

## Kirklees Local Plan Examination

### Stage 1 – Initial Hearings

#### Matter 7: Retail Needs and Delivery Note

##### Retail zones, retail schemes and the short and medium term retail floorspace requirement

## 1 Introduction

- 1.1 At the stage one hearing session on Matter 7: Retail Needs and Delivery, a note was requested on the link between retail schemes coming forward and the retail zones in the Retail Capacity Study (LE33) and update (LE36.1) and the retail floorspace requirement in the short to medium term.
- 1.2 This note explains how the survey zones have been combined to reflect shopping patterns in the district. It identifies the retail floorspace requirement by the combined zones and retail schemes in the pipeline. It also provides information on vacant floorspace from the latest full survey undertaken in 2016 as part of the Town Centre Audit Programme.

## 2 Retail Capacity Study Survey Zones

- 2.1 The Retail Capacity Study is split into 10 survey zones to allow trends to be assessed on a local level and to consider shopping patterns to the district's principal and town centres and the study zones. The zones were defined according to postcode sector geography used in the household survey, they do not necessarily represent the shopping catchment areas of the town centres. As such zones have been amalgamated together as set out below to better reflect the shopping catchments in the district, both by convenience and comparison goods.
- 2.2 For convenience goods (food shopping), the district can be broadly subdivided into Huddersfield (zones 1 and 2), North Kirklees (zones 4, 8 and 9) and south Kirklees (zones 5, 6 and 7). Appendix 1 highlights convenience goods combined study zones.
- 2.3 The convenience goods floorspace requirement in the short and medium term<sup>1</sup> and planning permissions and pre-applications in the "pipeline" can be summarised as:

Area	Convenience Goods Floorspace						Retail Schemes	
	2016		2021		2026			
	Min (Sq m)	Max (Sq m)	Min (Sq m)	Max (Sq m)	Min (sq m)	Max (Sq m)	Gross (Sq m)	Net (Sq m)
Huddersfield	2,600	4,100	3,200	4,900	4000	6,100	7,206	4,674
South Kirklees	-600	-1000	-500	-700	-200	-300	1,839	1,103
North Kirklees	2,000	3,200	2,600	3,900	3,200	5,000	2,580	1,548
Total	4,000	6,300	5,300	8,100	7,000	10,800	11,625	7,325

- 2.4 The retail floorspace need for convenience goods in the short and medium term is satisfied across the district with a headline capacity figure of 7,000-10,800 sq m at 2026 and proposals

<sup>1</sup> Source LE36.1 Appendix Table 8

totalling 7,325 sq m (net). The spatial distribution of the retail proposals by the three areas of Huddersfield, north and south Kirklees shows that the convenience goods need is met in Huddersfield and South Kirklees by schemes in the pipeline. In north Kirklees, the convenience goods need is achieved by retail proposals in the pipeline and when taking into account the new local centres (SS13 and SS14). Floorspace of vacant outlets outlined in appendix 5 also provide a contribution to meet the requirement.

- 2.5 For comparison goods Huddersfield town centre is the principal centre serving the Huddersfield area and the south of the district (Kirklees Rural) (zones 1, 2, 5, 6 and 7). Dewsbury town centre is the principal centre in the north of the district and with Batley, Cleckheaton and Heckmondwike town centres provides comparison goods provision for communities in North Kirklees (zones 4, 8 and 9). Appendix 2 highlights comparison goods combined study zones.
- 2.6 The comparison goods floorspace requirement in the short and medium term<sup>2</sup> and planning permissions and pre-applications in the “pipeline” can be summarised as:

Area	Comparison Goods Floorspace						Retail Schemes	
	2016		2021		2026		Gross Sq m	Net Sq m
	Min Sq m	Max Sq m	Min Sq m	Max Sq m	Min Sq m	Max Sq m		
Huddersfield	-7,400	-14,800	600	1,200	11,400	23,000	3,187	1,912
North Kirklees	-1,600	-3,100	4,000	7,800	11,400	22,700	14,794	12,506
Total	-9,000	-17,900	4,600	9,000	22,800	45,700	17,981	14,418

