

Town Centres Team- Planning Services
Local Centre Assessments
August 2006

Ravensthorpe



Marsh



Milnsbridge



Slaithwaite



Lockwood



Birkby



Meltham



Introduction

This statement is the fourth annual publication that briefly examines four indicators of economic activity for a number of small centres in Kirklees. The indicators of vitality and viability covered here are:

- retail occupancy in terms of floorspace and shop units,
- vacancy rates,
- car parking provision, and
- development information.

Please note:

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.

RAVENSTHORPE

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2006. This revealed that the centre has 2,245 sq.m. (24,156 sq.ft.) of net retail floorspace with an increase of 2.3% over the last year.

Ravensthorpe centre has seen little change with the number of convenience units remaining the same over the past 12 months. Ravensthorpe has seen a slight decrease in the number of comparison and service units.

Overall, there has been an increase in vacancy levels in terms of units and retail floorspace in Ravensthorpe. Occupancy changes within the centre have also led to an increase in the total number of shop units by 6.2%.

There has been a decrease in retail floorspace in the comparison sector, due to units changing occupancy to services.

Off-Street Car Parking Provision

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

Ravensthorpe exhibits a car parking ratio of 30.5 spaces per thousand sq.m. of occupied retail floorspace within the study boundary.

Development Information

Outline planning permission for a mixed use scheme including retail development with substantial car parking was granted in August 2005 on the former gas works site, off Huddersfield Road.

Ravensthorpe Primary Care Centre located within the study boundary opened in November 2005 and serves over 15,000 local patients.

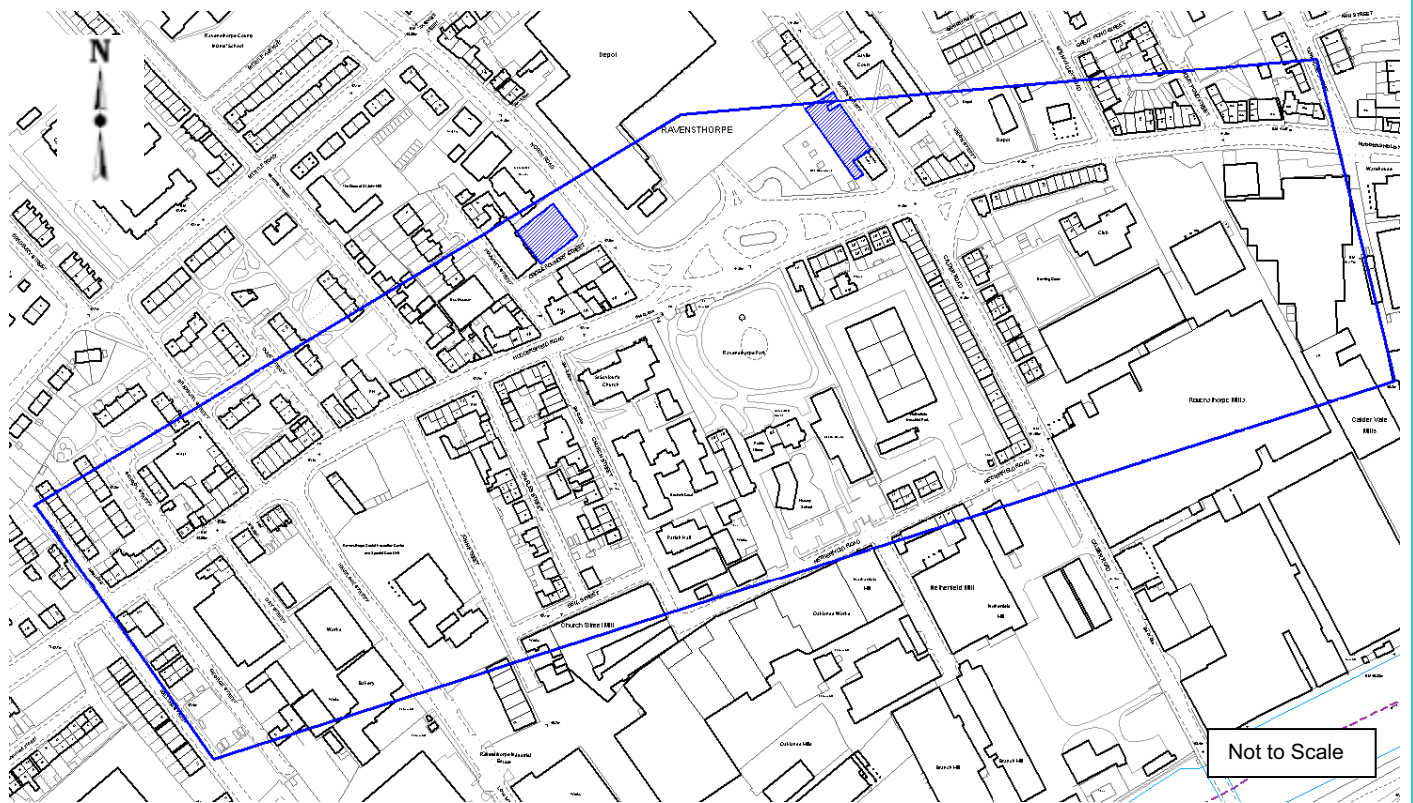




Primary care centre

Ravensthorpe shop unit and floorspace statistics

	2005		2006		% change 05-06	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
Convenience	679 30.9%	9 13.9%	679 30.2%	9 13.0%	0%	0%
Comparison¹	1,235 56.3%	28 43.1%	1,156 51.5%	27 39.1%	-6.4%	-3.6%
Service	N/A	20 30.8%	N/A	19 27.5%	N/A	-5.0%
Vacant	281 12.8%	8 12.3%	379 16.9%	13 18.8%	+34.9%	+62.5%
Under refurbishment²	-	-	31 1.4%	1 1.5%	N/A	N/A
TOTAL	2,195 100%	65 100%	2,245 100%	69 100%	+2.3%	+6.2%

