

## LOCAL CENTRE ASSESSMENTS 2003



### Ravensthorpe

### – Marsh



### Milnsbridge

### Slaithwaite



### Lockwood



### Birkby

### Meltham



## Introduction

This statement is the first of an annual publication that will briefly examine 4 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: The term "comparison goods" in this document includes semi-retail uses e.g. travel agents, opticians.

# RAVENSTHORPE

## Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2003. This revealed that the centre has 2,281 sq.m. (24,544 sq.ft.) net of retail floorspace.

### Shop units in Ravensthorpe

	Convenience	Comparison	Service	Vacant	TOTAL
<b>2002</b>	9 (13.4%)	25 (37.3%)	22 (32.9%)	11 (16.4%)	<b>67 (100%)</b>
<b>2003</b>	9 (13.2%)	27 (39.7%)	22 (32.4%)	10 (14.7%)	<b>68 (100%)</b>
<b>% change 02-03</b>	<b>0</b>	<b>+8.0</b>	<b>0</b>	<b>-9.1</b>	<b>+1.5</b>

### Retail floorspace in Ravensthorpe (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
<b>2002</b>	679 (29.8%)	1,265 (55.4%)	337 (14.8%)	<b>2,281 (100%)</b>
<b>2003</b>	679 (29.8%)	1,285 (56.3%)	317 (13.9%)	<b>2,281 (100%)</b>
<b>% change 2002-2003</b>	<b>0</b>	<b>+1.6</b>	<b>-5.9</b>	<b>0</b>

In terms of shop units, Ravensthorpe is the largest of the shopping centres surveyed in this publication. The centre exhibits shop unit and floorspace vacancy rates that are above the national average. There are 3 national multiple retailers within the study boundary in Ravensthorpe (equating to 4.4% of shop units).

## Off-Street Car Parking Provision

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

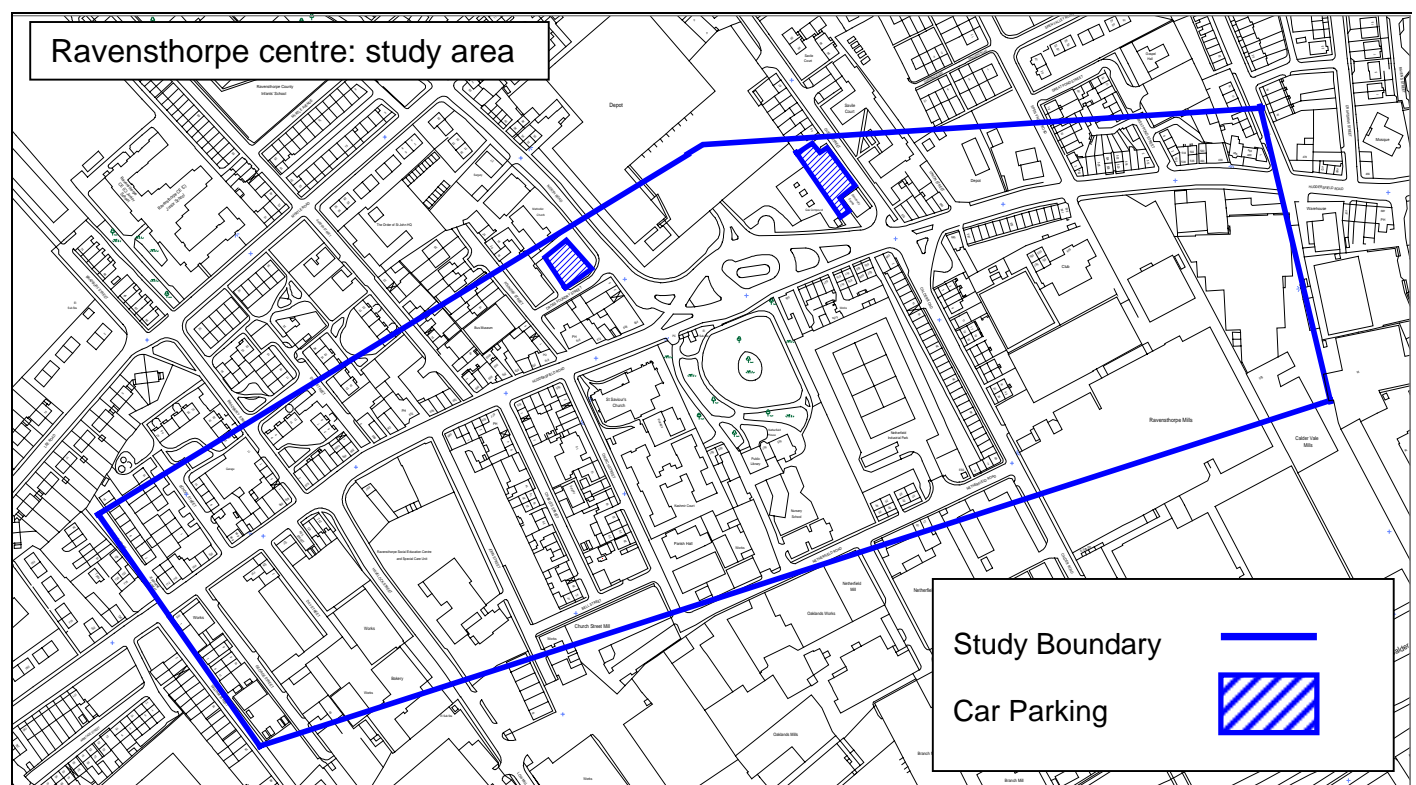
Ravensthorpe exhibits a car parking ratio of 24.6 spaces per '000 sq.m. of retail floorspace within the study boundary.

