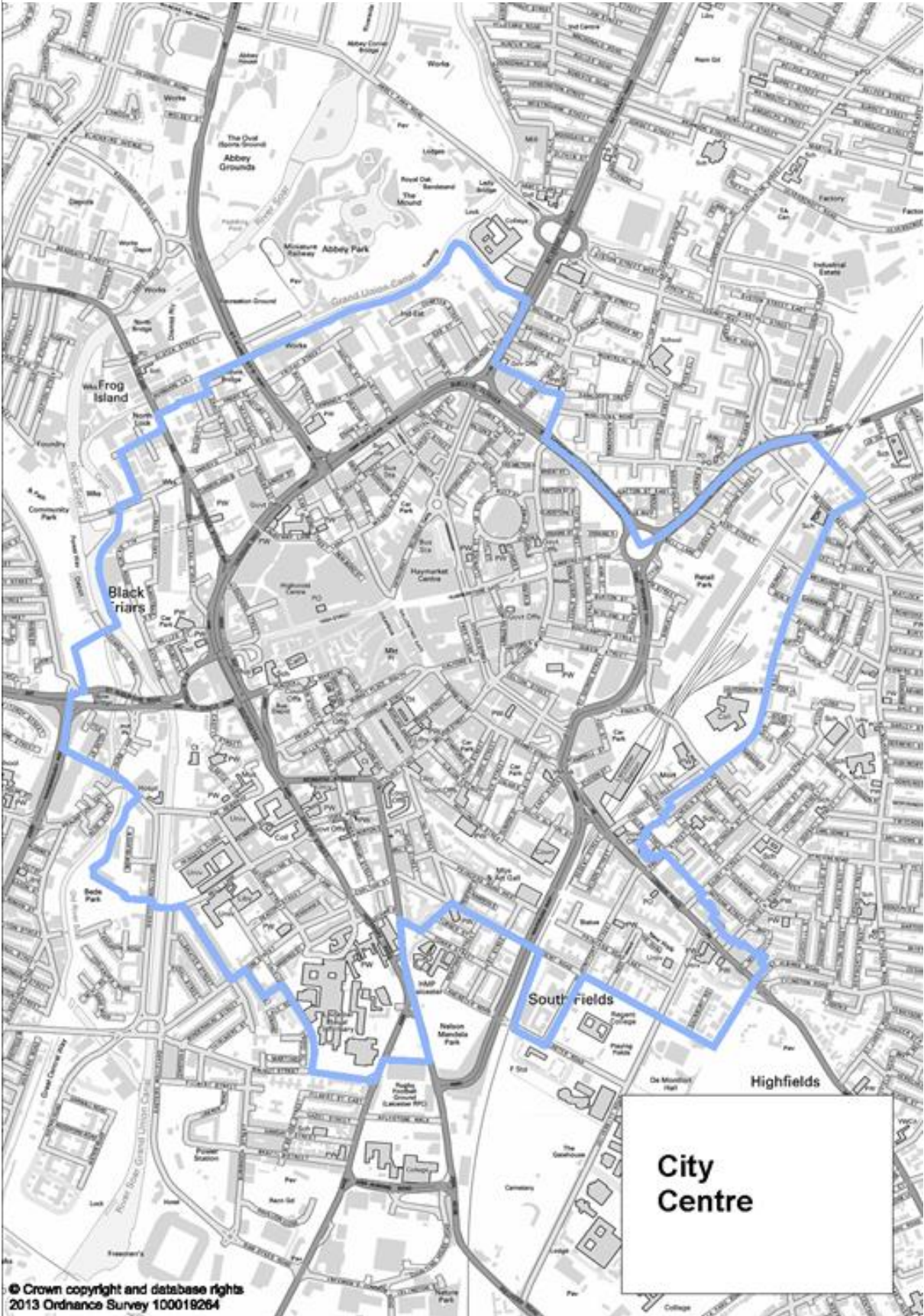
Appendix A – Regional location of Leicester

Figure 8. Map of Leicester in context of Leicester Urban Area



Appendix B – City Centre

Figure 9. Map of Leicester city centre



Appendix C – Local Development Scheme Timetable (2022-2025)