RAVENSTHORPE CENTRE: STUDY AREA



Study boundary	
Car Parking	

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Huddersfield Road



MARSH

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2006. This revealed that the centre has 3,178 sq.m. (34,195 sq.ft.) of net retail floorspace, which is an increase of 3.1% from last years figure.

Marsh has seen an increase in the number of service units on Westbourne Road.



Go Haven Estate Agents

There has been a slight decrease in the number of comparison units over the last 12 months, however, this remains the highest percentage of retail floorspace and number of units in the centre.

Marsh has seen a slight increase in the number of vacant units, however, there has been an increase in the total number of units and retail floorspace of 3% and 3.1% respectively.

Marsh shop unit and floorspace statistics

	2005		2006		% change 05-06	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
Convenience	1,240 (40.2%)	8 (12.1%)	1,240 (39.0%)	8 (11.8%)	0%	0%
Comparison¹	1,640 (53.2%)	34 (51.5%)	1,692 (53.2%)	33 (48.5%)	+3.2%	-2.9%
Service	N/A	21 (31.8%)	N/A	23 (33.8%)	N/A	+9.5%
Vacant	203 (6.6%)	3 (4.6%)	246 (7.7%)	4 (5.9%)	+21.2%	+33.3%
Under refurbishment²	-	-	0 0%	0 0%	N/A	N/A
TOTAL	3,083 100%	66 100%	3,178 100%	68 100%	+3.1%	+3%

Four national multiple retailers and one charity multiple retailer are located within the study boundary accounting for 12.2% of occupied retail units.

Off-Street Car Parking Provision

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

Marsh has a car parking ratio of 54.6 spaces per thousand sq.m. of occupied retail floorspace.

The Syringa Street car park has become a 24 hour pay and display with a maximum stay of 4 hours with a minimum charge of 20p per half an hour. All the other car parks in Marsh are free of charge.


Development Information


During the last 12 months, a number of planning applications have been granted which will increase the number of units and retail floorspace in the study boundary when implemented.

The Co-op supermarket on Westbourne Road has recently been refurbished.

MARSH CENTRE: STUDY AREA



Study boundary 

Car Parking 

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Emilys tea room and E21 Designer clothing, Westbourne Road



The Co-op, Westbourne Road

MILNSBRIDGE

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace in Milnsbridge was undertaken in June 2006. This revealed that the centre has 2,361 sq.m. (25,404 sq.ft.) of net retail floorspace.

Milnsbridge study area has seen no change in the number of convenience units over the last 12 months. Somerfield food store, previously Kwik Save has been refitted within the last year.



Somerfield, Market Street

The total retail floorspace has increased by +5.9%. This is largely due to units which were previously used for services such as the housing office and cyber café becoming vacant. Vacant units suitable for retail use are included within the overall figure for retail floorspace.

Milnsbridge has seen a decrease in the number of comparison retailers and services provided in the centre.

Milnsbridge shop unit and floorspace statistics

	2005		2006		% change 05-06	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
Convenience	1,231 (55.2%)	9 (15.0%)	1,221 (51.7%)	9 (15.0%)	-0.8%	0%
Comparison	902 (40.4%)	24 (40.0%)	892 (37.8%)	22 (36.7%)	-1.1%	-8.3%
Service	N/A	24 (40.0%)	N/A	21 (35.0%)	N/A	-12.5%
Vacant	97 (4.4%)	3 (5.0%)	248 (10.5%)	8 (13.3%)	+155.7%	+166.7%
Under refurbishment²	-	-	0 0%	0 0%	NA	NA
TOTAL	2,230 100%	60 100%	2,361 100%	60 100%	+5.9%	0%

Although there has been a decline in the number of occupied units, the local centre of Milnsbridge has attracted new businesses over the past 12 months.

There are four national multiple retailers and one charity multiple located within the study boundary equating to 16.1% of occupied retail units.