## Development Information

Ravensthorpe has been the subject of a £1.384 million road improvement scheme which has introduced a new gyratory on Huddersfield Road. The work was completed in December 2001.

A planning application has been submitted for a mixed use development of retail, fast food and health care facilities with ancillary car parking, on a site at Huddersfield Road/North Road. To date, no decision has been taken.

The shopping centre was the subject of a shop improvement scheme during the life of Dewsbury SRB, and a number of grants were awarded to property owners.



# MARSH

## Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2003. This revealed that the centre has 2,894 sq.m. (31,140 sq.ft.) net of retail floorspace.

### Shop units in Marsh centre

	Convenience	Comparison	Service	Vacant	TOTAL
2002	8 (12.3%)	34 (52.3%)	22 (33.8%)	1 (1.6%)	65 (100%)
2003	8 (12.3%)	33 (50.8%)	21 (32.3%)	3 (4.6%)	65 (100%)
% change 02-03	0	-2.9	-4.5	+200	0

### Retail floorspace in Marsh (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2002	1,192 (41.8%)	1,112 (39.0%)	550 (19.2%)	2,854 (100%)
2003	1,192 (41.2%)	1,076 (37.2%)	626 (21.6%)	2,894 (100%)
% change 02-03	0	-3.2	+13.8	+1.4

Marsh has a high proportion of convenience goods floorspace, mainly due to the presence of a large Co-op supermarket. Whilst the centre records a very low shop unit vacancy rate, there is, nevertheless, a high level of vacant floorspace (21.6%). This is largely due to the presence of a vacant retail warehouse unit on Syringa Street.

Within the study boundary there are four national multiple retailers equating to 6.2% of total shop units, along with two nationally represented charity shops.