1) The replacement Leicester Local Plan

Table 23. Timetable for the emerging Leicester Local Plan 2020-2036

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	January to February 2023
Submission	June 2023
Adoption	March 2024

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	August 2023
Draft Plan	August 2024
Pre-Submission	August 2025
Submission	December 2025
Adoption	Mid-2026

Appendix D – Local planning policy

Leicester City Core Strategy and the City of Leicester Local Plan (2006) saved policies form 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

City of 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

The Leicester Local Plan 2020-2036 is currently being prepared and will replace both the City of Leicester Local Plan (2006) saved policies and the Leicester City Core Strategy (2014). The policies contained in the publication draft of the Leicester Local Plan 2020-2036 are as outlined below:

Publication Draft of Leicester Local Plan 2020 – 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 2021 to 31 March 2022 resulting in a NET LOSS of E(g), B2, and B8 floorspace

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of E(g) Floorspace (sqm)	Net Loss of B2 Floorspace (sqm)	Net Loss of B8 Floorspace (sqm)	Total Net Loss of Employment Floorspace	Summary of Alternative Use
20201009	37 Welford Road, Reynard House	Central Commercial Zone	Construction of additional three floors; construction of single storey, four storey and seven storey extension; Change of use from offices (Class B1a) to student accommodation (Sui Generis) comprising 23 cluster flats (185 student bedrooms) and 82 one bed student studio flats, gym, spa, amenity areas, cycle parking and associated works. (Amended plans) (S106 agreement)	3,090			3,090	Sui Generis (Student Accommodation)
20201018	107 Granby Street, Last Plantagenet	Central Commercial Zone	Change of use from drinking establishment (Class A4) and offices (Class B1) to student accommodation (56 x studios) (Sui Generis) at first – fourth floors and part-ground floor and basement, with commercial use at part-basement and ground levels - restaurant/drinking establishment; Alterations (Amended Plans) (S106 Agreement)	1,405			1,405	Sui Generis (Student Accommodation)
20201470	36 Millstone Lane	Central Commercial Zone	Change of use from light industrial (Class B1(c)) to 26 student flats (Sui Generis); removal of rear basement doorway and existing skylights, installation of lightwell at rear, installation of new windows and roof lights and installation of solar photovoltaics to roof. (Amended Plans) (S106 Agreement)	1,030.1			1,030.1	Sui Generis (Student Accommodation)
20202378	4 Eldon Street, Workshop at Rear	Central Commercial Zone	Retrospective change of use from industrial (Class B2) to cafe (Class E); installation of new shop front and		61		61	Café (Class E)

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of E(g) Floorspace (sqm)	Net Loss of B2 Floorspace (sqm)	Net Loss of B8 Floorspace (sqm)	Total Net Loss of Employment Floorspace	Summary of Alternative Use
			flue to the rear (Amendments received 1st September 2021)					
20202552	40 Yeoman Street	Central Commercial Zone	Part change of use from office (Class E) to 2 bed flat (Class C3); installation of replacement windows and doors; alterations (amended plans 8/3/2021)	64			64	Class C3 (Residential)
20210201	7 Ash Street, Farsan House	Primarily Employment Area	Change of use from general industrial (Class E) to a dark kitchen (Sui Generis); installation of ventilation flue at rear		16		16	Sui Generis (Commercial/Dark Kitchen)
20210357	50-52 Church Gate & 6 St Peter's Lane	Central Commercial Zone	Change of use of part of first floor from storage (Class B8) to restaurant (Class E)			108	108	Restaurant (Class E)
20210449	66 & 70 Commercial Square	Key Employment Area	Change of use of warehouse (Class B8) (no. 66) and tool/machinery hire premises (sui generis) (no. 70) to research & development (Class E); two storey extension			820	820	Research & Development (Class E)
20210514	94 New Walk	Central Commercial Zone	Part change of use from offices (Class B1(a)) to 17 flats (13 x studio and 4 x 1 bed) (Class C3)	750			750	Class C3 (Residential)
20210527	20 Hallaton Street	Primarily Residential Area	Change of use from offices and industrial (Class E) to education and training centre, place of worship and local community meeting place (Sui Generis) (amended plans received 12/05/2021)	110			110	Sui Generis (Education & Training Centre, Place of Worship, Local Community Meeting Place)
20210536	1 Pocklington's Walk	Central Commercial Zone	Change of use from Offices (Class E) to 10 flats (Class C3); alterations. (Amended plans).	1,132.6			1,132.6	Class C3 (Residential)
20210616	48-50 Brandon Street	Primarily Residential Area	Demolition of existing stores; change of use from general industrial (Class B2) to two self-contained flats (2x2 bed) (Class C3); construction of roof; associated bin storage and cycle store; alterations	110	219		329	Class C3 (Residential)
20210777	24 Guthridge Crescent, Former	Primarily Residential Area	Change of use from office (Class E) to non-residential educational use and place of worship (Class F1);	247			247	Class F1 (Education & Place of Worship)