Off-Street Car Parking Provision

Car park	Ownership	Spaces
John Street	Council	10
Somerfield	Private	74

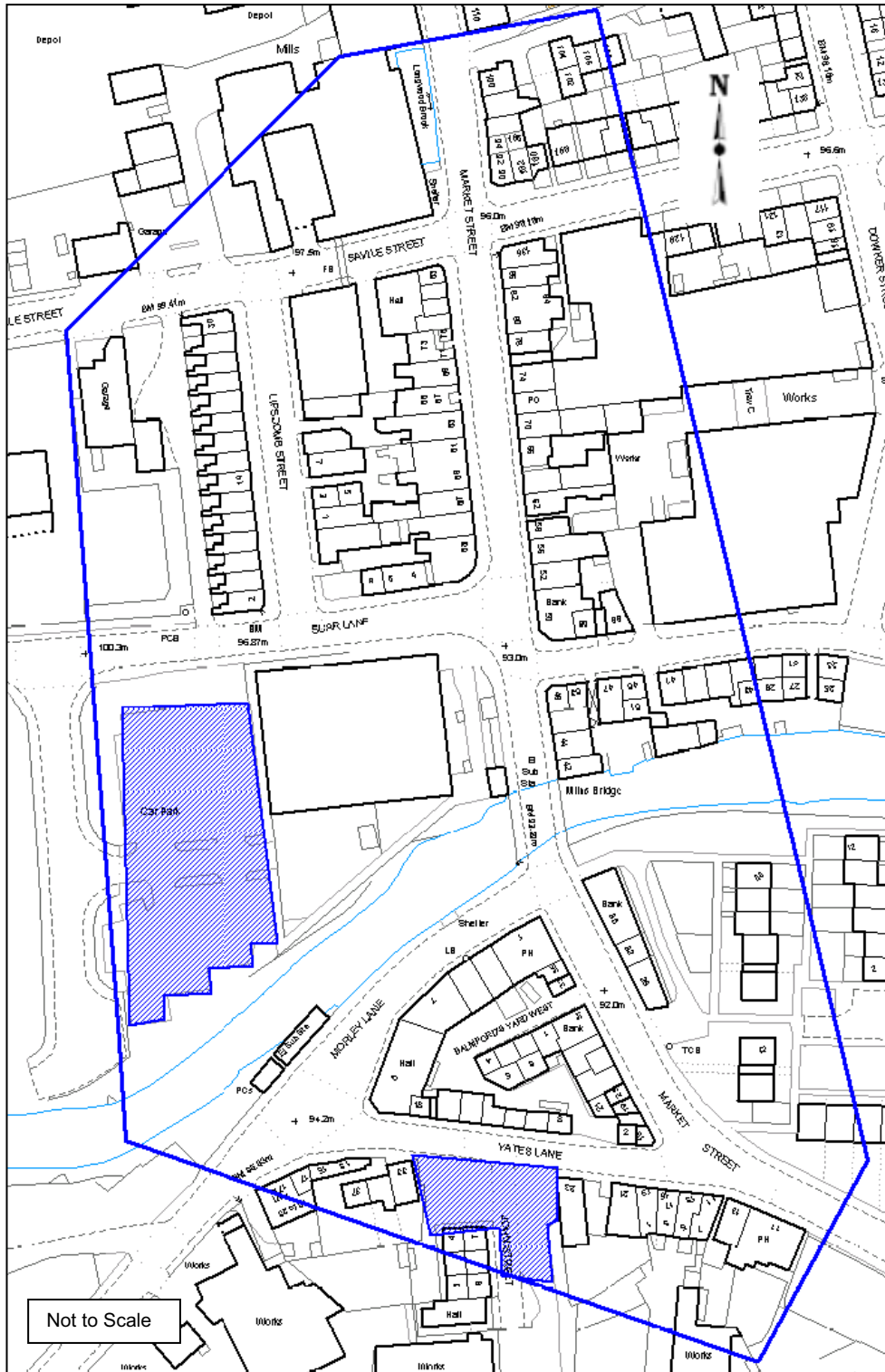
Milnsbridge has a car parking ratio of 39.8 spaces per thousand sq.m. of occupied retail floorspace within the study boundary.

Development Information



The Commercial mill development providing 53 new apartments is now complete.

A project is currently being undertaken to improve the River Colne environment including the section which flows through the centre of Milnsbridge.

MILNSBRIDGE CENTRE: STUDY AREA



Not to Scale

Study boundary	
Car Parking	

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SLAITHWAITE

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2006. This revealed that Slaithwaite centre has 1,660 sq.m. (17,862 sq.ft.) of net retail floorspace.

Slaithwaite has seen a slight change over the past 12 months in terms of shop units and retail floorspace. The total number of units in Slaithwaite has risen by 2 increasing the total to 54.

Slaithwaite has seen vacancy levels rise slightly over the past 12 months; although these figures still remain comparatively low. This includes a new unit within the study boundary which has recently become available for let.



Wharf Cottage, New Street

Four national multiple retailers are present in the study boundary including Lloyds pharmacy and Going Places. This equates to 13.3% of occupied retail units.

Slaithwaite shop unit and floorspace statistics

	2005		2006		% change 05-06	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
Convenience	542 (36.4%)	8 (15.4%)	542 (32.7%)	8 (14.8%)	0%	0%
Comparison	820 (55.1%)	21 (40.4%)	930 (56.0%)	22 (40.7%)	+13.4%	+4.8%
Service	N/A	20 (38.5%)	N/A	19 (35.2%)	N/A	-5.0%
Vacant	126 (8.5%)	3 (5.8%)	188 (11.3%)	5 (9.3%)	+49.2%	+66.6%
Under refurbishment²	-	-	0 (0%)	0 (0%)	N/A	N/A
TOTAL	1,488 100%	52 100%	1,660 100%	54 100%	+11.6%	+3.9%

Off-Street Car Parking Provision

Car Park	Ownership	Spaces
Carr Lane	Council	13
New Street	Council	52
Old Bank	Council	17

Slaithwaite exhibits a car parking ratio of 55.7 spaces per thousand sq.m. of occupied retail floorspace.

