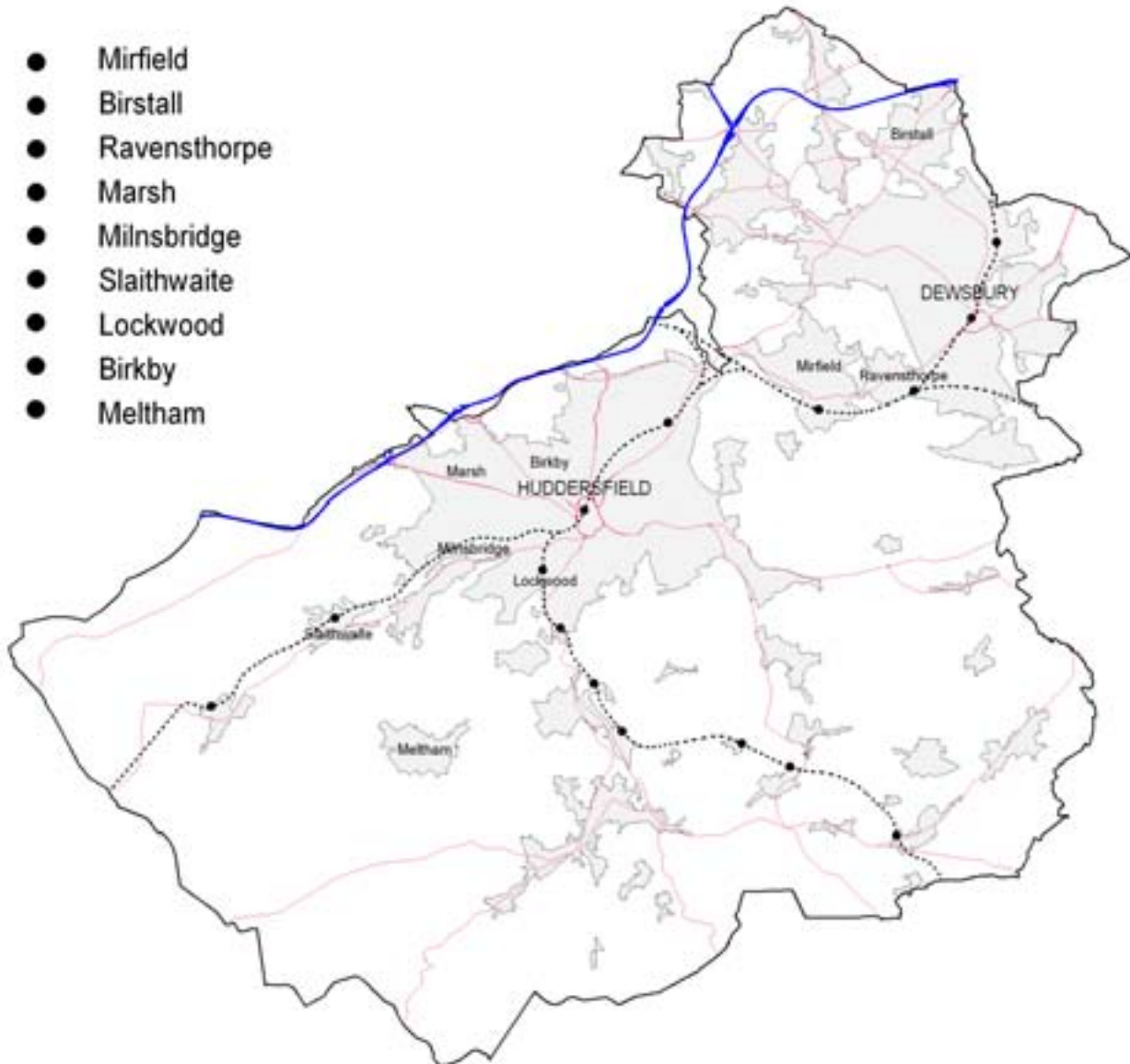


# Local Centre Assessments

## September 2007

- Mirfield
- Birstall
- Ravensthorpe
- Marsh
- Milnsbridge
- Slaithwaite
- Lockwood
- Birkby
- Meltham



## **Introduction**

The Planning Service Town Centres Team monitors the health and vitality of shopping centres in the Kirklees District through an annual audit programme which began in 1997.

A number of large local centres have been monitored annually since being introduced to the audit programme in 2002. The four indicators of economic activity which have been used are:

- Shop unit and floorspace occupancy
- Vacancy rates
- Car parking provision, and
- Development information.

Surveys of the following large local centres were undertaken in June this year and analysis of the findings are detailed in this document.

- Mirfield
- Birstall
- Ravensthorpe
- Marsh
- Milnsbridge
- Slaithwaite
- Lockwood
- Birkby
- Meltham

In this 2007 statement, the car parking provision indicator has been incorporated into a section on accessibility which includes public transport, walking and cycling.

Notes:

1. The term “comparison goods” in this document includes quasi-retail uses e.g. travel agents, opticians
2. Under refurbishment has no data available pre 2006.

## Mirfield

### Floorspace, shop units and vacancy

The survey of Mirfield study area recorded 6,391 sq.m. (68,767 sq ft) of net retail floorspace and 99 shop units. The centre has seen a reduction in sales floorspace and shop units of 0.6% and 4.8% respectively from 2006. This is mainly due to the change of use from retail to office/residential and the enlargement of a number of units.

Only one unit was recorded as vacant in 2007 which is a reduction of 7 from the previous year. A number of new businesses such as Phone 2 Go, The Nail Bar and Diablo's café bar have opened on Huddersfield Road during the last 12 months. They have contributed to the increase in the number of comparison and service units and a reduction in vacancy.

There are six national multiple retailers within the study area accounting for 31% of occupied retail floorspace. Convenience goods retailers Co-op and Lidl account for over 75% of the floorspace occupied by national multiple retailers.

## Accessibility

The centre of Mirfield is located on the A644, Huddersfield Road with Dewsbury Town Centre 4.5 km to the northeast and Huddersfield Town Centre 6.5 km to the south west.

### **Public Transport**

Frequent buses run through the centre stopping along Huddersfield Road, which connect Mirfield to Huddersfield, Leeds, Wakefield, Dewsbury, Bradford and Cleckheaton.

Mirfield railway station is located approx 350m walking distance from the centre and connects Mirfield directly to Huddersfield, Dewsbury and Wakefield through regular train services.

### **Walking & Cycling**

The centre is predominantly surrounded by residential development and is within easy walking distance of the local population. A pelican crossing links the shops and services located on both sides of Huddersfield Road.

The Calder Valley Greenway is a mainly traffic free route which runs through Mirfield linking Huddersfield and Dewsbury town centres.

There are 4 free cycle holders for use, 2 on Huddersfield Road and 2 at the Railway Station.

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
<b>Convenience</b>	1,862 29.1%	7 6.7%	1,862 29.1%	7 7.1%	0	0
<b>Comparison<sup>1</sup></b>	4,278 66.9%	55 52.9%	4,485 70.2%	57 57.6%	4.8%	3.6%
<b>Service</b>	N/A	33 32%	N/A	34 34.3%	N/A	3.0%
<b>Vacant</b>	255 4%	8 7.7%	44 0.69%	1 1%	-82.8%	-87.5%
<b>Under refurbishment<sup>2</sup></b>	35 0.5%	1 1%	0	0	100%	100%
<b>TOTAL</b>	<b>6,430</b> <b>100%</b>	<b>104</b> <b>100%</b>	<b>6,391</b> <b>100%</b>	<b>99</b> <b>100%</b>	<b>-0.6%</b>	<b>-4.8%</b>

## Car Parking Provision

Car parking in Mirfield remains free of charge. The centre exhibits a car parking ratio of 43.2 spaces per thousand sq.m. of occupied retail floorspace.

Car Park	Ownership	Spaces
1. Foldhead car park	Private	42 Spaces
2. Co-op	Private	68 Spaces
3. Station Road	Council	71 Spaces
4. Lidl	Private	84 Spaces

## Taxis

There is one taxi office located within the study area, adjacent to the main shopping centre.

## Development Information

Only small scale changes have taken place within the centre during the last 12 months.