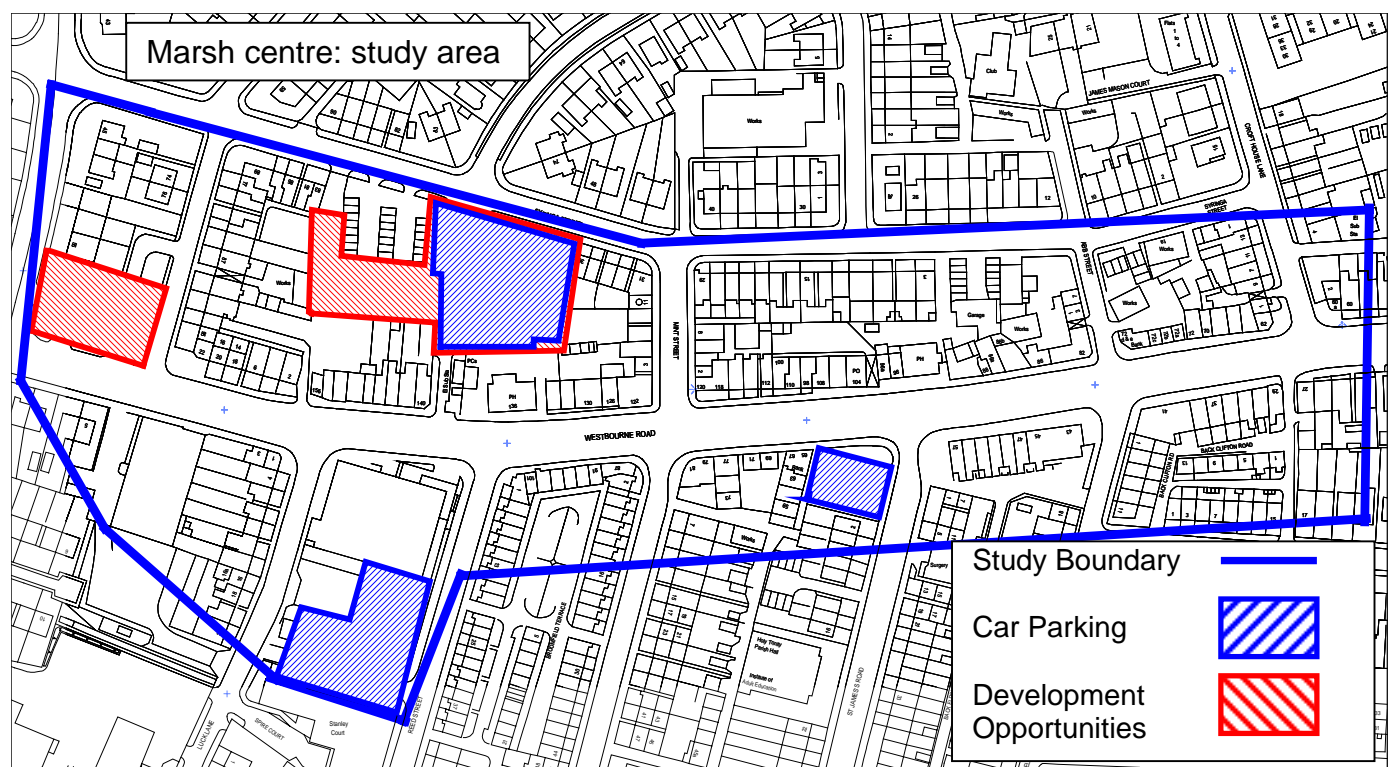
### Off-Street Car Parking Provision

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

Marsh has a car parking ratio of 50.1 spaces per '000 sq.m. of retail floorspace.

### Development Information

Potential development sites include the vacant retail warehouse unit (Syringa Street) and vacant petrol station site (Westbourne Road). Recent changes in the centre include the development of two residential apartment blocks near to the centre (in Westbourne Road and in Abb Street), and road improvements on Westbourne Road throughout the length of Marsh shopping centre.





# MILNSBRIDGE

## Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace in Milnsbridge was undertaken in May 2003. This revealed that the centre has 2,278 sq.m. (24,511 sq.ft.) net of retail floorspace.

### Shop units in Milnsbridge centre

	Convenience	Comparison	Service	Vacant	TOTAL
2002	9 (14.8%)	23 (37.7%)	23 (37.7%)	6 (9.8%)	61 (100%)
2003	8 (13.6%)	23 (39.0%)	22 (37.3%)	6 (10.1%)	59 (100%)
% change 02-03	-11.1	0	-4.3	0	-3.3