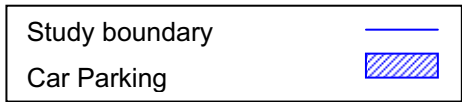
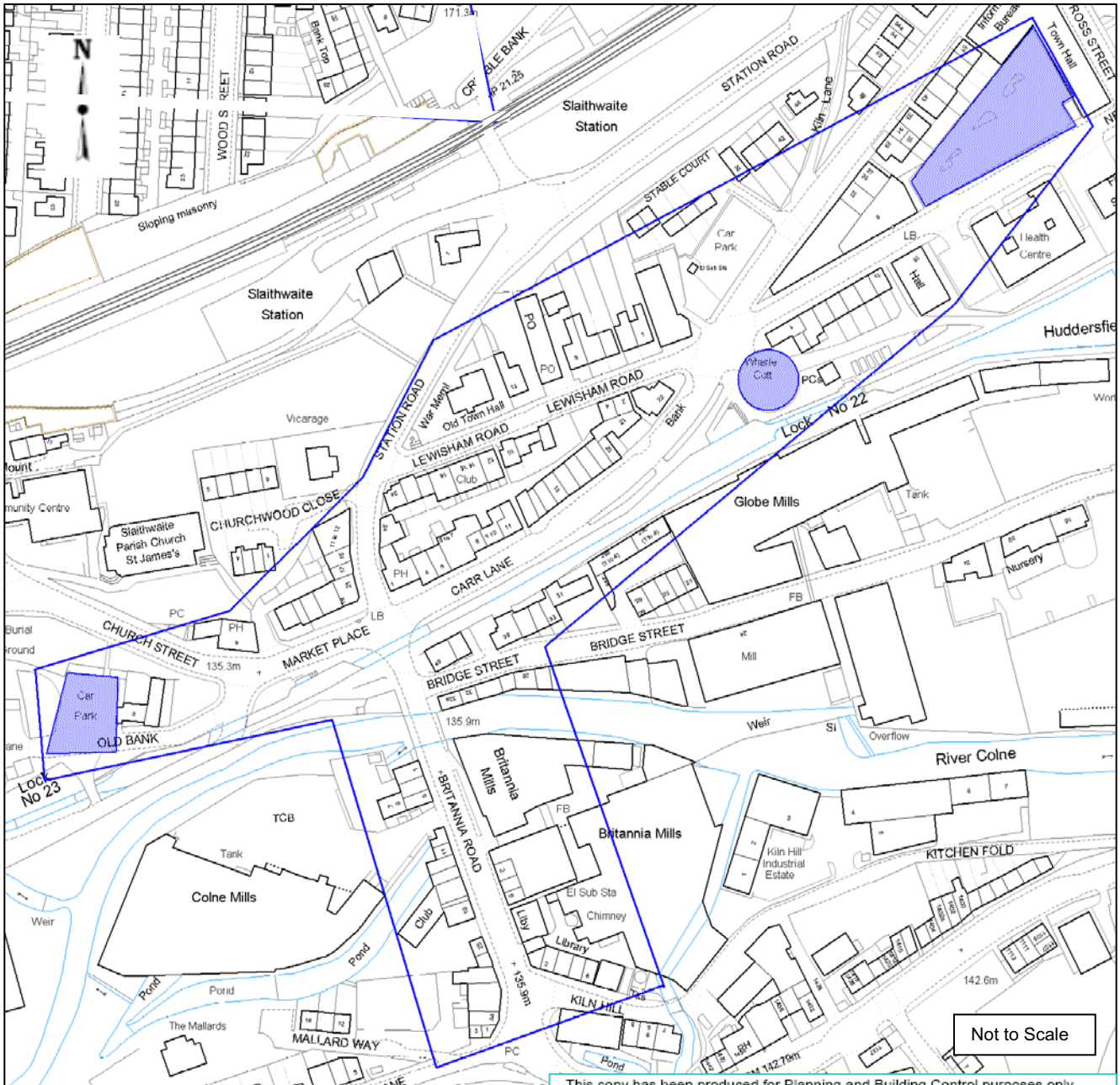
Development Information

A new coffee shop with an outside seating area is currently under construction on the site of the Old Coal Yard, adjacent to Britannia Road and the canal in the centre of Slaithwaite.

At hill top, an area approx 400m from the Slaithwaite study boundary, 61 dwellings are under construction.

Slaithwaite is part of Yorkshire Forward's Renaissance Market Town's Initiative, which is a 10 year plan to support sustainable rural towns in Yorkshire and the Humber.

SLAITHWAITE CENTRE: STUDY AREA



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Britannia Road



New Street

LOCKWOOD

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2006. This revealed that there is 1,777 sq.m. (19,121 sq.ft.) of net retail floorspace in Lockwood.

Lockwood study area has seen no change in the number of convenience units over the last 12 months.

Lockwood continues to have the highest proportion of comparison goods floorspace of the small centres within this document. This has also seen an increase of +43.2% over the past 12 months, largely due to the occupation of vacant units on the periphery of Lockwood. In addition, Scooter Crazy has relocated to a larger unit on Lockwood Road.

The old vacant leisure unit on Bridge Street has now been reopened as The Lockwood public house.

Off-Street Car Parking Provision

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

Lockwood exhibits a car parking ratio of 25.4 spaces per thousand sq.m. of occupied retail floorspace within the study boundary.

Development Information

The local centre has seen only small scale changes during the last 12 months.

A unit which was previously vacant retail on Meltham Road is currently under refurbishment.