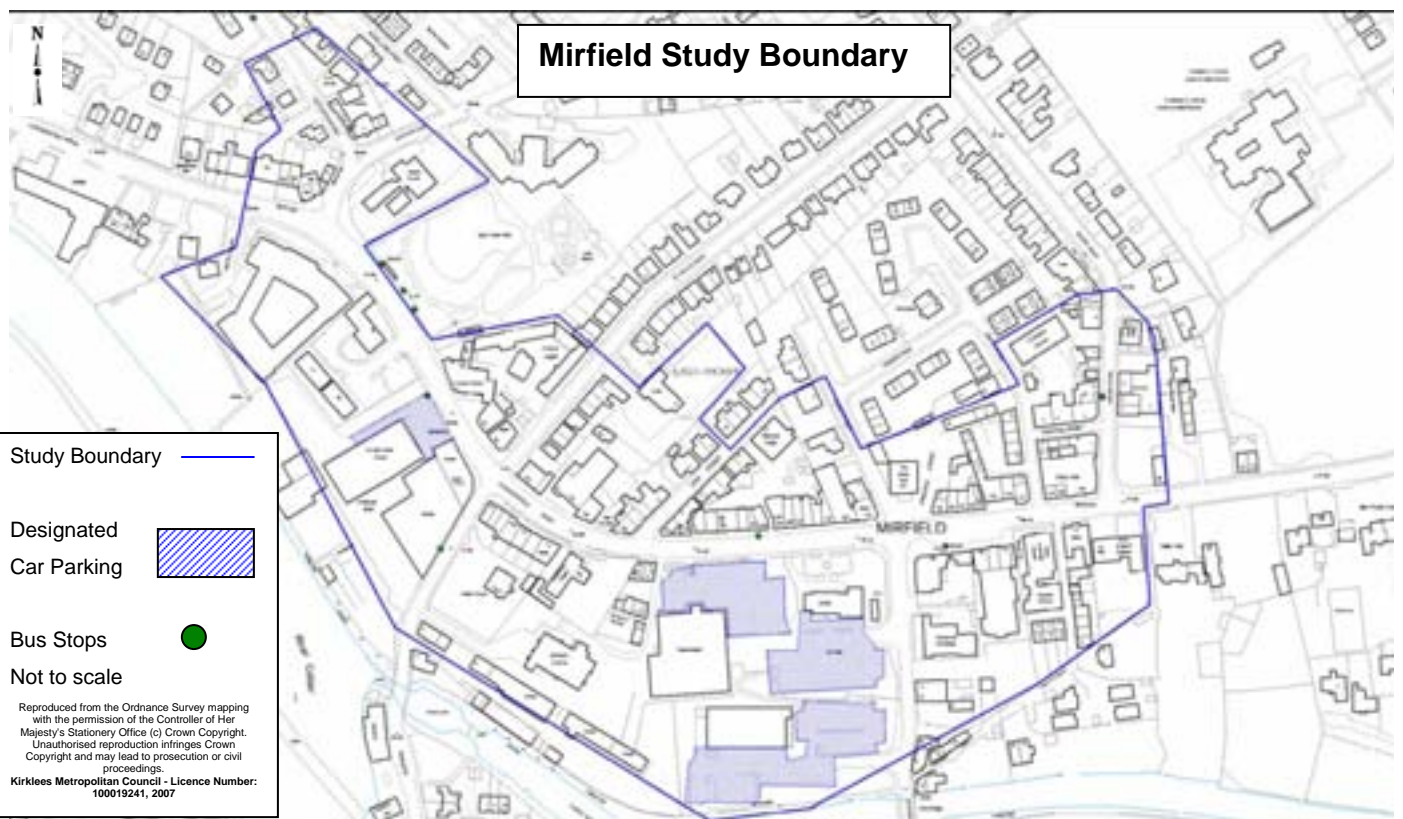
Mirfield has been allocated funding through Kirklees Council Small Centres Improvement Programme for commercial and environmental improvements. A shop front grant scheme has been launched in August of this year.



*Huddersfield Road*



*Station Road Car Park*



## Birstall

### Floorspace, shop units and vacancy

The study area for Birstall recorded 2,806 sq.m (30,193 sq.ft) of net sales floorspace and 78 shop units. This is a slight reduction in sales floorspace and shop units of 0.85% and 1.3 % respectively over the last 12 months.

However, on Low Lane in the main shopping area, a new independent convenience retailer, Birstall Fresh and Frozen has opened in addition to Daniel Taylor Hairdressing with one unit currently under refurbishment.

There has been a reduction in vacant floorspace and units of 12.6% and 12.5% respectively.

There are six national multiple retailers within the study area accounting for 33% of occupied retail floorspace. This includes convenience goods retailers Co-op, Tesco and Londis.

It has been noted that Birstall has an open market held each Thursday on the Market Place and consists of 13 stalls.

### Accessibility

Birstall local centre lies adjacent to the A652 and A62 Leeds Road which links north Kirklees to the M62 motorway. Batley town centre is approx 2.2 km to the south east with Cleckheaton town centre approx 3.2 km to the south west.

### Public Transport

Frequent bus services run through the centre linking Birstall to Huddersfield, Leeds, Heckmondwike, Batley and Bradford.

### Walking & Cycling

Residential areas within walking distance to the centre lie to the east and west. A pedestrian crossing links retailers and services occupying each side of Low Lane.

There are currently no facilities for cycling parking within the study boundary.



*Pedestrian Crossing, Low Lane*

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
<b>Convenience</b>	796 28.1%	8 10.1%	828 29.5%	9 11.5%	+4.0%	+12.5
<b>Comparison<sup>1</sup></b>	1,760 62.2%	36 45.6%	1,795 64.0%	37 47.4%	+2.0%	+2.8
<b>Service</b>	N/A	24 30.4%	N/A	24 30.8%	N/A	0
<b>Vacant</b>	183 6.5%	8 10.1%	160 5.7%	7 9.0%	-12.6%	-12.5
<b>Under refurbishment<sup>2</sup></b>	91 3.2%	3 3.8%	23 0.8%	1 1.3%	-74.7%	-66.7
<b>TOTAL</b>	<b>2,830</b> <b>100%</b>	<b>79</b> <b>100%</b>	<b>2,806</b> <b>100%</b>	<b>78</b> <b>100%</b>	<b>-0.85%</b>	<b>-1.3</b>

## Car Parking Provision

Free long stay car parking can be found at High Street and Low Lane with Market place and Smithies lane being limited to a two hour stay. Birstall has a car parking to floorspace ratio of 51.3 spaces per thousand sq.m. of retail floorspace.

Car Park	Ownership	Spaces
1. High Street	Council	45
2. Low Lane	Council	26
3. Market Place	Council	33
4. Smithies Lane	Council	27

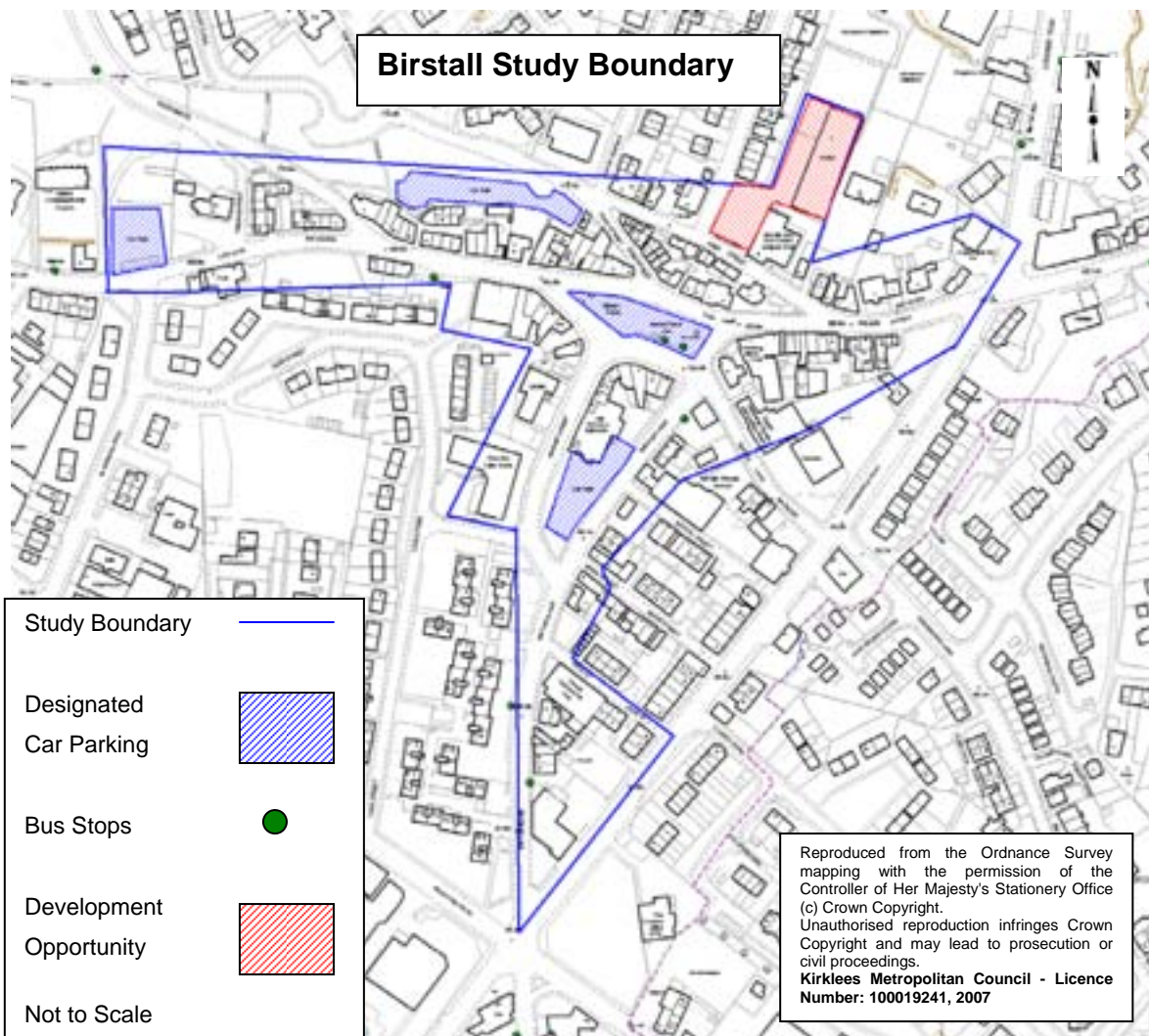
## Taxis

There are two taxi offices within Birstall study boundary and taxis also operate from the Market Place.

## Development Information

In January 2007, planning permission was granted for a change of use of the existing pool/snooker hall in Low Lane to a sports bar.

Birstall has been allocated funding through Kirklees Council Small Centres Improvement Programme for commercial and environmental improvements.