- 2.7 The retail floorspace need for comparison goods in the short term is satisfied across the district with a headline capacity figure of 4,600 – 9,000 sq m at 2021 and proposals totalling 14,418 sq m net. In addition to the table above, when taking into account the potential for comparison goods retailing on the mixed use allocation (MX2101) Southgate site (2.67 ha) which is currently vacant and in Council ownership with the contribution of vacant floorspace, 29,813 sq m (as at 2016 in the six town centres) it is considered the medium term need of 22, 800 – 45,700 sq m can be met.
- 2.8 In Huddersfield, the short term comparison goods need has been met and as highlighted above, potential comparison goods retail development on the mixed use allocation at Southgate (MX2101) in Huddersfield Town Centre and the contribution of 13, 712 sq m of vacant retail floorspace meets the requirement in the medium term.
- 2.9 In North Kirklees, the short term and lower threshold of medium term capacity has been met by retail schemes in the pipeline. As outlined above, the contribution of vacant floorspace within the four town centres in North Kirklees of 15,522 sq m also contributes to meeting retail need.

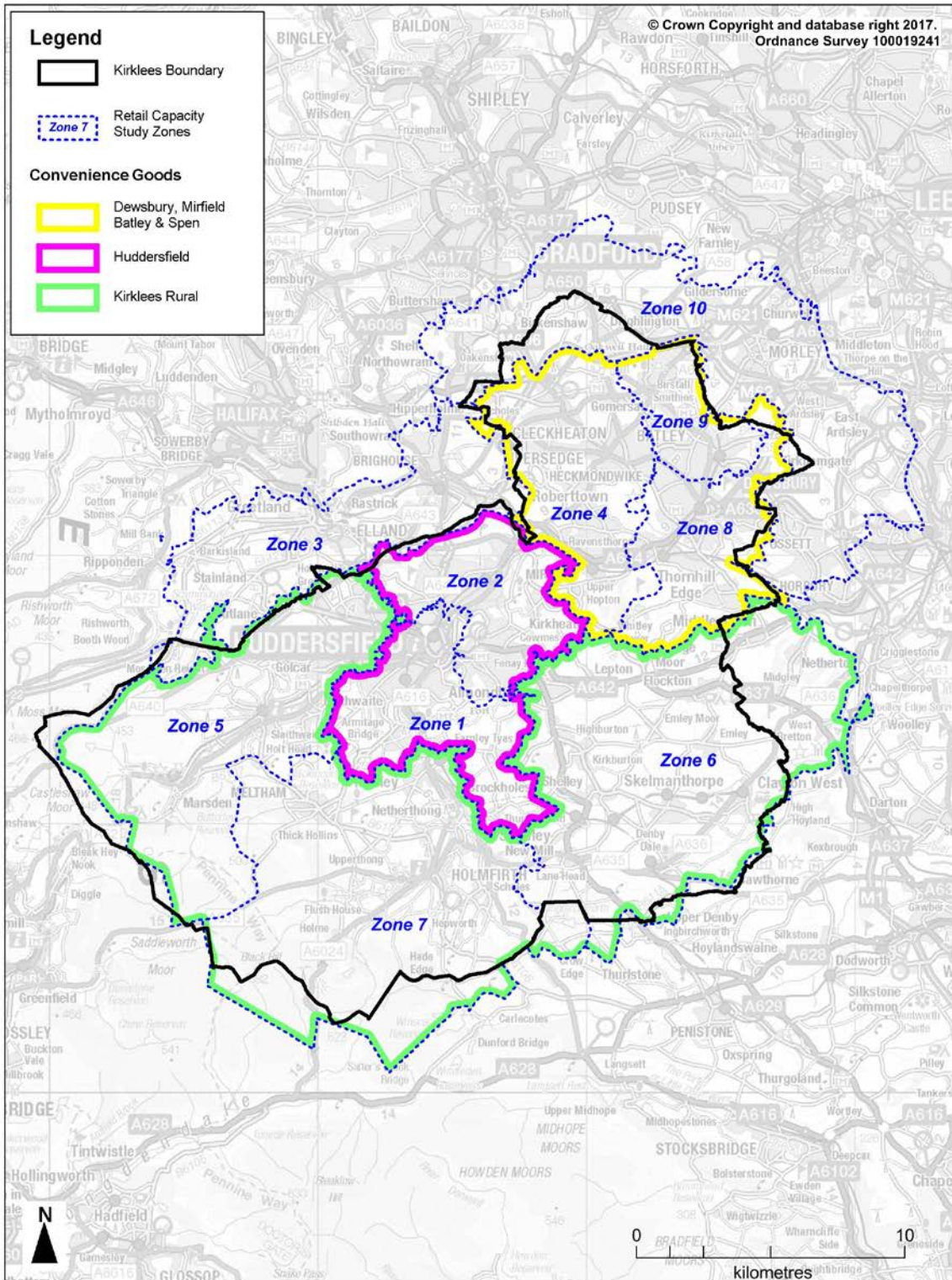
<sup>2</sup> Source LE36.1 Appendix Table 32