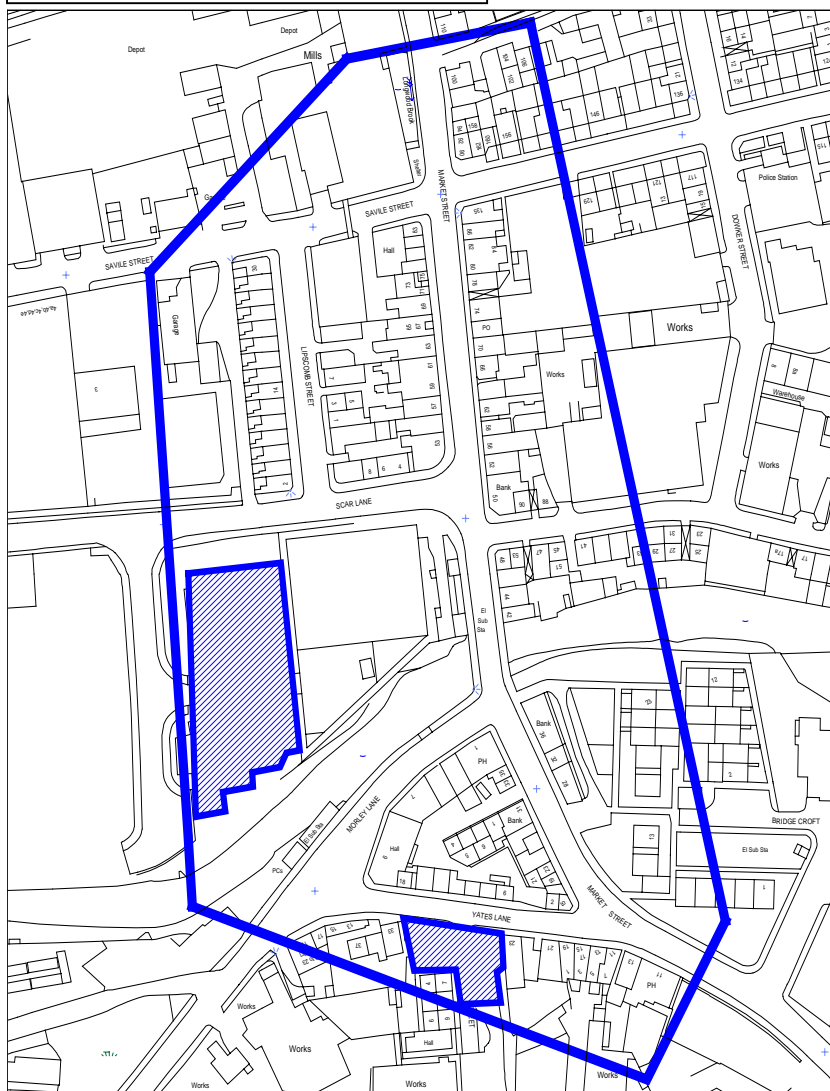
### Retail floorspace in Milnsbridge (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2002	1,231 (53.3%)	917 (39.7%)	160 (7.0%)	2,308 (100%)
2003	1,199 (52.6%)	898 (39.4%)	181 (8.0%)	2,278 (100%)
% change 02-03	-2.6	-2.1	+13.1	-1.3

Milnsbridge has the highest proportion of convenience goods floorspace of the small centres examined with 52.6% of floorspace devoted to convenience goods retailing. This is largely attributable to the Kwik Save store on Scar Lane.

Milnsbridge also exhibits a retail floorspace vacancy rate of just 8%.

### Milnsbridge centre: study area



There are 4 national multiple retailers present within the study boundary, equating to 6.8% of the shop units.



### Off-Street Car Parking Provision

Car Park	Ownership	Spaces
John Street	Council	13
Kwik Save	Private	74

Milnsbridge has a car parking ratio of 38.2 spaces per '000 sq.m retail floorspace within the study boundary.

### Development Information

There have been no recent major developments within the centre although there have been a number of shop front improvements as a result of refurbishment or changes of use. There is also an SRB5 funded District Centre Improvement Scheme running in Milnsbridge until March 2004 offering grants for external improvements to business premises.

Study Boundary	
Car Parking	

# SLAITHWAITE

## Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2003. This revealed that the centre has 1,468 sq.m. (15,796 sq.ft.) net of retail floorspace in Slaithwaite.

### Shop units in Slaithwaite centre

	Convenience	Comparison	Service	Vacant	TOTAL
2002	9 (16.7%)	21 (38.9%)	21 (38.9%)	3 (5.5%)	54 (100%)
2003	9 (17.0%)	20 (37.7%)	21 (39.6%)	3 (5.7%)	53 (100%)
% change 02-03	0	-4.8	0	0	-1.9

### Retail floorspace in Slaithwaite (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2002	577 (38.6%)	810 (54.2%)	108 (7.2%)	1,495 (100%)
2003	577 (39.3%)	790 (53.8%)	101 (6.9%)	1,468 (100%)
% change 02-03	0	-2.5	-6.5	-1.8

Slaithwaite exhibits a low vacancy rate in terms of both floorspace (6.9%) and shop units (5.7%) compared to the other small centres studied. The four national multiples present within the study boundary equate to 7.5% of shop units.