## Ravensthorpe

### Floorspace, shop units and vacancy

Ravensthorpe study area recorded 2,468 sq.m. (26,556 sq.ft ) of net retail floorspace and 69 shop units. The centre has seen an increase in the number of service units and a decrease in vacancy of 15.8% and 15.4% respectively during the last 12 months with the total number of shop units remaining the same.

Small scale changes have taken place during this period with a number of new businesses opening in the centre including Enzo Prestige, a car accessories retailer, Cha Cha takeaway and Smart Property Services. All of the new businesses are independent retailers.

There are 3 national multiple retailers operating within the study boundary, Cost Cutter, Co-op Pharmacy and the Post Office.

## Accessibility

Ravensthorpe can be found on the A644, Huddersfield Road with Mirfield approx 1.5 km to the south west and Dewsbury Town Centre 2 km to the north east.

### **Public Transport**

Frequent bus services run along Huddersfield Road with a number of bus stops in the centre. These connect Ravensthorpe with Huddersfield, Mirfield, Pudsey, Wakefield, Bradford, and Leeds.

Local train services connecting Huddersfield and Leeds stop at Ravensthorpe station which is approx. 750m from the centre.

### **Walking & Cycling**

Shop units in the centre are within easy walking distance from the surrounding residential area. Pedestrian crossings link shop units along both sides of Huddersfield Road and help pedestrians negotiate the road gyratory.

The Spenn Valley Greenway is a traffic free route which links Ravensthorpe to Dewsbury, Heckmondwike and Cleckheaton.

Currently, there are no free cycle holders for use in the study area.

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
<b>Convenience</b>	679 30.2%	9 13.9%	679 27.5%	9 13.0%	0	0
<b>Comparison<sup>1</sup></b>	1,156 51.5%	27 39.1%	1,367 55.4%	26 37.7%	18.3%	-3.7%
<b>Service</b>	N/A	19 27.5%	N/A	22 31.9%	N/A	+15.8%
<b>Vacant</b>	379 16.9%	13 18.8%	345 14.0%	11 15.9%	-9.0%	-15.4%
<b>Under refurbishment<sup>2</sup></b>	31 1.4%	1 1.5%	77 3.1%	1 1.4%	+148.4%	0
<b>TOTAL</b>	<b>2,245</b> <b>100%</b>	<b>69</b> <b>100%</b>	<b>2,468</b> <b>100%</b>	<b>69</b> <b>100%</b>	<b>+9.9%</b>	<b>0</b>



**Pedestrian Crossings on Huddersfield Road**

**Car Parking Provision**

There is no charge for car parking in the centre which exhibits a low car parking ratio of 27.3 spaces per thousand sq.m. of occupied retail floorspace within the study boundary.

Car Park	Ownership	Spaces
North Road	Council	16
Queens Street	Council	40

**Taxis**

Two taxi offices are located within the study boundary.

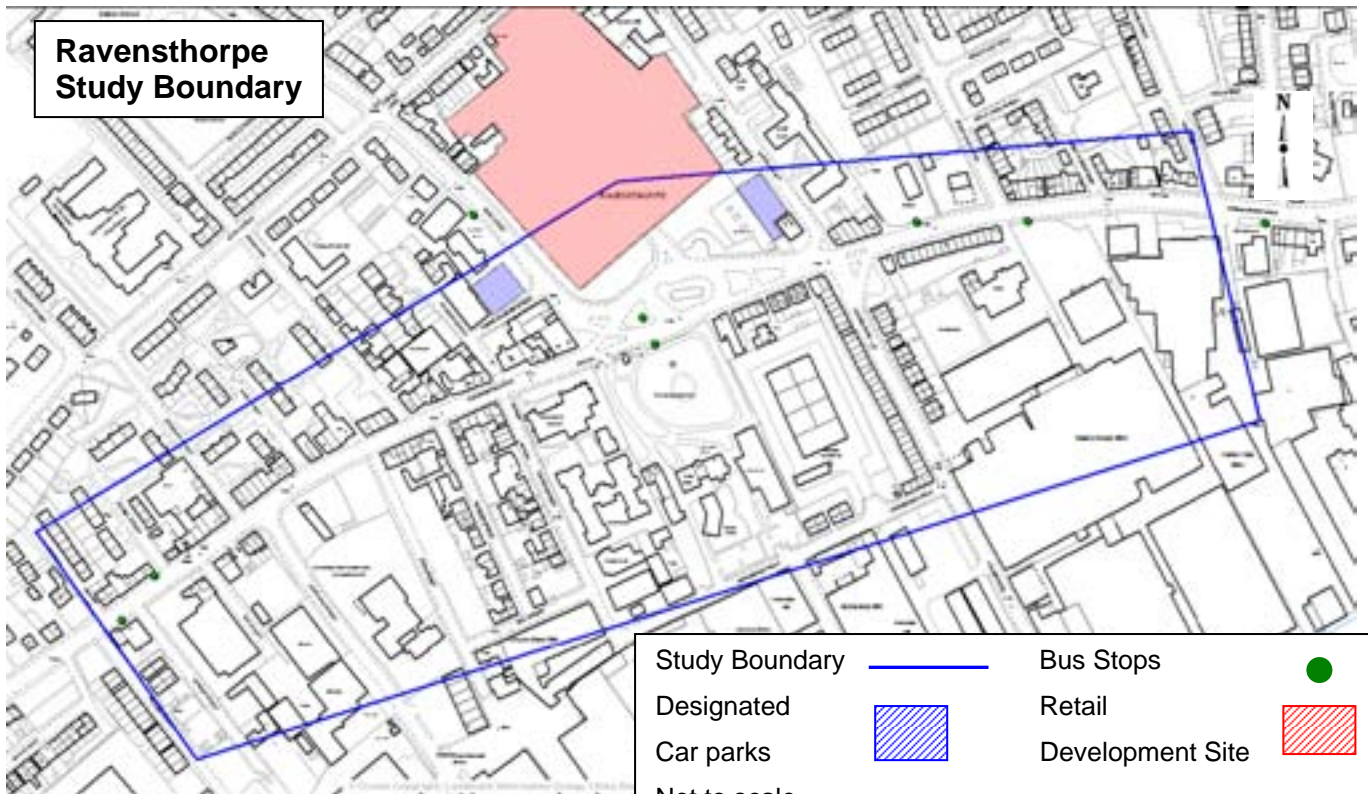
**Development Information**

Detailed planning permission for 8 new retail units adjacent to the Huddersfield Road gyratory has been approved. The anchor store will be the discount food retailer Netto.

Once built, the development will enhance the centre by providing 246 car parking spaces and 12 cycle stands in addition to 2,444 sq .m. of new net retail floorspace. One of the units has been earmarked for a drinking establishment.



**Retail development site**



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## Marsh

### Floorspace, shop units and vacancy

Marsh study area survey recorded 3,231 sq.m. (34,766 sq ft) of net retail floorspace and 69 shop units. Since 2006, the centre has seen an increase in sales floorspace and shop units of 1.6% and 1.5% respectively. This is mainly due to the building of a new retail unit along Westbourne Road.

Although the numbers of comparison units have remained the same, floorspace has increased due to movement within the centre.

Vacancy has increased by 2 units, however, this includes the newly built unit.



*New unit, Westbourne Road*

There are 4 national multiple retailers within the study area accounting for 37.9% of occupied retail floorspace. Convenience goods retailers Co-op and Tesco account for 88.5% of this floorspace.

### Accessibility

Marsh local centre is situated on both sides of the A640, approx 1.5 km from Huddersfield Town Centre. This main road links west Huddersfield to the M62 motorway.

### Public Transport

The centre is well served by buses with 13 services running through Marsh within an hour period. These link the centre to the surrounding residential area and the Huddersfield Royal Infirmary at Lindley, in addition to Huddersfield and Halifax Town Centres.

### Walking & Cycling

There is a large residential population within easy walking distance of the local centre.

There are currently no off road cycling routes to the centre or cycle parking facilities.

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
Convenience	1,240 (39.0%)	8 (11.8%)	1,240 (38.4%)	8 (11.6%)	0	0
Comparison <sup>1</sup>	1,692 (53.2%)	33 (48.5%)	1,734 (53.7%)	33 (47.8%)	+2.5%	0
Service	N/A	23 (33.8%)	N/A	22 (31.9%)	N/A	-4.3%
Vacant	246 (7.7%)	4 (5.9%)	257 (8.00%)	6 (8.7%)	+4.5%	+50.0%
Under refurbishment <sup>2</sup>	0	0	0	0	0	0
<b>TOTAL</b>	<b>3,178</b> <b>100%</b>	<b>68</b> <b>100%</b>	<b>3,231</b> <b>100%</b>	<b>69</b> <b>100%</b>	<b>+1.6%</b>	<b>+1.5%</b>

### Car Parking Provision

There is no charge for car parking in the centre with the exception of the car park on Syringa Street. This is a 24 hour pay and display car park with a maximum stay of 4 hours. For a minimum stay of half an hour there is a 20p charge.

The centre exhibits a car parking ratio of spaces 53.8 per thousand sq.m. of occupied retail floorspace within the study boundary.

Car Park	Ownership	Spaces
Westbourne Road	Council	19
Tesco	Private	15
Co-op	Private	58
Syringa Street	Private	68

### Taxis

One taxi office is located within the study boundary.