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of E(g) Floorspace (sqm)	Net Loss of B2 Floorspace (sqm)	Net Loss of B8 Floorspace (sqm)	Total Net Loss of Employment Floorspace	Summary of Alternative Use
	Braunstone South Housing Office		alterations (Amended plans received 23/6/2021)					
20210827	123 London Road	Central Commercial Zone	Change of use from office above existing restaurant to C3 dwelling apartment.	159			159	Class C3 (Residential)
20210856	160 Fosse Road North	Fosse Road North Local Centre	Change of use of first floor from offices (Class E) and loft conversion to form 1 self-contained flat (2 bed) (Class C3); construction of one dormer at front; one dormer at rear and two storey extension at rear	130			130	Class C3 (Residential)
20210940	5-9 Phoenix Yard, Jubilee Building Block B Third Floor, Upper Brown Street	Central Commercial Zone	Change of use of third floor of building from offices (Class B1(a)) to (1x2 bed) flat for residential use (Class C3)	157			157	Class C3 (Residential)
20210945	80 Belgrave Gate	Central Commercial Zone	Change of use of part of ground floor from shop (Class E) and first and second from offices (Class E) to three self-contained flats (3 x 1 bedroom) (Class C3); alterations (amended plan 09/06/2021)	179			179	Class C3 (Residential)
20211173	232 Narborough Road	Narborough Road/Hinckley Road District Centre	Change of use of first and second floor from office and storage ancillary to shop (Class E) to two self-contained flats (2 X 2 bed) (Class C3); construction of two storey extension at side; dormer extension at rear; alterations (amended plans received 11/10/2021)			110	110	Class C3 (Residential)
20211510	1 Causeway Lane, Saxon House	Central Commercial Zone	Notification of change of Use from offices (Class B1(a)) to residential (Class C3) 100 flats	9,196			9,196	Class C3 (Residential)
20211522	19 Lower Willow Street	Primarily Employment Area	Change of use from warehouse (Use Class B8) to mixed use unit containing a food bank & social			604	604	Sui Generis (Mixed Use)

Application Reference	Site Location	Local Plan Area	Development Summary	Net Loss of E(g) Floorspace (sqm)	Net Loss of B2 Floorspace (sqm)	Net Loss of B8 Floorspace (sqm)	Total Net Loss of Employment Floorspace	Summary of Alternative Use
			supermarket, kitchen, emergency drop-in centre, donation centre, furniture warehouse, furniture workshop, training facilities and offices (Sui Generis) (Amended 01/10/2021)					
20211743	Number 117 And A Half Loughborough Road, The Royal Air Forces Association	Primarily Residential Area	Change of use from Offices (Class E) to Darul Uloom School (Class F1) (Amended Plans)	733			733	Class F1 (Education)
20211760	Tyman House, 42 Regent Road	Primarily Residential Area	Notification of change of use Offices (Class B1(a)) to six self-contained flats (1 x studio, 2 x 1 bed, 3 x 8 bed) (Class C3)	1,330			1,330	Class C3 (Residential)
20212245	23-25 Highfield Street	Primarily Residential Area	Change of use from industrial/storage (Class B2/B8) to dark kitchen (Sui Generis); installation of ventilation flue (amended documents received 06/01/2022)		137		137	Sui Generis (Commercial/Dark Kitchen)
20212398	20 Chiswick Road, Unit 2, The Ardour Unit	Key Employment Area	Change of use from Storage (Class B8) to commercial kitchen (Sui Generis); installation of external plant machinery; extraction ducts and intake louvres. Alterations (Amended plans received on 01/02/2022)			935	935	Sui Generis (Commercial/Dark Kitchen)
20220179	5 Bowling Green Street	Central Commercial Zone	Notification of change of use of part of ground floor front from Commercial, Business and Service Use (Class E) to one flat (1x 1 bed) (Class C3)	120			120	Class C3 (Residential)
TOTALS				19,942.7	433	2,577	22,952.7	