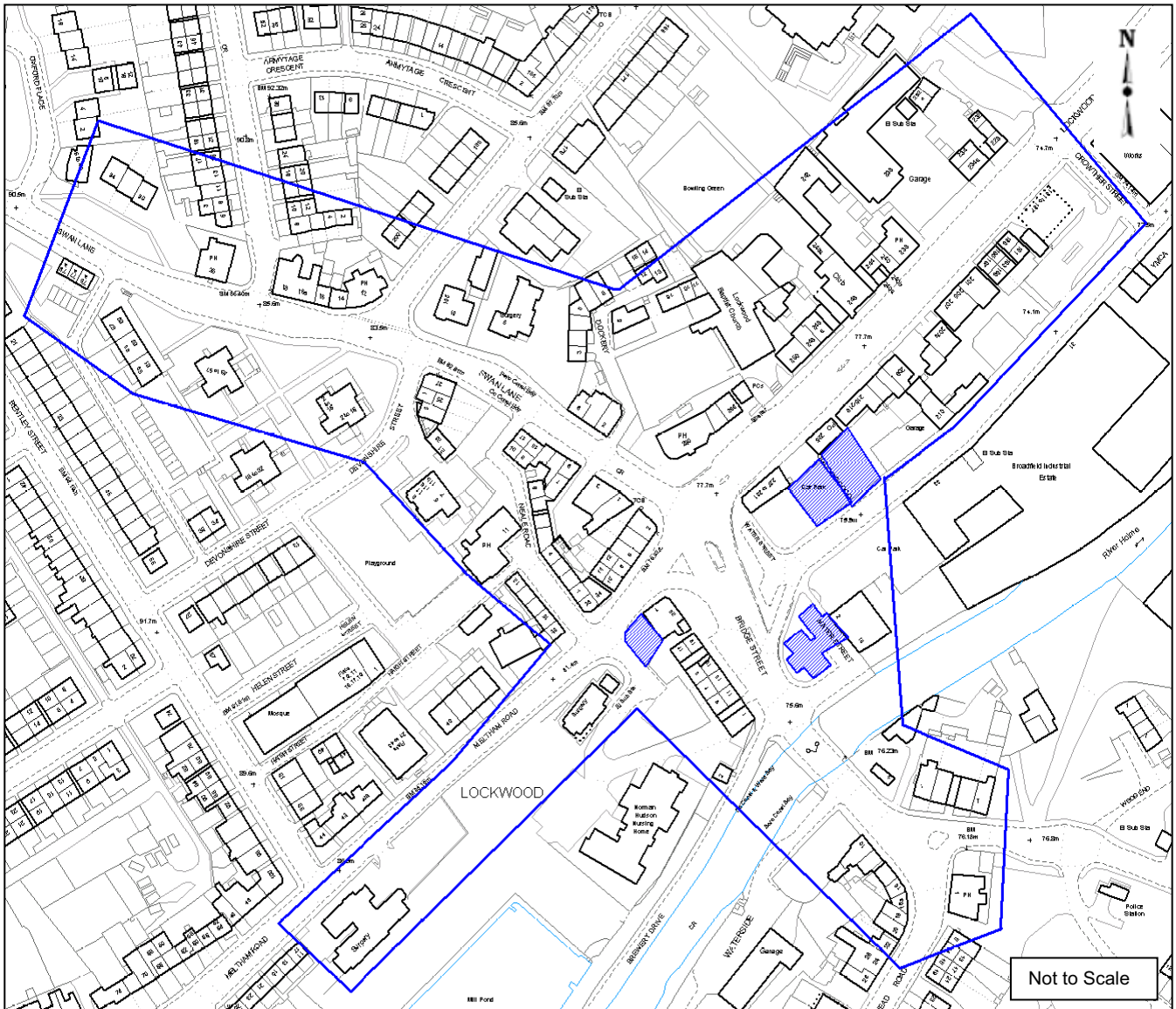


The Lockwood Public House



Lockwood shop unit and floorspace statistics

	2005		2006		% change 05-06	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
Convenience	146 (10.3%)	3 (6.3%)	146 (8.2%)	3 (6.3%)	0%	0%
Comparison¹	945 (67.0%)	19 (39.6%)	1,353 (76.1%)	19 (39.6%)	+43.2%	0%
Service	N/A	19 (39.6%)	N/A	19 (39.6%)	N/A	0%
Vacant	320 (22.7%)	7 (14.6%)	260 (14.6%)	6 (12.5%)	-18.8%	-14.3%
Under refurbishment²	-	-	18 (1.0%)	1 (2.1%)	N/A	N/A
TOTAL	1,411 100%	48 100%	1,777 100%	48 100%	+25.9%	0%

LOCKWOOD CENTRE: STUDY AREA



Not to Scale

Study boundary	
Car Parking	

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Lockwood Convenience Store, Lockwood Road
Right: The Pot Belly Stove Shop, Lockwood Road



BIRKBY

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2006. This revealed that there is 1,426 sq.m. (15,344 sq.ft.) of net retail floorspace in Birkby.

Over the past 12 months, Birkby has seen an increase in the number of service and comparison units.



Eastern Designer Wear, St John's Road

Shop units and retail floorspace vacancy has reduced with an average percentage change of -55.8%. This is largely due to the new four vacant units located on Blacker Road becoming occupied by Select Grill, JK Property Services and Mobile Express. One vacant unit still remains on this row.