### Development Information

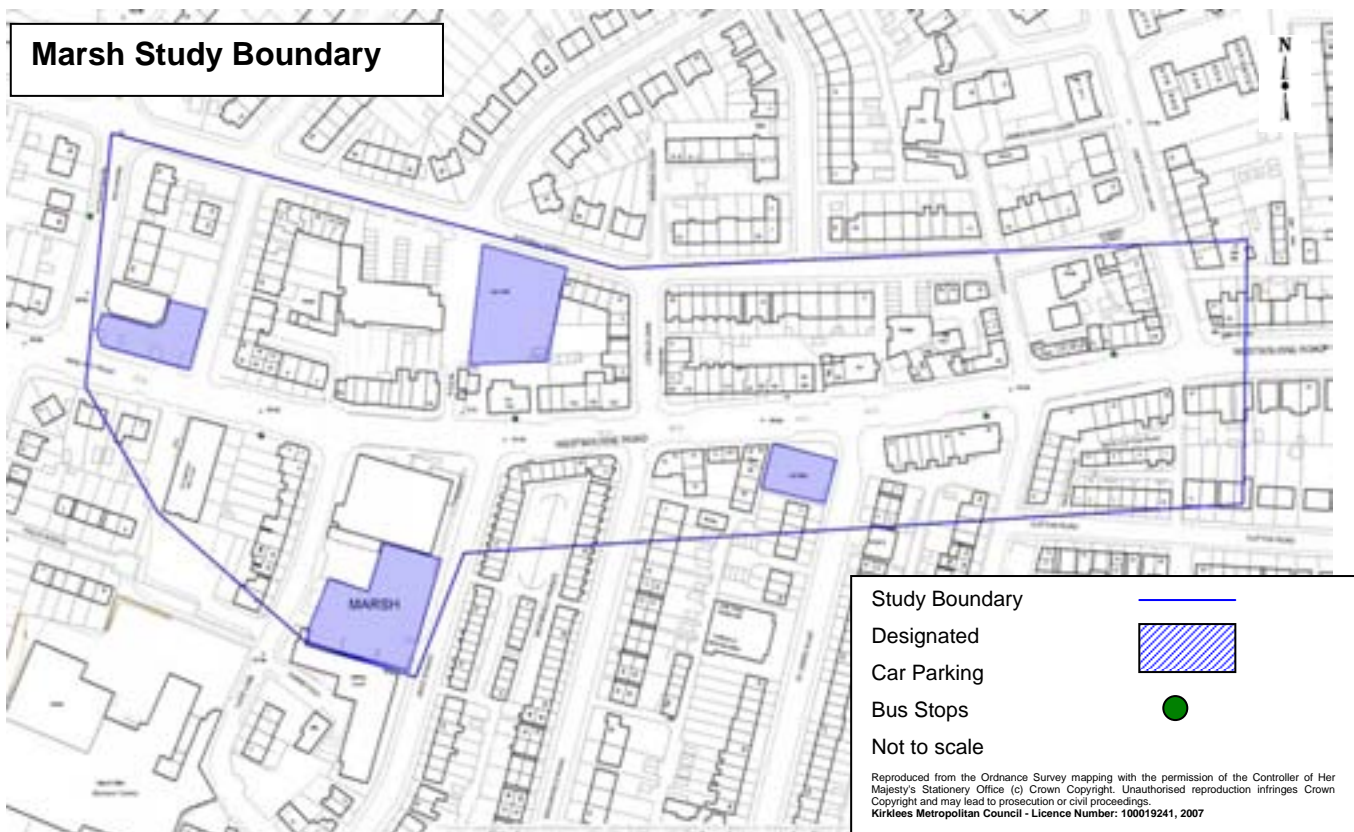
As mentioned previously, a new retail unit has been built during the last 12 months. This supports the continuity of the shopping frontage along Westbourne Road.

Planning permission has been granted for a change of use from a video library to an amusement centre and associated café which will introduce a new leisure facility to the centre.

KFC fast food restaurant has been extended into an adjacent unit. The previous occupier has moved into a long term vacant unit within the Marsh study boundary.



*KFC, Westbourne Road*



## Milnsbridge

### Floorspace, shop units and vacancy

The 2007 Milnsbridge study area survey recorded 2,374 sq.m. (25,544 sq ft) of net retail floorspace and 60 shop units.

The centre has lost one convenience unit thereby reducing convenience goods floorspace by 2.8%. However, comparison goods have seen an increase in both units and floorspace of 9.1% and 3.1% respectively.

Although the number of vacant units in the centre has remained the same, there has been considerable movement of existing retailers within the study area, which has led to a 7.7% increase in vacant retail floorspace.

There are 4 national multiple retailers within the study area accounting for 55.1% of occupied retail floorspace. They include the Somerfield supermarket which is the largest unit in the centre providing some 943 sq m. of net convenience goods floorspace.

### Accessibility

The centre of Milnsbridge is located in the Colne Valley, 3 km to the east of Huddersfield Town Centre.

#### **Public Transport**

The centre is well served by buses which connect it to Huddersfield Town Centre and the surrounding residential areas.

In addition, the A62 runs approx 0.5km to the south of the centre which also has a regular bus service to the other local centres in the Colne valley and beyond to Oldham and Manchester.

#### **Walking & Cycling**

There is a large residential population within easy walking distance of the local centre.

The Huddersfield Narrow Canal runs to the South of the centre and is currently being developed into the Colne Valley Greenway from Marsden to Huddersfield. This will make Milnsbridge more accessible to both walkers and cyclists by providing an off road route.

There are currently no cycling parking facilities within the centre.

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
<b>Convenience</b>	1,221 (51.7%)	9 (15.0%)	1,187 (50.0%)	8 (13.3%)	-2.8	-11.1
<b>Comparison<sup>1</sup></b>	892 (37.8%)	22 (36.7%)	920 (38.8%)	24 (40.0%)	+3.1	+9.1
<b>Service</b>	N/A	21 (35.0%)	N/A	20 (33.3%)	N/A	-4.8
<b>Vacant</b>	248 (10.5%)	8 (13.3%)	267 (11.2%)	8 (13.3)	+7.7	0
<b>Under refurbishment<sup>2</sup></b>	0 0%	0 0%	0 0%	0 0%	0	0
<b>TOTAL</b>	<b>2,361</b> <b>100%</b>	<b>60</b> <b>100%</b>	<b>2,374</b> <b>100%</b>	<b>60</b> <b>100%</b>	<b>+0.6</b>	<b>0</b>

### Car Parking Provision

Car parking in Milnsbridge is free of charge. The centre exhibits a car parking ratio of 39.9 spaces per thousand sq.m. of occupied retail floorspace.

Car Park	Ownership	Spaces
John Street	Council	10
Somerfield	Private	74



Market Street, Milnsbridge

### Taxis

There is one taxi office located within the study area, adjacent to the main shopping centre.

### Development Information

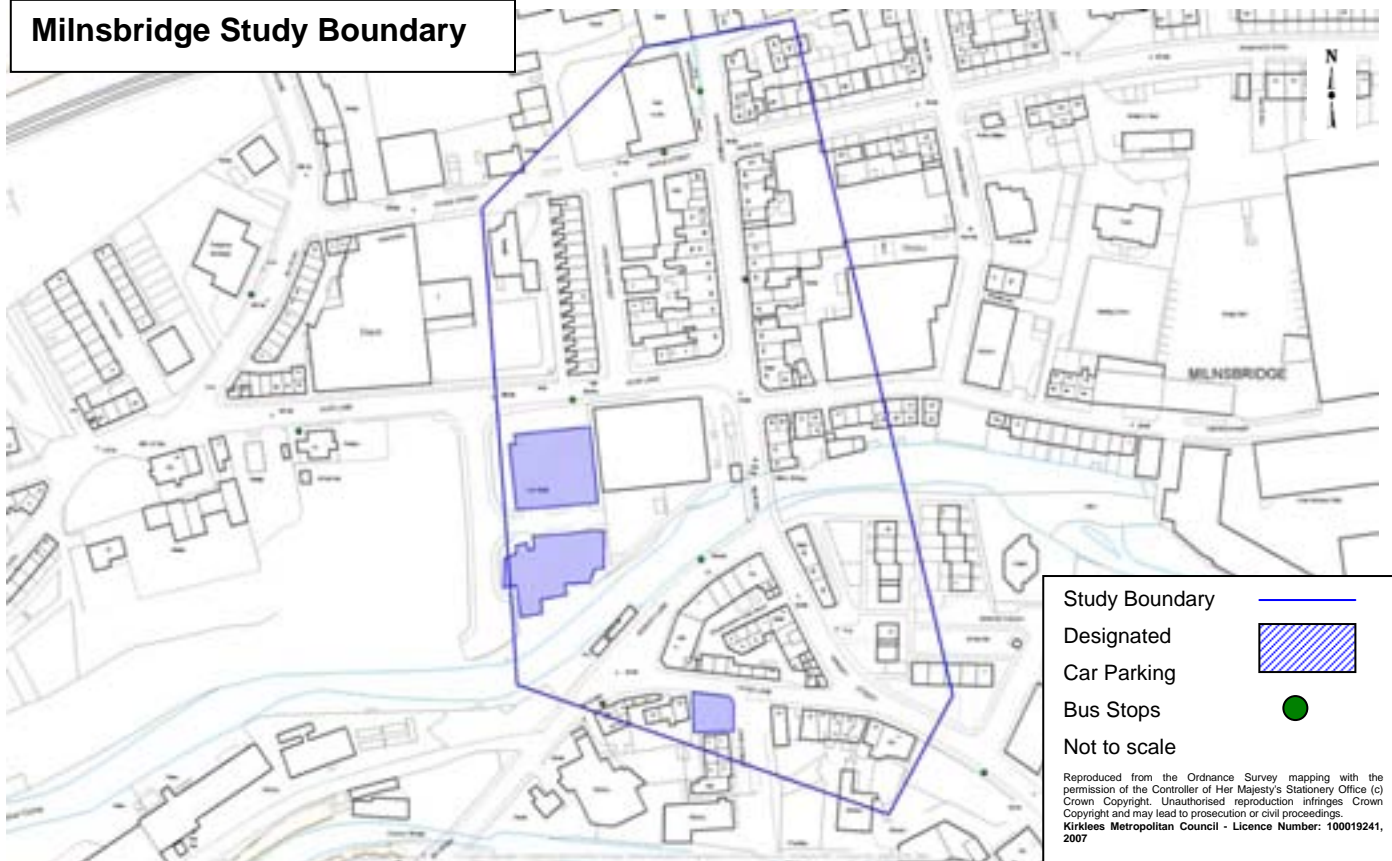
Only small scale changes have taken place within the centre during the last 12 months.