## **Appendices:**

- 1. Convenience Goods Zones**
- 2. Comparison Goods Zones**
- 3. Convenience Retail Schemes**
- 4. Comparison Retail Schemes**
- 5. Town Centre Vacant Units**
- 6. Local Centres**

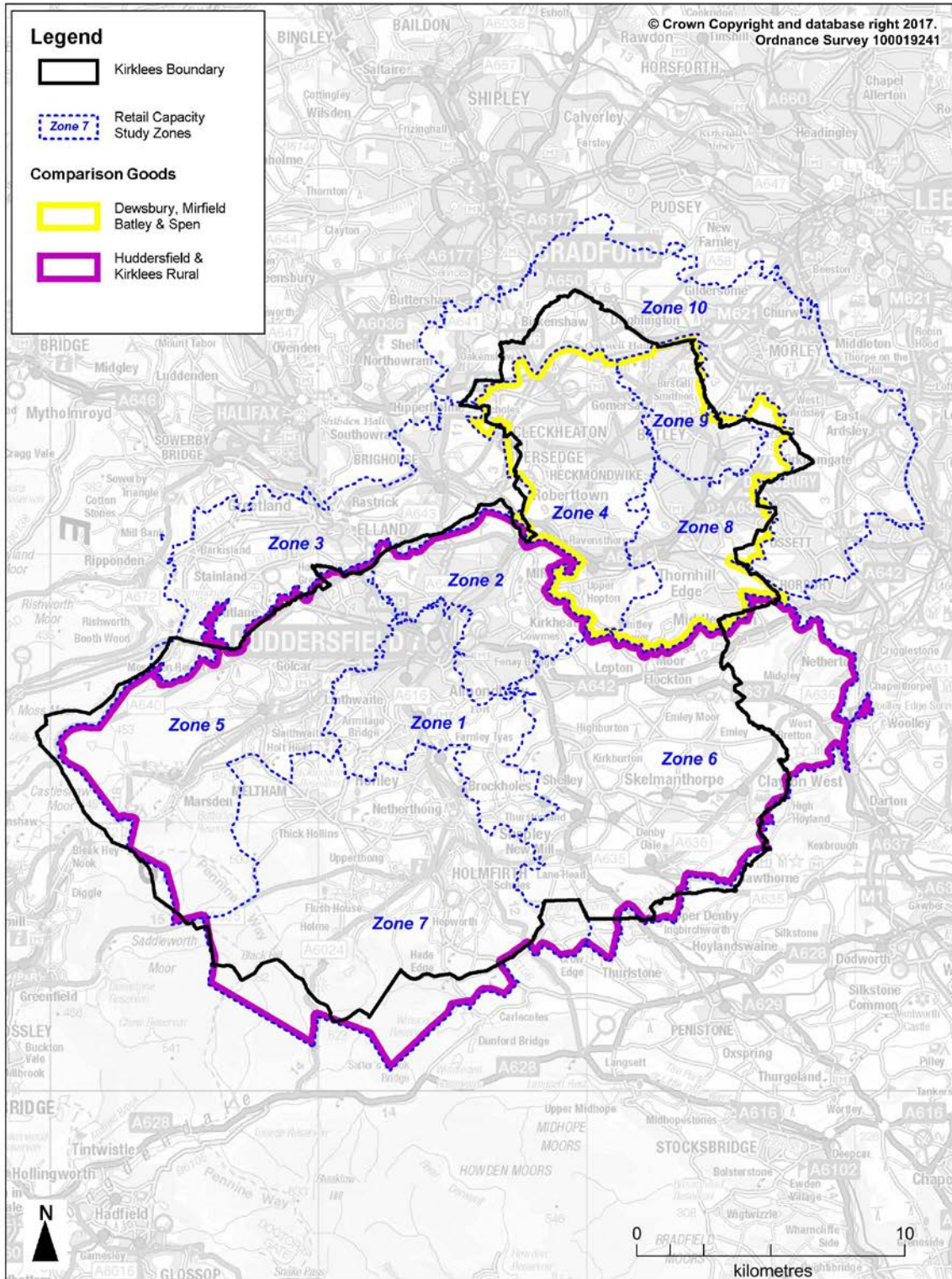
# Appendix 1:

## Figure 1: Convenience Goods



## Appendix 2:

### Figure 2: Comparison Goods



### Appendix 3: Convenience Retail Schemes

**Table A: Huddersfield**

Study Zone	Location	Proposal	Status	Floorspace Gross (Sq m)	Floorspace Net (Sq m)
1	Former Kirklees College, Portland Street, Huddersfield, HD1 (MX 1906)	Planning Permission: Demolition of existing buildings and erection of food retail unit (A1) with associated site works, parking, access and landscaping Pre application development proposals include A1 retail and shops	Planning Permission & Pre-app (Public)	2,825	1,695
2	Leeds Road Retail Park, Leeds Road, Huddersfield, HD1 6PF	Erection of class A1/A3 building, formation of car parking, access, boundary treatments, landscaping and associated works	Planning Permission	391	235
1	Leeds Road Retail park	Variation of condition to allow convenience goods (former Staples unit)	Planning Permission	1115	669
2	Leeds Road Retail Park	Variation of condition to allow convenience goods	Planning Permission	750	750
5 <sup>3</sup>	Oakes Mills West	Oakes Mills West discount Convenience Retail	Pre-app (Public)	2125	1325
<b>Total</b>				<b>7,206</b>	<b>4,674</b>

<sup>3</sup> Due to the location of the proposal on the border of zone 5, it meets convenience goods need in the Huddersfield area

**Table B: South Kirklees**

Study Zone	Location	Proposal	Status	Floorspace Gross (Sq m)	Floorspace Net (Sq m)
7	Land off, Huddersfield Road, Thongsbridge, Holmfirth	Erection of class A1 foodstore, formation of car parking, landscaping and associated works	Planning Permission	1839	1103
<b>Total</b>				<b>1,839</b>	<b>1,103</b>

**Table C: North Kirklees**

Study Zone	Location	Proposal	Status	Floorspace Gross (Sq m)	Floorspace Net (Sq m)
4	Fountain Court, Huddersfield Road, Roberttown, Liversedge, WF15 7QQ	Change of use of units 2 and 3 to A1 and A3 uses, external alterations to units 2 and 3, revised access, parking and landscaping layout and erection of substation	Planning Permission	297	178
8	Dewsbury Fire Station, Huddersfield Road, Scout Hill, Dewsbury, WF13 3RN	Outline application for demolition of existing fire station buildings and erection of class A1 unit	Planning Permission	450	270
-	-	Convenience Retail scheme	Private pre-app	1833	1100
<b>Total</b>				<b>2,580</b>	<b>1,548</b>