Birkby shop unit and floorspace statistics

	2005		2006		% change 05-06	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
Convenience	554 (36.6%)	11 (20.0%)	554 (38.8%)	11 (20.0%)	0%	0%
Comparison¹	635 (42.0%)	21 (38.2%)	733 (51.4%)	25 (45.5%)	+15.4%	+19.0%
Service	N/A	12 (21.8%)	N/A	14 (25.5%)	N/A	+16.7%
Vacant	324 (21.4%)	11 (20.0%)	139 (9.7%)	5 (9.1%)	-57.1%	-54.5%
Under refurbishment²	-	-	0 (0%)	0 (0%)	N/A	N/A
TOTAL	1,513 100%	55 100%	1,426 100%	55 100%	-5.8%	0%

There has been a small decrease in the total retail floorspace in Birkby, this is mainly due to the vacant retail units being occupied by services, which are not included in terms of retail floorspace.

The Post Office and Pharmacy are shown on the map in red. These are not included in the units of floorspace data for Birkby. However, it must be noted that they provide an important service to the local community.

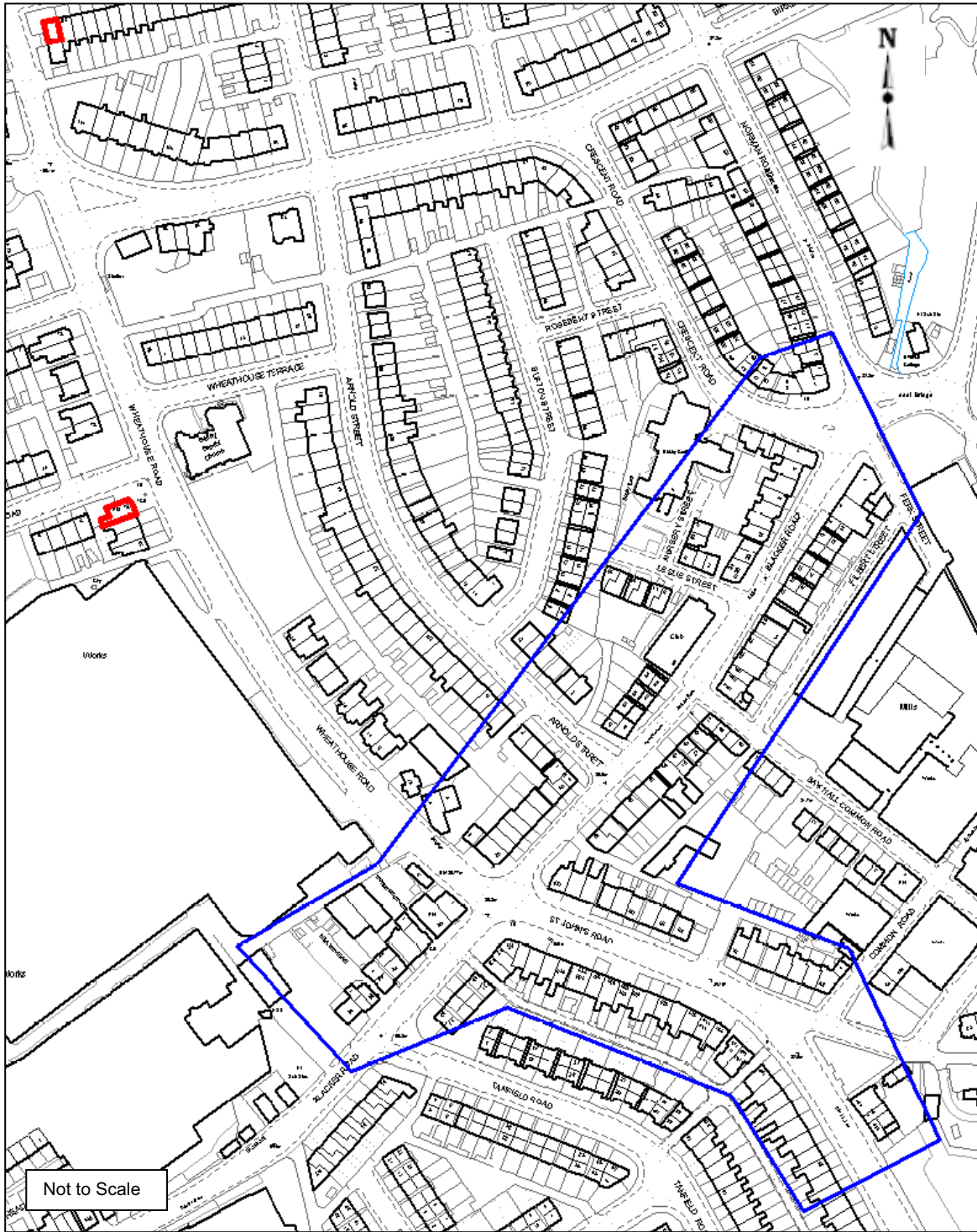
Car Parking Provision



In Birkby there is a lack of off-street parking for shoppers, although there is ample on-street parking available.

Development Information

On the edge of the study boundary, the site previously occupied by Weir Valves and Controls has been given planning permission for the erection of 247 dwellings and 44 apartments with change of use to convert an existing building to 24 apartments. The site will also incorporate public open space, play areas and pedestrian routes.