Planning permission has been granted for a change of use from retail to Café/Restaurant/Bar at 59-61 Market Street.



Somerfield Supermarket

### Milnsbridge Study Boundary



## Slaithwaite

### Floorspace, shop units and vacancy

The study area of Slaithwaite recorded 1,614 sq.m. (1,736 sq ft) of net retail floorspace and 54 shop units.

The centre has seen a slight decrease in sales floorspace over the past 12 months, however, the number of shop units has remained the same.

The centre has seen an increase in service provision with the opening of The Little Bridge Café/Bar and the expansion of an existing coffee shop into an adjacent unit to provide a sandwich takeaway service.

An independent wedding outfitters has opened in a previously vacant unit along Carr Lane, one of the main shopping streets in the centre.

There are 4 national multiple retailers within the study area accounting for 23% of occupied retail floorspace. This includes the Co-op, Lloyds pharmacy and Going Places travel agents.

### Accessibility

The centre of Slaithwaite is located in the Colne Valley, 7 km to south west of Huddersfield Town Centre.

#### **Public Transport**

The centre is well served by buses which connect it to Huddersfield Town Centre and the surrounding residential areas.

In addition, the A62 runs adjacent to the south of the centre which has regular bus services to the other local centres in the Colne Valley and beyond to Oldham and Manchester.

Slaithwaite railway station is located a short walking distance from the centre and connects Slaithwaite directly to Huddersfield and Marsden through regular train services.

#### **Walking & Cycling**

There is a large residential population within easy walking distance of the local centre.

The Huddersfield Narrow Canal runs through the centre and the towpath will be part of the Colne Valley Greenway stretching from Marsden to Huddersfield. The Greenway is still under development.

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
<b>Convenience</b>	542 (32.7%)	8 (14.8%)	542 (33.6%)	8 (14.8%)	0	0
<b>Comparison<sup>1</sup></b>	930 (56.0%)	22 (40.7%)	920 (57.0%)	21 (38.9%)	-1.1	-4.5
<b>Service</b>	N/A	19 (35.2%)	N/A	21 (38.9%)	0	+10.5
<b>Vacant</b>	188 (9.3%)	5 (9.3%)	152 (9.4%)	4 (7.4%)	-19.1	-20.0
<b>Under refurbishment<sup>2</sup></b>	0 (0%)	0 0%	0 0%	0 0%	0	0
<b>TOTAL</b>	<b>1,660</b> <b>100%</b>	<b>54</b> <b>100%</b>	<b>1,614</b> <b>100%</b>	<b>54</b> <b>100%</b>	<b>-2.8</b>	<b>0</b>

There are 6 free cycle holders for use, 2 at Colne Valley Leisure Centre and 4 at the Railway Station both of which are outside the local centre study boundary but within a short walking distance.

**Car Parking Provision**

Car parking in Slaithwaite is free of charge. The centre exhibits a car parking ratio of 54.7 spaces per thousand sq.m. of occupied retail floorspace.

Car Park	Ownership	Spaces
Carr Lane	Council	13
New Street	Council	52
Old Bank	Council	15

**Taxis**

There is one taxi office located within the study area, adjacent to the main shopping centre.



*Carr Lane car park*

**Development Information**

Only small scale changes have taken place within the centre during the last 12 months.

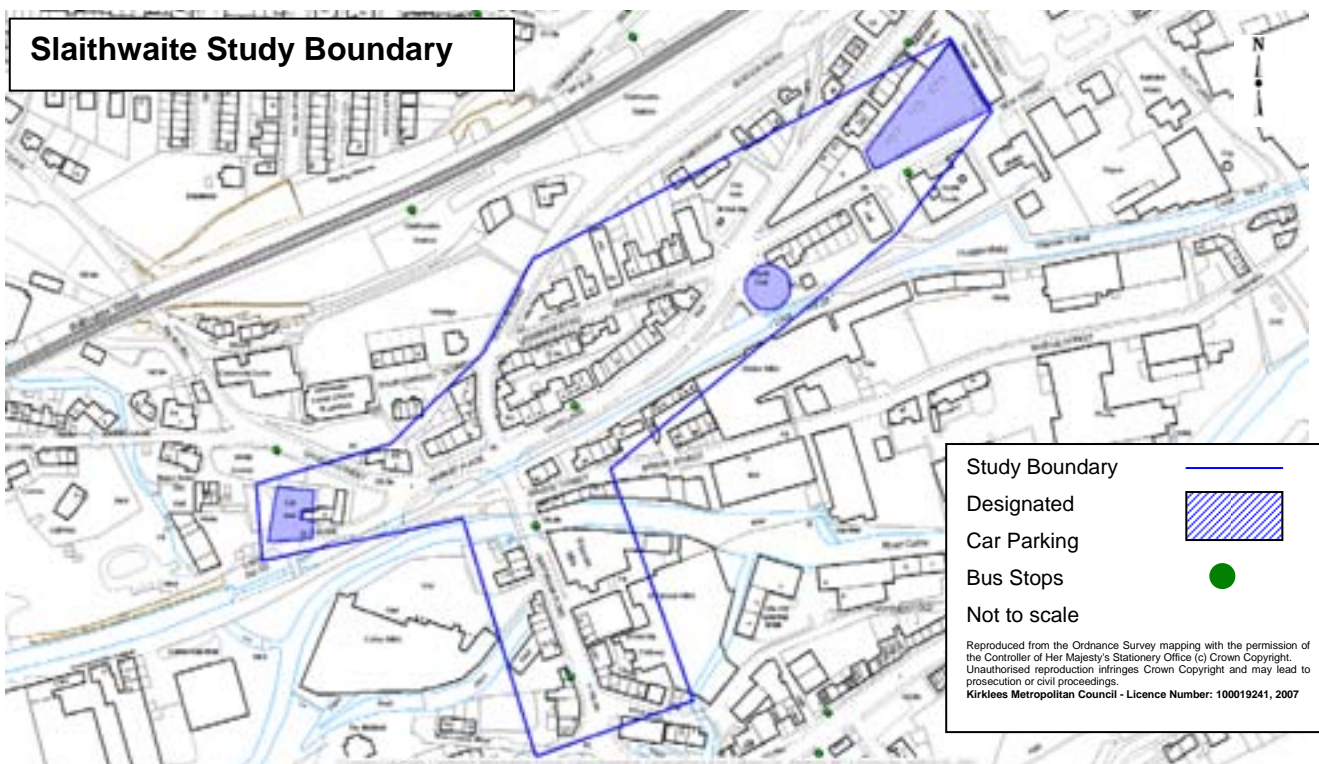
Planning permission has been granted for the development of two new shop units on the edge of the main shopping area along New Street.



*The Little Bridge Café/Wine Bar*

Village centre improvements have been identified as one of 13 priority projects of the Marsden and Slaithwaite Renaissance Market Town Initiative which is being led by Yorkshire Forward.

**Slaithwaite Study Boundary**



## Lockwood

### Floorspace, shop units and vacancy

Lockwood study area survey recorded 1,739 sq.m. (18,712 sq ft) of net retail floorspace and 47 shop units.

The centre has seen only minor changes during the last 12 months. The Woolpack pub on Lockwood Road has reopened during the past year and a shop unit has been converted to residential use.

There are no national multiple retailers within the study area. However, the only convenience store within the centre has a Post Office counter function within it.



**Convenience store and Post Office, Lockwood Road**

### Accessibility

Lockwood is located approx 1.5 km to the south west of Huddersfield Town Centre along the A616 with Holmfirth Town Centre 7 km to south.

### Public Transport

Frequent buses run through the centre stopping along Lockwood Road and Bridge Street connecting Lockwood to Huddersfield, Holmfirth and Meltham. Lockwood railway station is located approx 400m walking distance from the centre and connects Lockwood directly to Huddersfield and Sheffield via a number of local centres through hourly train services.

### Walking & Cycling

Residential development surrounds the local centre and the shop units are within easy walking distance for the local population. A pelican crossing links the shops and services located on both sides of Lockwood Road.

The Meltham Greenway Scheme from Meltham to Lockwood and Huddersfield is currently at the feasibility stage which is progressing.

Currently, there are no cycle holders for use in Lockwood local centre.