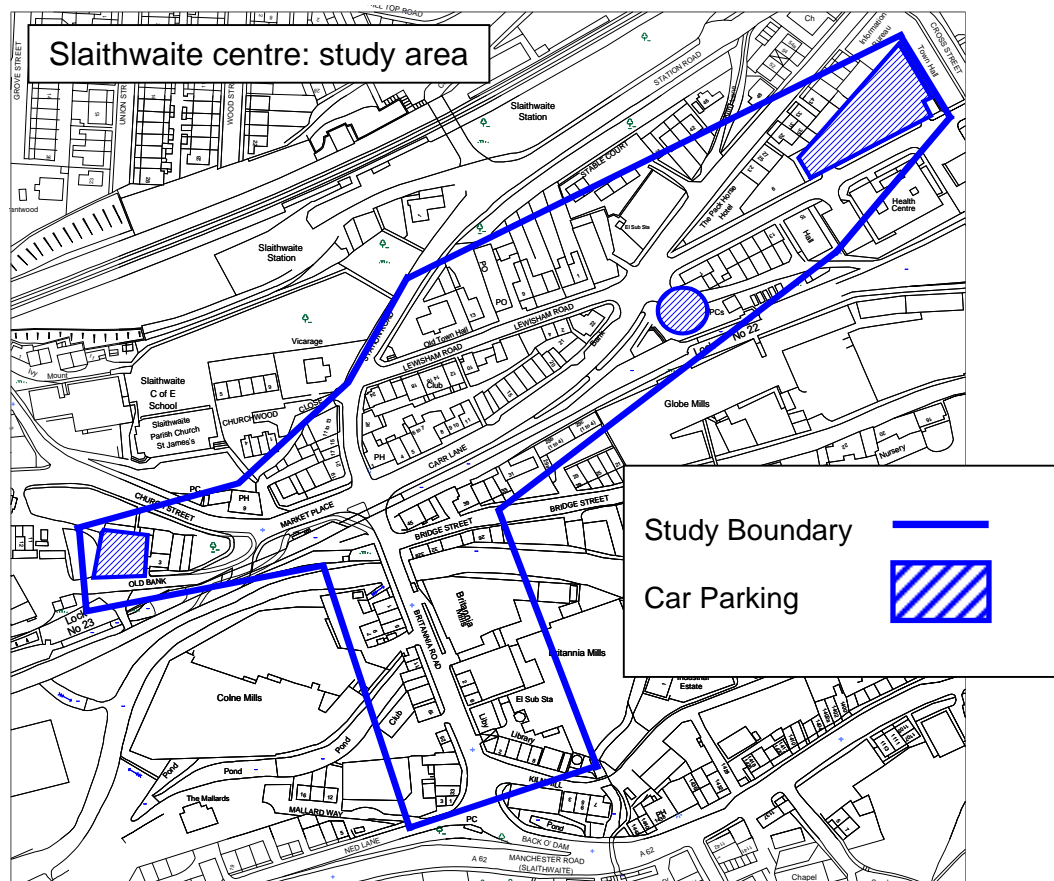
## Off-Street Car Parking Provision

Car Park	Ownership	Spaces
Carr Lane	Council	12
New Street	Council	53
Old Bank	Council	17

Slaithwaite exhibits a car parking ratio of 55.9 spaces per '000 sq.m. of retail floorspace. This is one of the highest ratios of the small centres studied.

## Development Information

The re-opening of the Huddersfield Narrow Canal (along with ancillary environmental improvement works) has had a substantial visual impact on the town and as a result there is evidence of increased visitor numbers. No other major developments have been undertaken within the study boundary although a small number of upper floor flat conversions have been implemented. The local library has also recently been refurbished. As with the other centres there has been a number of improvements to shop fronts and internal refurbishment works as a result of changes of use.