Table 26. List of applications approved from 1 April 2021 to 31 March 2022 resulting in a NET GAIN of E(g), B2, and B8 floorspace

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of E(g) Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Summary of Previous Use
20200680	11 Hilltop Road	Key Employment Area	Construction of two storey factory unit (Class B1)	350			350	
20201234	248 Humberstone Road, Front Left Hand Side Vehicle Sales Site	Primarily Employment Area	Retrospective application for change of use from car sales (sui generis) to storage (Class B8); installation of 73 storage containers; landscaping (amended plans received 19/07/2021)			2,068.9	2,068.9	Sui Generis (Car Sales)
20202079	47 Parker Drive	Primarily Employment Area	Construction of four storage & distribution units with ancillary trade counters (Units B & C Class B8) (Units D & E Sui Generis), vehicle parking, turning & loading facilities (Amended)			2,416	2,416	
20202216	301 Uppingham Road	Green Space	Change of use from former police barracks (Sui Generis) to offices (Class E); construction of single storey infill extension; alterations (amended plans received 06/05/2021)	25			25	Sui Generis (Police Barracks)
20202255	39-41 Morris Road	Primarily Employment Area	Construction of first floor front extension to commercial unit with new external facade; construction of side and rear extension (Class B2) (Amended Plans 27/5/2021).		230		230	
20202560	301 Thurmaston Lane	Primarily Employment Area	Change of use from mixed use of motor vehicle sales and display and motor vehicle repairs to General Industrial	1,601	967	1,803	4,371	Sui Generis (Motor vehicle sales and display)

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of E(g) Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Summary of Previous Use
			use (Class B2) and demolition of existing standalone MOT garage; extensions, alterations and installation of photo voltaic panels to existing building; construction of warehouse with offices; alterations to access and parking layout; installation of three vertical wind turbines to site frontage; landscaping. (Amended).					and motor vehicle repairs)
20210065	129 Scudamore Road	Key Employment Area	Construction of one-storey high detached storage building to east side of manufacturing unit (Class B2); alterations to parking area.		225		225	
20210236	4 Canon Street	Primarily Residential Area	Construction of mezzanine floor; pitch roof; installation of solar panels to motor repair unit (Class B2); alterations (Amended Plans 27 th April 2021)		279		279	
20210360	70 Commercial Square	Key Employment Area	Change of use from tool/machinery hire premises (Sui Generis) to warehouse (Class B8)			424	424	Tool/Machinery Hire (Sui Generis)
20210439	Bursom Road, Walkers Snack Foods Ltd	Key Employment Area	Demolition and clearance of onsite single storey small structures; Construction of single storey fertilizer manufacturing plant with mezzanine deck and associated tanks, boilers, control room, infrastructure, and access (Class B2).		740		740	