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
<b>Convenience</b>	146 (8.2%)	3 (6.3%)	146 (8.4%)	3 (6.4%)	0	0
<b>Comparison<sup>1</sup></b>	1,353 (76.1%)	19 (39.6%)	1,333 (76.7%)	18 (38.3)	-1.5	-5.3
<b>Service</b>	N/A	19 (39.6%)	N/A	20 (42.5%)	N/A	+5.3
<b>Vacant</b>	260 (14.6%)	6 (12.5%)	260 (15.0%)	6 (12.8)	0	0
<b>Under refurbishment<sup>2</sup></b>	18 (1.0%)	1 (2.1%)	0	0	100	100
<b>TOTAL</b>	<b>1,777</b> <b>100%</b>	<b>48</b> <b>100%</b>	<b>1,739</b> <b>100%</b>	<b>47</b> <b>100%</b>	<b>-2.1</b>	<b>-2.1</b>

### Car Parking Provision

Car parking in Lockwood is free of charge. The centre exhibits a very low car parking ratio of 25.7 spaces per thousand sq.m. of occupied retail floorspace.

Car Park	Ownership	Spaces
Albert Street	Council	14
Water Street	Council	8
Convenience Store	Private	12
“How Bazaar”	Private	4

Lockwood railway station has 14 car parking spaces for use.

### Taxis

There is one taxi office located within the study area, adjacent to the main shopping centre.

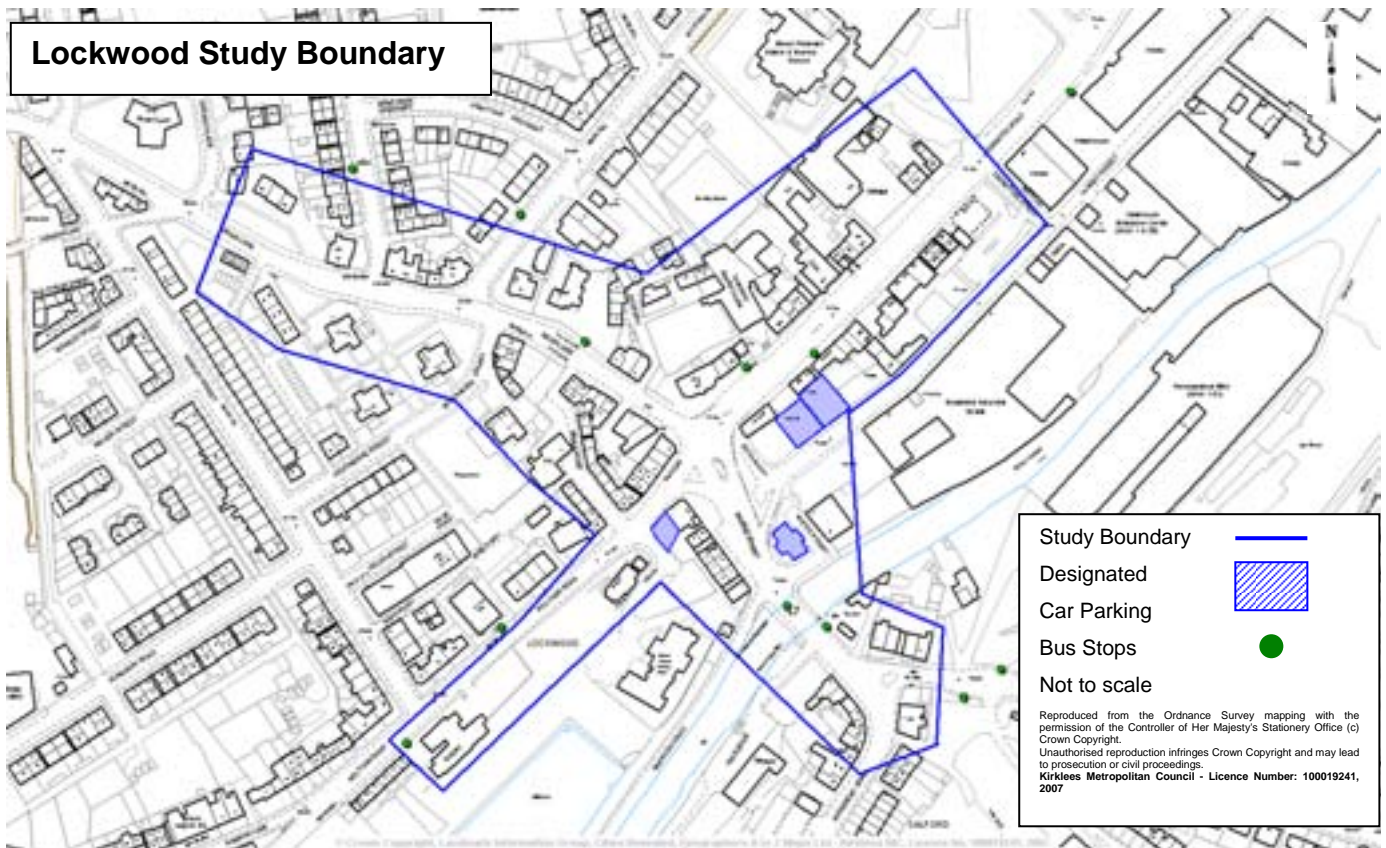
### Development Information

Only small scale changes have taken place within the centre during the last 12 months.

Planning permission has been granted for a restaurant with takeaway drive through facility on Lockwood Road within the local centre study area.



Ice Cream Parlour, Swan Lane





## Birkby

### Floorspace, shop units and vacancy

The survey of Birkby study area recorded 1,489 sq.m (16,022 sq ft) of net retail floorspace and 55 shop units.

The centre has seen a small increase in sales floorspace of 4.4% during the last 12 months with the number of shop units remaining the same.

Three independent businesses which are new to the centre have opened since the last survey in 2006.



*Travel Express, Blacker Road*

The centre has seen an increase in vacancy by 3 units, however, one of these units is on an upper floor therefore it does not have a shopping frontage.

There are no national multiple retailers within the study area, however, the Post Office is located approx 210 m walking distance to the north east of the centre.

### Accessibility

The centre of Birkby is located approx 1.3km to the north west of Huddersfield town centre.

### Public Transport

Frequent buses run through the centre stopping along Wheathouse Road connecting Birkby to Huddersfield and Brighouse Town Centres.

### Walking & Cycling

Residential areas to the north and south of the centre are within a short walking distance. Pedestrian crossings link retailers and services occupying each side of St Johns Road and Wheathouse Road.

There are currently no facilities for cycle parking.

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
<b>Convenience</b>	554 (38.8%)	11 (20.0%)	514 (34.5%)	10 (18.2%)	-7.2%	-9.1%
<b>Comparison<sup>1</sup></b>	733 (51.4%)	25 (45.5%)	706 (47.4%)	24 (43.6%)	-3.7%	-4.0%
<b>Service</b>	N/A	14 (25.5%)	N/A	13 (23.6%)	N/A	-7.1%
<b>Vacant</b>	139 (9.7%)	5 (9.1%)	269 (18.1%)	8 (14.5%)	+93.5%	+60%
<b>Under refurbishment<sup>2</sup></b>	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
<b>TOTAL</b>	<b>1,426</b> <b>100%</b>	<b>55</b> <b>100%</b>	<b>1,489</b> <b>100%</b>	<b>55</b> <b>100%</b>	<b>+4.4</b>	<b>0%</b>

### Car Parking Provision

There are no off street car parks for shoppers visiting the centre, however, there is on street parking available

### Taxis

There are no taxi offices located within the study area.

### Development Information

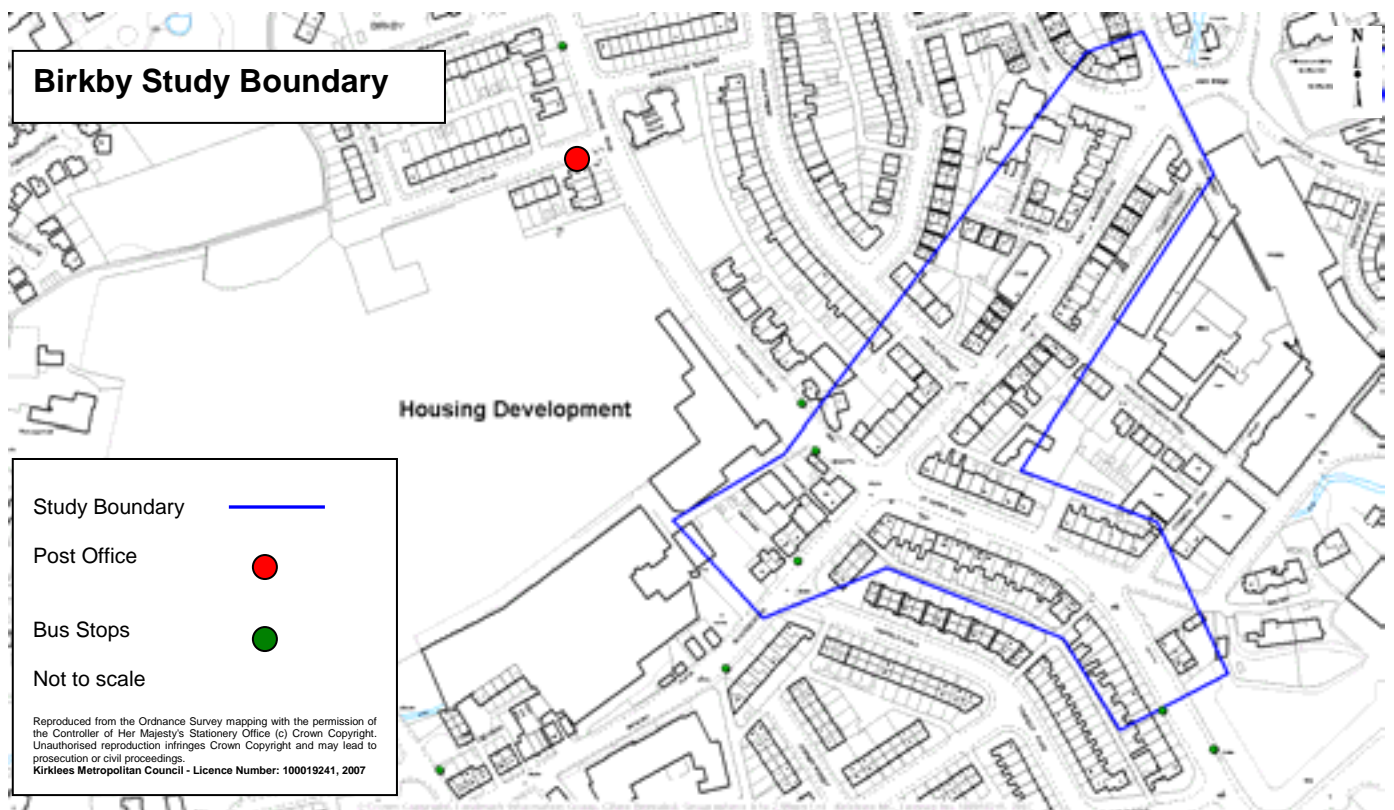
A new housing development is currently under construction adjacent to the local centre. The demolition of the former Weir Valves industrial building has been completed with the exception of the office block which is being converted into 37 1-2 bed apartments.