# LOCKWOOD

## Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2003. This revealed that there is 1,495 sq.m. (16,086 sq.ft.) net of retail floorspace in Lockwood.

### Shop units in Lockwood centre

	Convenience	Comparison	Service	Vacant	TOTAL
<b>2002</b>	4 (7.7%)	19 (36.5%)	22 (42.3%)	7 (13.5%)	<b>52</b> <b>(100%)</b>
<b>2003</b>	4 (7.9%)	17 (33.3%)	20 (39.2%)	10 (19.6%)	<b>51</b> <b>(100%)</b>
<b>% change 02-03</b>	<b>0</b>	<b>-10.5</b>	<b>-9.1</b>	<b>+42.9</b>	<b>-1.9</b>

### Retail floorspace in Lockwood (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
<b>2002</b>	231 (15.8%)	949 (64.9%)	283 (19.3%)	<b>1,463</b> <b>(100%)</b>
<b>2003</b>	231 (15.5%)	899 (60.1%)	365 (24.4%)	<b>1,495</b> <b>(100%)</b>
<b>% change 02-03</b>	<b>0</b>	<b>-5.3</b>	<b>+29.0</b>	<b>+2.2</b>

Lockwood has the highest proportion of comparison goods floorspace (60.1%) of the small centres surveyed. It also has the lowest proportion of convenience goods floorspace (15.5%), primarily due to the lack of a foodstore in the study area. Shop unit and floorspace vacancy rates are well above the national average.