BIRKBY CENTRE: STUDY AREA



Study boundary	
Other key services	

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MELTHAM

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace undertaken in June 2006, indicates that there is 1,756 sq.m. (18,895 sq.ft.) of net retail floorspace in Meltham.

Over the past 12 months, Meltham has seen no change in the total number of shop units. There has been a slight increase in the number of comparison units increasing the floorspace by a percentage change of +8.3%.

Meltham has seen an increase in the number of multiple retailers trading in the centre to three due to the arrival of Lloyds Pharmacy in the old Rose and Crown Public House on Huddersfield Road. This equates to 5.8% of the total number of units in the centre.

The total retail floorspace has increased with a +7.6% change over the past 12 months. This change is mainly due to service units changing to convenience and comparison goods retailers.

The number of vacant units has increased to 4, although this still remains low at 7.7% of the total number of shop units within the study boundary.

Off-Street Parking Provision

Meltham exhibits a car parking ratio of 43.4 spaces per thousand sq.m. of occupied retail floorspace.

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

Development Information

Only small scale changes have occurred within the study boundary during the past 12 months.

Planning permission has been granted for flats above the new pharmacy in addition to new residential development on the site of the outbuildings.

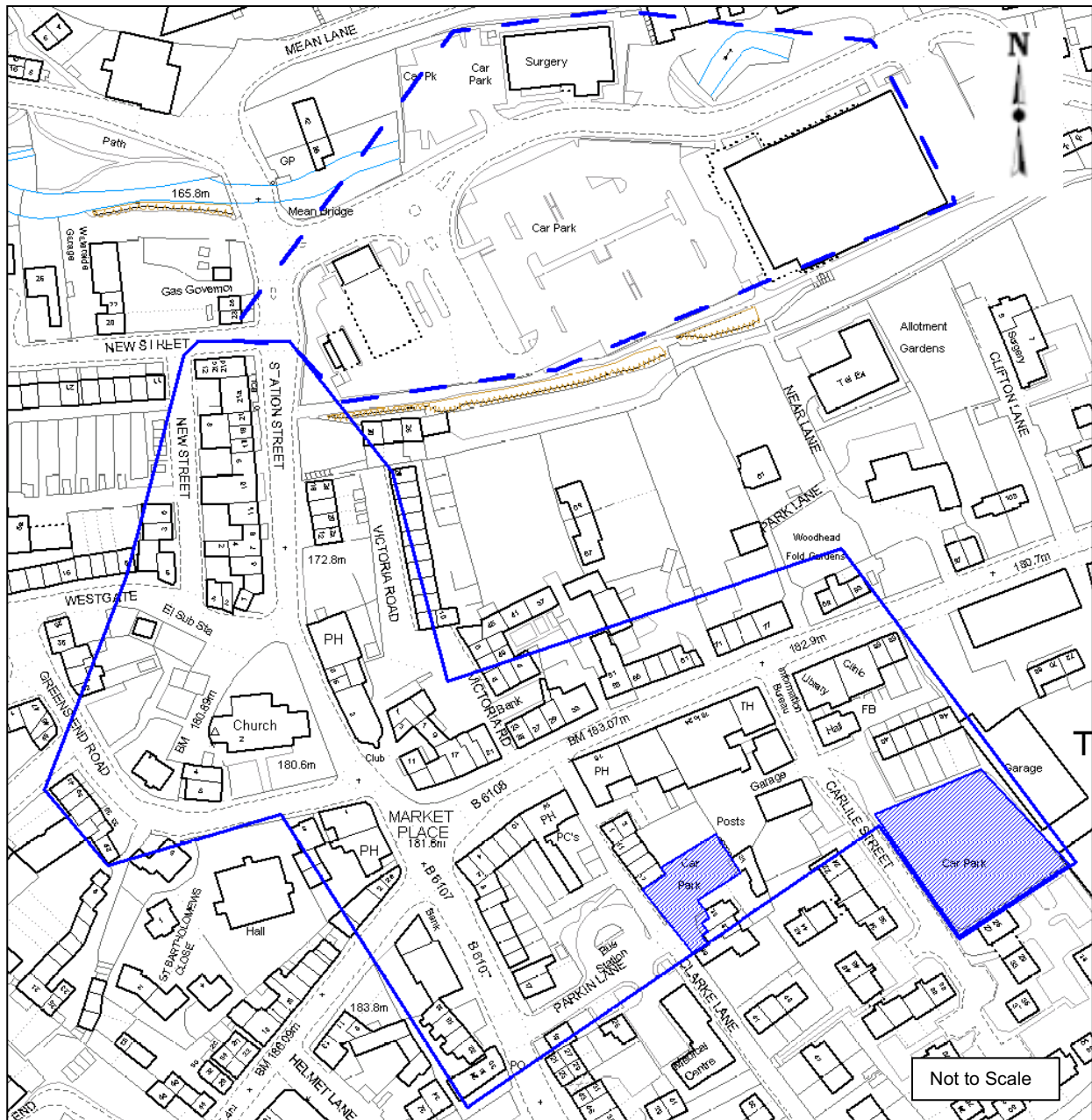


Lloyds Pharmacy, Huddersfield Road

Meltham shop unit and floorspace statistics

	2005		2006		% change 05-06	
	Sales floorspace sq.m.	Shop units	Sales floorspace sq.m.	Shop units	Sales floorspace	Shop units
Convenience	623 (38.2%)	8 (15.3%)	585 (33.3%)	7 (13.5%)	-6.1%	-12.5%
Comparison¹	948 (58.1%)	24 (46.2%)	1,027 (58.5%)	25 (48.1%)	+8.3%	+4.2%
Service	N/A	18 (34.6%)	N/A	16 (30.8%)	N/A	-11.1%
Vacant	61 (3.7%)	2 (3.9%)	144 (8.2%)	4 (7.7%)	+136.1%	+100.0%
Under refurbishment²	-	-	0 (0%)	0 (0%)	N/A	N/A
TOTAL	1,632 100%	52 100%	1,756 100%	52 100%	+7.6%	0%