## Appendix 4: Comparison Retail Schemes

**Table A: Huddersfield**

Study Zone	Location	Proposal	Status	Floorspace Gross (sq m)	Floorspace Net (Sq m)
1	Unit 7 & 8, Great Northern Retail Park, Leeds Road, Huddersfield, HD1 6ND	External alterations to Unit 7 and erection of replacement mezzanine floor within Unit 7	Planning Permission	944	566
5	Wharfeside Inn, Carr Lane, Slaithwaite, Huddersfield, HD7 5AG	Change of use from vacant public house (Class A4) to retail (Class A1) and independent art education and training centre (Class D1) (within a Conservation Area)	Planning Permission	300	180
1	20-22, Cross Church Street, Fleece Yard, Sun Inn Yard and White Lion Yard, Huddersfield, HD1 2TP	Erection of extension to existing Kingsgate Shopping Centre to form new Leisure Development including new cinema and restaurants, and demolition of existing buildings on the site including 20-22 Cross Church Street (partly within a Conservation Area)	Planning Permission	1,943	1166
<b>Total</b>				<b>3,187</b>	<b>1912</b>

**Note:**

**Allocation MX2101 Southgate (study zone 1, Huddersfield)**

The Council stated in M7.1 (para 1.20) that it was not anticipated that the quantum of retail floorspace of 6,860 sq m gross in the recently expired planning permission (2009/93675) would be delivered through any new proposal on MX2101. To clarify, this statement was made with specific reference to the unlikely delivery of an equivalent solely convenience led proposal. The site totalling 2.67 ha could deliver a significant quantum of retail floorspace in the region of the above floorspace if there was market demand, through the delivery of a mixed use scheme.



**Table B: North Kirklees**

Study Zone	Location	Proposal	Status	Floorspace Gross (sq m)	Floorspace Net (Sq m)
4	Rapyal Business Park, Dewsbury Road, Marsh, Cleckheaton, BD19 5BT	Erection of single storey showroom	Planning Permission	232	232
n/a	n/a	Retail Scheme	Private Pre app.	14,562	12,374
<b>Total</b>				<b>14,794</b>	<b>12,606</b>

## Appendix 5: Town Centre Vacant Outlets

Vacant outlets also make a contribution to meeting retail need. Annual monitoring<sup>4</sup> has identified that at 2016, Principal and Town Centres defined in the shopping centre hierarchy had the following vacant floorspace:

Table A: Principal and Town Centres vacant floorspace (2016)

Town centre	Study Zone	Count Units	Gross ground floor floorspace (Sq m)
Huddersfield	1 & 2	102	13712
Batley	9	28	3155
Dewsbury	8	96	9172
Cleckheaton	4	11	1562
Heckmondwike	4	20	1633
Holmfirth	7	7	579
Total <sup>5</sup>		264	29813

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<sup>4</sup> For information see BP15, Town Centre Audit Programme Paragraph 3.6

<sup>5</sup> It is important to note that district and local centres also have vacancies

## **Appendix 6: Local Centres**

The council's response to Matter 7 (f) details in M7.1 paragraph 1.29 – 1.31 that... *“the site promoters for the following strategic housing sites have indicated an additional level of service provision, potentially through the creation of new local centres:*

- *SS2 - H1747 - Bradley - Retail capacity study zone 2*
- *SS13 – MX1905 – Chidswell - Retail capacity study zone 8*
- *SS14 – H2089 - Dewsbury Riverside - Retail capacity study zone 4*

The above strategic sites have been annotated with the retail capacity study zone that they are located within. Whilst the quantum and nature of the new local centres need to be agreed it is anticipated that there would be a degree of retail commensurate with both scale and location of the strategic site.