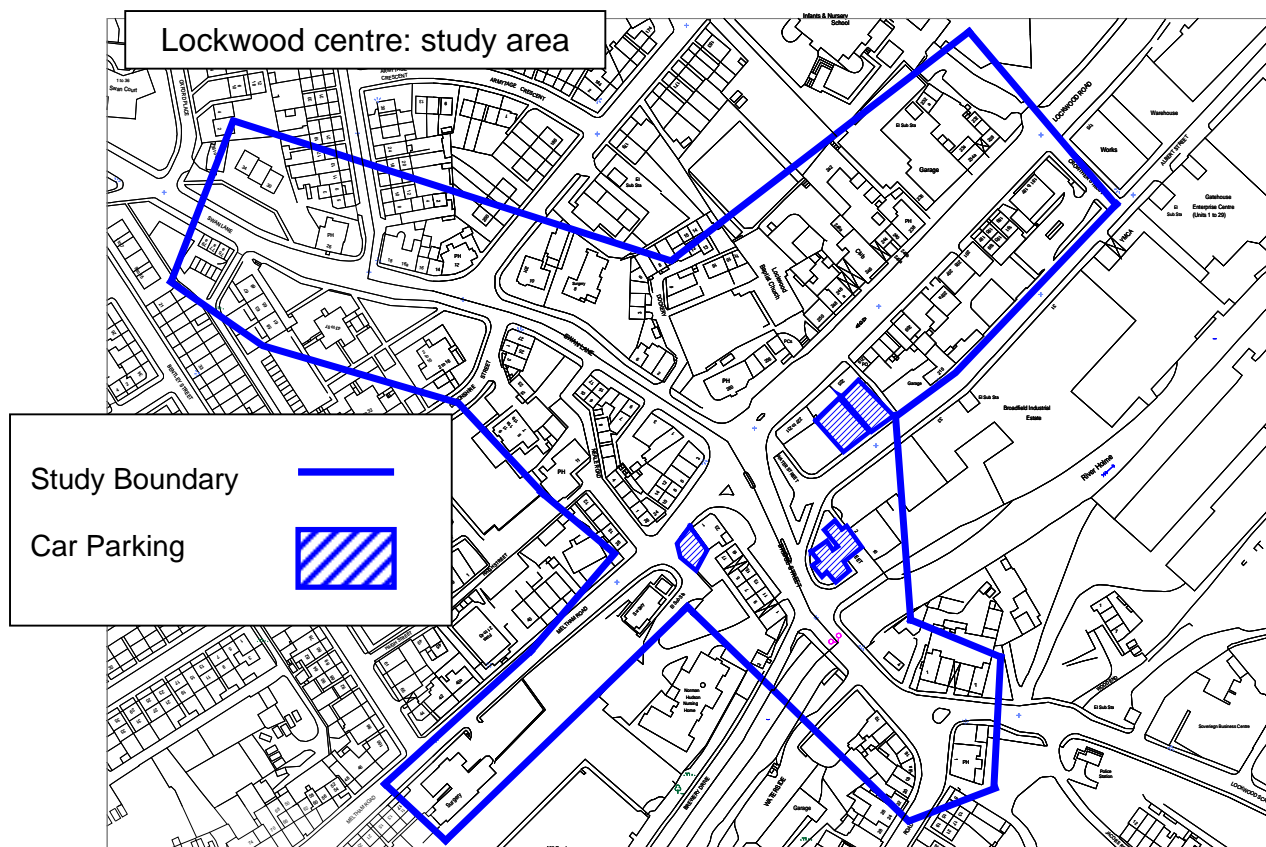
## Off-Street Car Parking Provision

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

Lockwood centre exhibits a car parking ratio of 25.4 spaces per '000 sq.m. of retail floorspace.

## Development Information

Development is currently underway at 232-236 Lockwood Road. This former cinema site (recently an auto-repair centre) is now being refurbished for textile manufacture. Phase three will provide 2 floors of car parking and one upper office floor. There are no other major developments at present although there have been a number of shop front improvements as a result of changes of use. Some of these have been implemented with grant assistance from the District Centre Improvement Scheme.





# BIRKBY

## Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2003. This revealed that there is 1,241 sq.m. (13,353 sq.ft.) net of retail floorspace in Birkby.

### Shop units in Birkby centre

	Convenience	Comparison	Service	Vacant	TOTAL
<b>2002</b>	5 (10.6%)	18 (38.3%)	14 (29.8%)	10 (21.3%)	<b>47 (100%)</b>
<b>2003</b>	7 (14.9%)	19 (40.4%)	14 (29.8%)	7 (14.9%)	<b>47 (100%)</b>
<b>% change 02-03</b>	<b>+40.0</b>	<b>+5.5</b>	<b>0</b>	<b>-30.0</b>	<b>0</b>

### Retail floorspace in Birkby (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
<b>2002</b>	244 (19.7%)	602 (48.5%)	395 (31.8%)	<b>1,241 (100%)</b>
<b>2003</b>	336 (27.1%)	617 (49.7%)	288 (23.2%)	<b>1,241 (100%)</b>
<b>% change 02-03</b>	<b>+37.7</b>	<b>+2.5</b>	<b>-27.1</b>	<b>0</b>

Birkby is the smallest centre in this study. It mainly consists of small retail units accommodating independent retailers. Within the study boundary the centre exhibits a high level of floorspace vacancy (23.2%) similar to that of Lockwood (24.4%). However, the vacancy rate has declined over the last 12 months in terms of both floorspace and units (-27.1% and -30% respectively).

It must be noted that there are two shop units included in the analysis which are not present within the study boundary (identified in red on the map). These are key retail facilities (Post Office and the Pharmacy) which, although not in the study boundary, provide valuable services to Birkby residents.