278 dwelling units are to be erected on the site which will incorporate play areas and public open space.

Planning permission has been granted for a change of use of two dwellings within the study area into comparison retail units.



**New housing development, Wheathouse Road**



## Meltham

### Floorspace, shop units and vacancy

Meltham study area survey recorded 1,679 sq.m. (18,066 sq ft) of net retail floorspace and 48 shop units. The centre has seen a reduction in sales floorspace and shop units of 4.4% and 7.7% respectively from 2006. This is mainly due to the change of use from retail to office/industrial and the demolition of an office unit.

The number of convenience units has remained the same during the last 12 months, however, there has been a loss of 2 comparison units. New arrivals to the centre include a photography studio and a Chartered Accountant which has occupied two retail units recorded as vacant in 2006.

There are 3 national multiple retailers within the study area accounting for 31.1% of occupied retail floorspace. These include the Co-op supermarket which is the largest unit in the centre accounting for 21.4% of retail floorspace.



**Co-op supermarket, Huddersfield Road**

Adjacent to the study boundary, there is Morrisons supermarket which provides approx 1,526 sq.m. of net retail convenience goods floorspace.

### Accessibility

The centre of Meltham is located 7.5km to the south west of Huddersfield Town Centre with Holmfirth Town Centre 5 km to the south east.

### Public Transport

Frequent buses run through the centre stopping along Station Street and Huddersfield Road which connect Meltham to Huddersfield, Holmfirth and other local centres in south Kirklees.

### Walking & Cycling

The centre is predominantly surrounded by residential development and is within walking distance for majority of the local population. A zebra crossing links the shops and services located on both sides of Holmfirth Road.

Shop unit/Floorspace statistics	2006		2007		% change 06-07	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
<b>Convenience</b>	585 (33.3%)	7 (13.5%)	585 (34.8%)	7 (14.6%)	0	0
<b>Comparison<sup>1</sup></b>	1,027 (58.5%)	25 (48.1%)	974 (58.0%)	23 (47.9%)	-5.2%	8.0%
<b>Service</b>	N/A	16 (30.8%)	N/A	15 (31.3%)	N/A	6.7%
<b>Vacant</b>	144 (8.2%)	4 (7.7%)	120 (7.1%)	3 (6.3%)	-16.7%	-25.0%
<b>Under refurbishment<sup>2</sup></b>	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0	0
<b>TOTAL</b>	<b>1,756</b> <b>100%</b>	<b>52</b> <b>100%</b>	<b>1,679</b> <b>100%</b>	<b>48</b> <b>100%</b>	<b>-4.4%</b>	<b>-7.7%</b>

The Meltham Greenway Scheme from Meltham to Lockwood and Huddersfield is currently at the feasibility stage which is progressing.

There are currently no cycle parking facilities within the centre.

**Car Parking Provision**

Car parking in Meltham is free of charge. The centre exhibits a car parking ratio of 44.9 spaces per thousand sq.m. of occupied retail floorspace.

Car Park	Ownership	Spaces
Carlisle Street	Council	50
Clarke Lane	Council	20

**Taxis**

There is one taxi office located within the study area just off Station Road.

**Development Information**

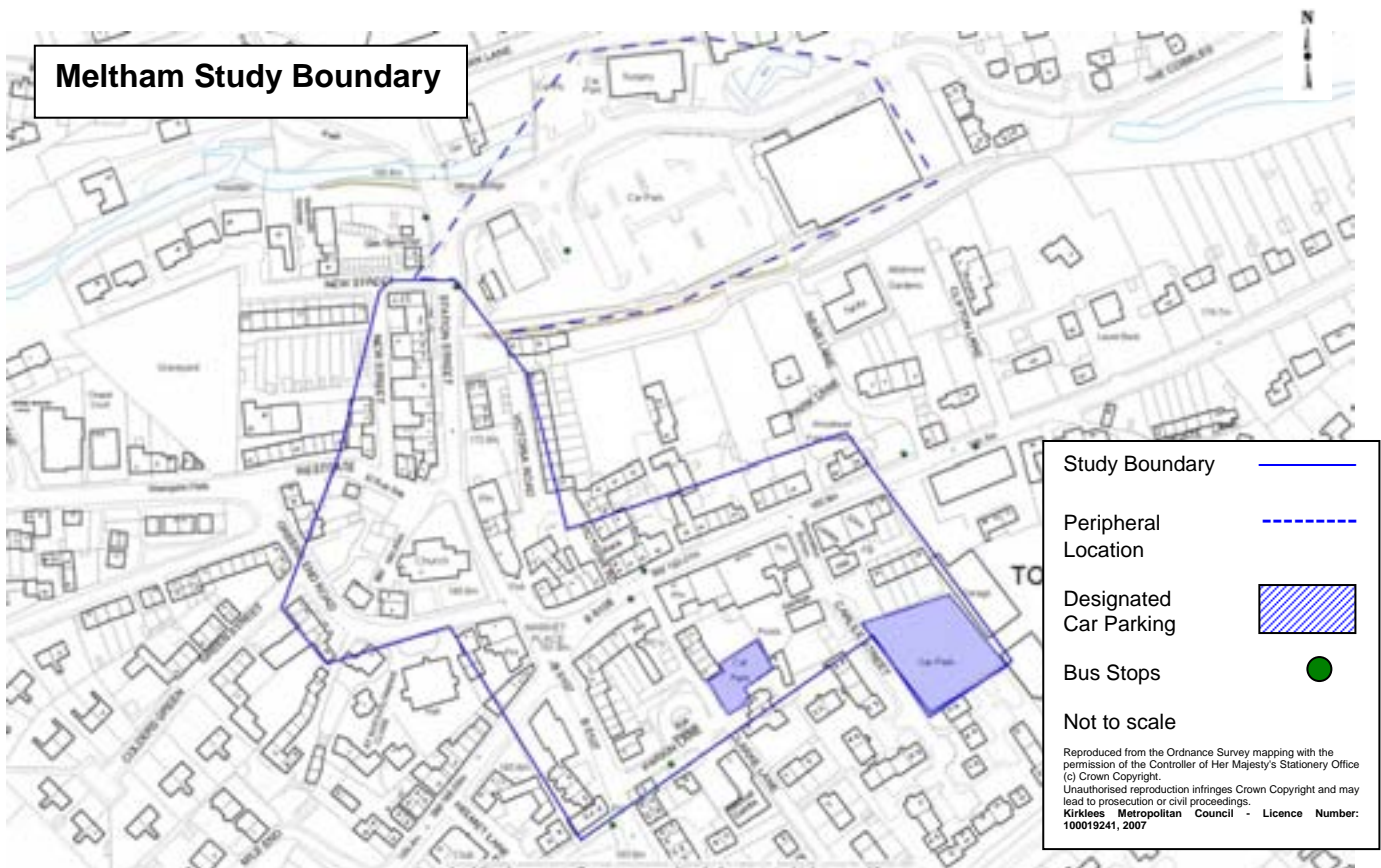
Only small scale changes have taken place within the centre during the last 12 months.

Planning permission has been granted in May this year, for the demolition of a car showroom and ancillary outbuildings and erection of 26 dwellings with integral garages and 12 apartments on Huddersfield Road.

The proposed development is located immediately adjacent to the local centre study boundary.