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of E(g) Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Summary of Previous Use
20210722	40 Portishead Road	Primarily Employment Area	Construction of first floor extension to rear; two-storey side extension to factory (Class B2)		246		246	
20210732	80 Upper Charnwood Street, Leicester Lazer Seal Ltd	Primarily Employment Area	Construction of first floor extension at rear of industrial premises (Class B2); alterations (Amended Plans 6/8/2021)		315		315	
20210911	111 Cannock Street	Key Employment Area	Change of use from timber merchant and trade centre (Sui Generis) to general industrial and storage or Distribution (Class E) (amended plans received)		1,017		1,017	Sui Generis (Timber Merchant & Trade Centre)
20211079	298-300 Welford Road	Primarily Residential Area	Change of use of the first-floor areas of No. 300 Welford Road, from flat (1 x 1 bed) to offices (Class E)	54			54	Class C3 (Residential)
20211205	186 Fosse Road North	Primarily Employment Area	Change of use from dwelling house (Class C3) to office on ground floor (Class E) and self-contained flat (1 X 2 bed) (Class C3) on upper floors; construction of single-storey extension to rear and alterations.	87			87	Class C3 (Residential)
20212047	27 Duns Lane, Unit 1 Westbridge Industrial Estate	Central Commercial Zone	Demolition of existing industrial unit and construction of a four-storey building (Class E); associated parking (amended 24.11.21)		337		337	Class B2
20212095	Aylestone Road, Gas Site	Strategic Regeneration Area	Demolition of single storey office building (Class E); construction of two storey office building (Class E); alterations	917			917	Class E (Offices)

Application Reference	Site Location	Local Plan Area	Development Summary	Net Gain of E(g) Floorspace (sqm)	Net Gain of B2 Floorspace (sqm)	Net Gain of B8 Floorspace (sqm)	Total Net Gain of Employment Floorspace (sqm)	Summary of Previous Use
20212823	7 Saffron Way	Primarily Employment Area	Change of use from Car Storage (Sui Generis) to Storage (Class B8)			412	412	Sui Generis (Car Storage)
20212899	396 Gipsy Lane, Sturgess and Thompson Repair Garage	Primarily Residential Area	Construction of single storey extension at front/side of existing garage (Class B2) (amended plans received 20/1/2022)		366		366	
20213091	33 Kitchener Road	Primarily Residential Area	Alterations to front elevation; demolition of single storey side and rear extension; construction of single storey side and rear extension to factory (Class B2)		96		96	
TOTALS				3,034	4,818	7,123.9	14,975.9	

Appendix G – Retail Applications

*Table 27. List of applications approved from 1 April 2021 to 31 March 2022 resulting in a NET **GAIN** of Class E (shops/retail) floorspace (N.B. Only planning applications that would result in a net gain or loss of 200sqm of Class E(a) (shops/retail) floorspace or more are monitored)*

Application	Address	Description	Area
20210160	20 The Exchange, Eyres Monsell Post Office	Certificate of lawful existing development for the implementation of planning permission 20170242: construction of retail unit, storage, carparking, new vehicular access and an ATM unit (Class E)	The Exchange Local Centre (Eyres Monsell)

*Table 28. List of applications approved from 1 April 2021 to 31 March 2022 resulting in a NET **LOSS** of Class E (shops/retail) floorspace (N.B. Only planning applications that would result in a net gain or loss of 200sqm of Class E(a) (shops/retail) floorspace or more are monitored)*

Application	Address	Description	Area
20212585	20 St Peters Lane, Former Debenhams	Partial demolition and reconfiguration of existing retail store to provide new retail units (Class E); external alterations including new facade and associated car parking.	Central Shopping Core (City Centre)
20210461	20 St Peters Lane, Former Debenhams Highcross	Demolition of vacant retail store and the removal of existing car parking spaces; construction of 12, 11 and 8 storey building comprising commercial floorspace on lower and upper ground floor (Class E) and 305 residential units (Class C3); associated access, parking, cycle parking, refuse and amenity landscaping. (Amended 23/7/2021)	Central Shopping Core (City Centre)
20211803	14 Market Street	Change of use of first, second and third floors from ancillary storage to retail (Class E) to two self-contained flats (Class C3) (1 x 2 bed & 1 x 1 bed); installation of shopfront; alterations (amended plans received 17/12/2021)	Central Shopping Core (City Centre)
20211629	68 High Street	Retrospective application for change of use from retail (Class E) with ancillary offices to cafe/bar and performing arts venue (Sui Generis) (Amended 10/11/2021)	Central Shopping Core (City Centre)