MELTHAM CENTRE: STUDY AREA



Study boundary



Car Parking



Peripheral site



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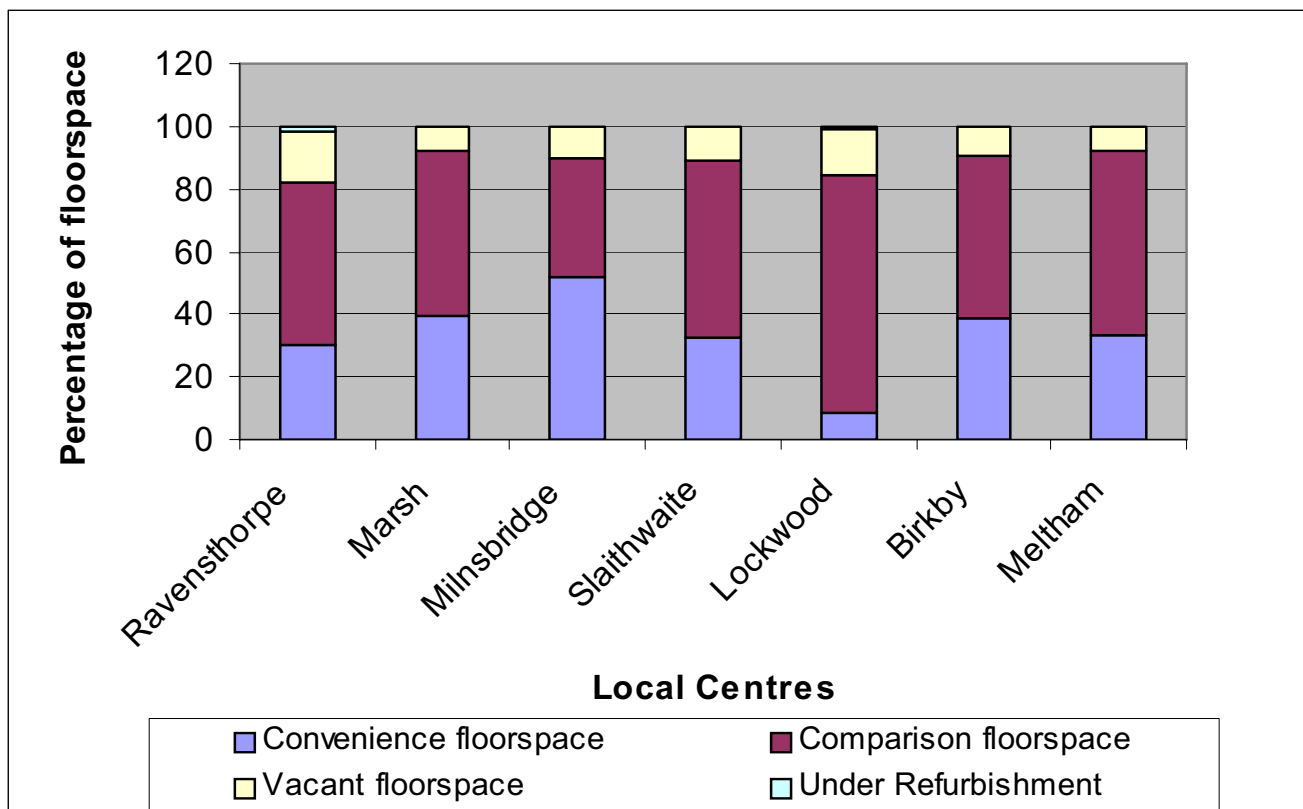
Morrisons, Station Road

TOTAL COMPARISON (2006)

Floorspace and unit comparisons (sq.m net)

	<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>	679 30.2%	1,240 39.2%	1,221 51.7%	542 32.7%	146 8.2%	554 38.8%	585 33.3%
<u>Comparison floorspace¹</u>	1,156 51.5%	1,692 53.2%	892 37.8%	930 56%	1,353 76.1%	733 51.4%	1,027 58.5%
<u>Vacant floorspace</u>	379 16.9%	246 7.7%	248 10.5%	188 11.3%	260 14.6%	139 9.7%	144 8.2%
<u>Under refurbishment²</u>	31 1.4%	0 0%	0 0%	0 0%	18 1.0%	0 0%	0 0%
<u>Total retail floorspace</u>	2,245 100%	3,178 100%	2,361 100%	1,660 100%	1,777 100%	1,426 100%	1,756 100%
<u>Number of vacant units</u>	13 18.8%	4 5.9%	8 13.3%	5 9.3%	6 12.5%	5 9.1%	4 7.7%
<u>Total no. of units</u>	69 100%	68 100%	60 100%	54 100%	48 100%	55 100%	52 100%

Retail floorspace uses (%)



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