*Post Office, Holmfirth Road*



## OVERALL COMPARISON

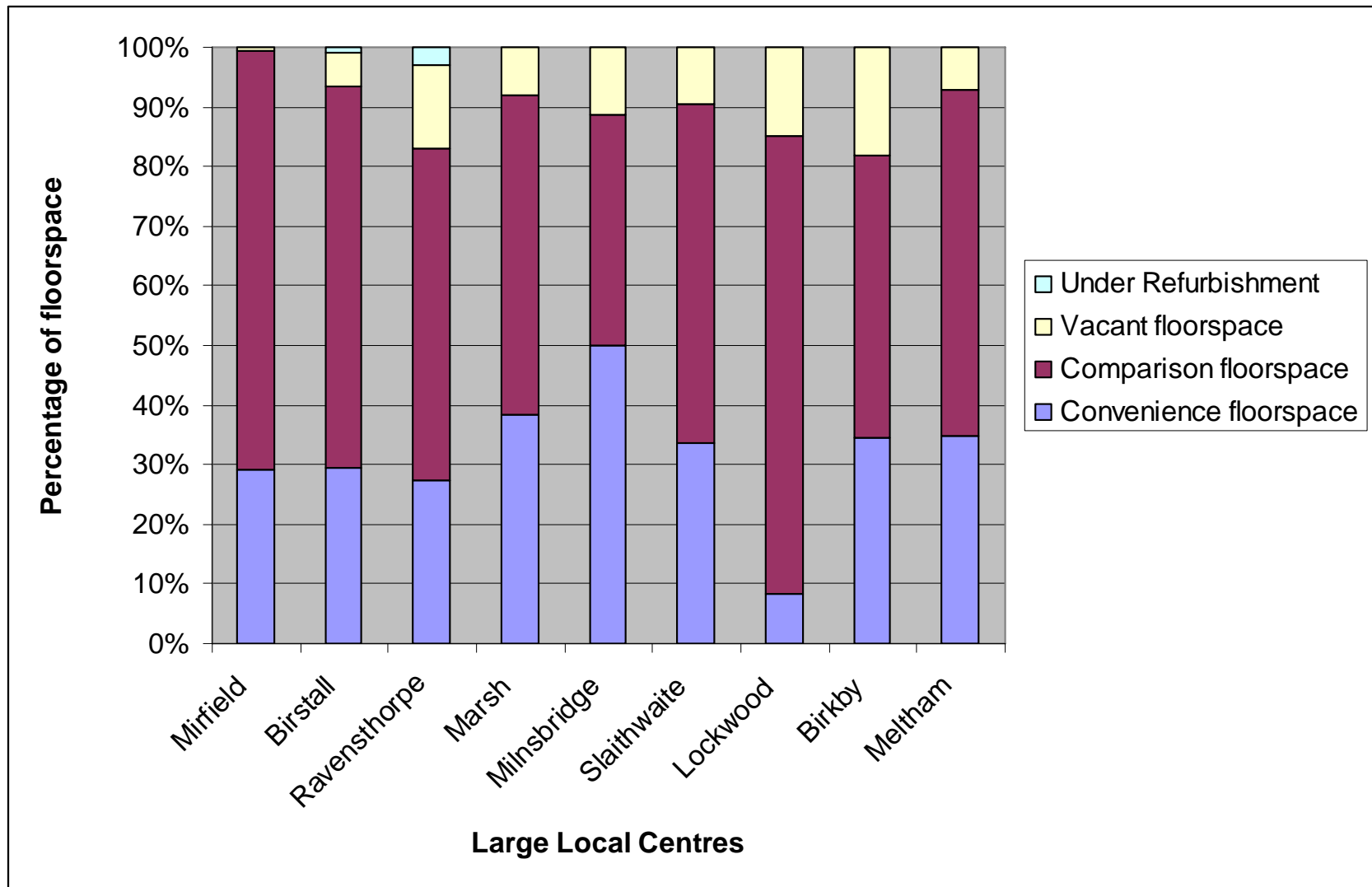
### Floorspace and unit comparisons (sq.m net)

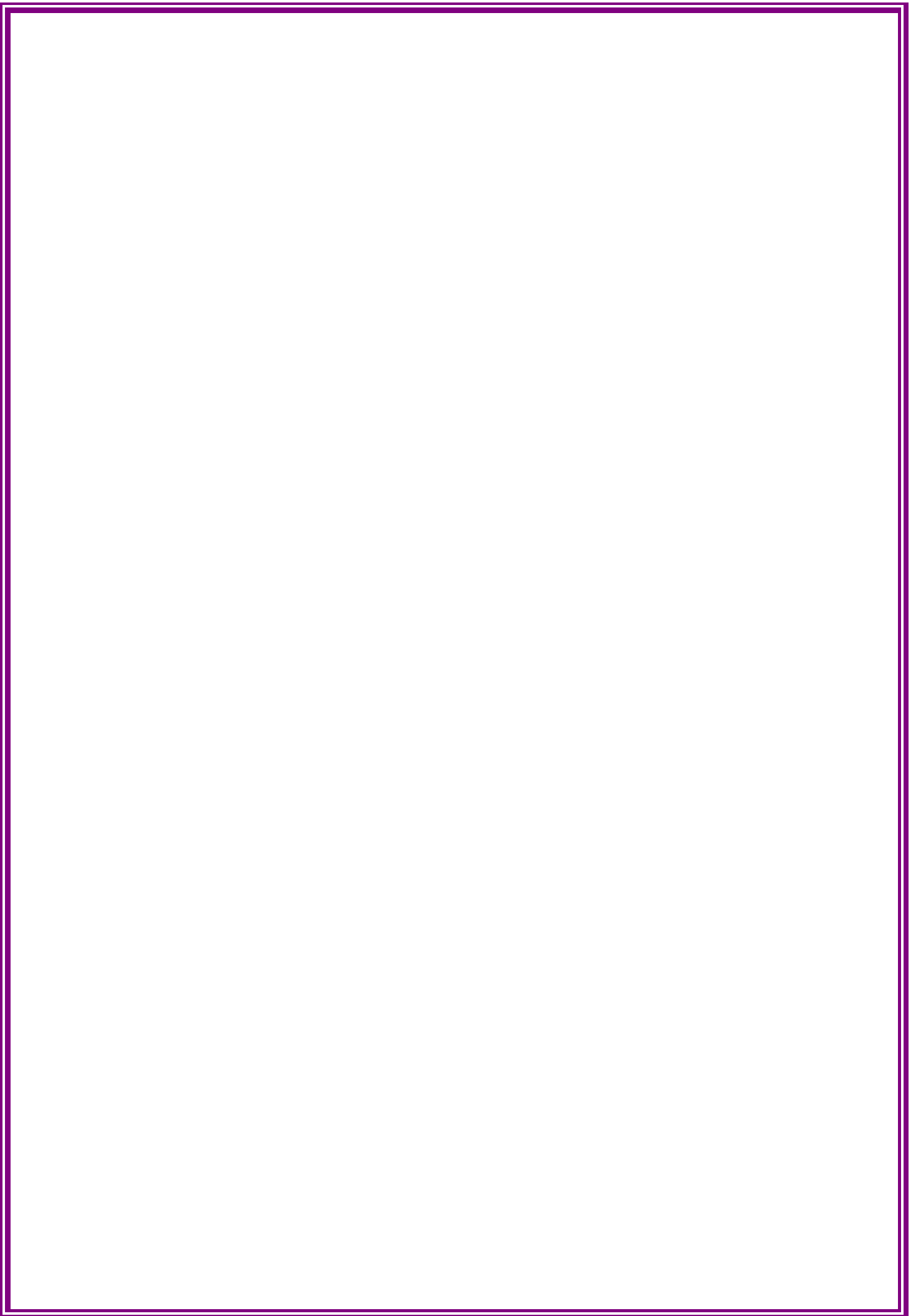
	<u>Mirfield</u>	<u>Birstall</u>	<u>Ravensthorpe</u>	<u>Marsh</u>	<u>Milnsbridge</u>	<u>Slaithwaite</u>	<u>Lockwood</u>	<u>Birkby</u>	<u>Meltham</u>
<u>Convenience floorspace</u>	1,862 29.1%	828 29.5%	679 27.5%	1240 38.4%	1,187 50.0%	542 33.6%	146 8.4%	514 34.5%	585 34.8%
<u>Comparison floorspace<sup>1</sup></u>	4,485 70.2%	1,795 64.0%	1,367 55.4%	1734 53.7%	920 38.8%	920 57.0%	1,333 76.7%	706 47.4%	974 58.0%
<u>Vacant floorspace</u>	44 0.69%	160 5.7%	345 14.0%	257 8.0%	267 11.2%	152 9.4%	260 15.0%	269 18.1%	120 7.1%
<u>Under refurbishment<sup>2</sup></u>	0	23 0.8%	77 3.1%	0	0	0	0	0	0
<u>Total retail floorspace</u>	<b>6,391</b> <b>100%</b>	<b>2,806</b> <b>100%</b>	<b>2,468</b> <b>100%</b>	<b>3231</b> <b>100%</b>	<b>2,374</b> <b>100%</b>	<b>1,614</b> <b>100%</b>	<b>1,739</b> <b>100%</b>	<b>1,489</b> <b>100%</b>	<b>1,679</b> <b>100%</b>
<u>Number of vacant units</u>	1 1%	7 9.0%	11 15.9%	6 8.7%	8 13.3%	4 7.4%	6 12.8%	8 14.5%	3 6.3%
<u>Total no. of units</u>	<b>99</b>	<b>78</b>	<b>69</b>	<b>69</b>	<b>60</b>	<b>54</b>	<b>47</b>	<b>55</b>	<b>48</b>

It is noted that Kirklees Council administers a small business rates relief scheme which can reduce business rates by up to 50%. This may have supported new and existing businesses in the local centres.

For further information, please contact Revenues & Benefits Service, Business Rates Section at Selectapost 4, Civic Centre 1, Huddersfield HD1 2XD Tel: 01484 414941 E-mail: [business.rates@kirklees.gov.uk](mailto:business.rates@kirklees.gov.uk)

**Retail floorspace uses (%)**





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**[www.kirklees.gov.uk/towncentres](http://www.kirklees.gov.uk/towncentres)**

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