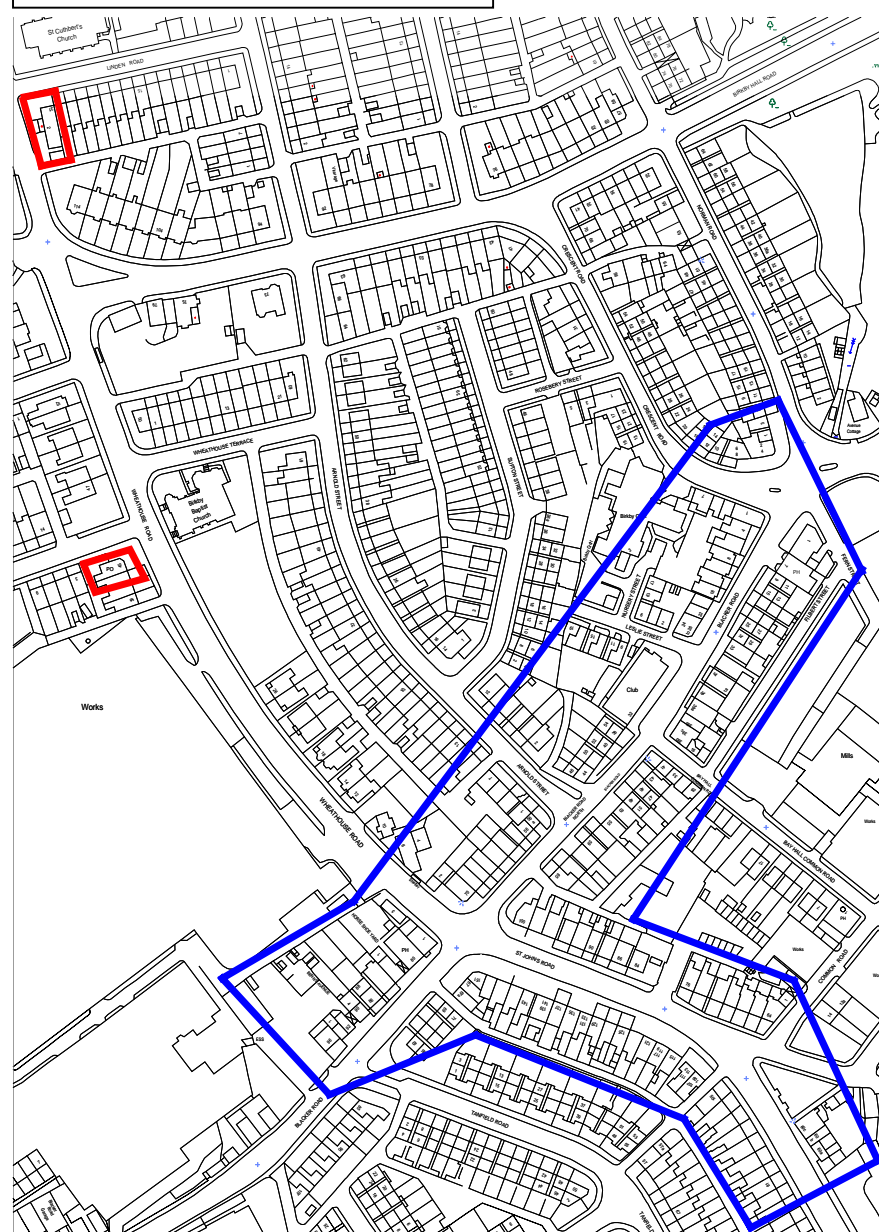
### Car Parking Provision

Although there is a lack of a specific shoppers car park in Birkby there is ample on-street parking.

### Development Information

A "District Centre Improvement Scheme" was implemented between 2002 and 2003, which provided for small scale environmental schemes and grants for shop front improvements. There have been no recent large scale developments within the study boundary.

Birkby centre: study area



- Study Boundary —
- Other Key Facilities —

# MELTHAM

## Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace undertaken in June 2003, indicates that there is 1,713 sq.m. (18,432 sq.ft.) net of retail floorspace in Meltham.

### Shop units in Meltham centre

	Convenience	Comparison	Service	Vacant	TOTAL
2002	7 (13.5%)	22 (42.3%)	20 (38.5%)	3 (5.7%)	52 (100%)
2003	7 (13.5%)	19 (36.5%)	20 (38.5%)	6 (11.5%)	52 (100%)
% change 02-03	0	-13.6	0	+100	0

The high proportion of convenience goods floorspace in Meltham (33.7%) is largely attributable to the Co-op on Huddersfield Road. The high percentage of vacant floorspace is largely attributable to the vacant former supermarket on Holmfirth Road. However, this is currently being refurbished and is shortly to open as a restaurant. When trading, the centre's vacancy rates will drop to below national levels for both number of units and floorspace.

Safeway foodstore adjoins Meltham shopping centre and is within walking distance of the Market Place. However, its edge of centre location means that the floorspace of this foodstore has not been used in the calculation of Meltham shopping centre's total retail floorspace figure. For information, the store provides approximately 1,400 sq.m. of retail floorspace.

There are 2 national multiple retailers present within the study boundary in Meltham, equating to 3.8% of shop units.

### Retail floorspace in Meltham (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2002	577 (33.7%)	927 (54.1%)	209 (12.2%)	1,713 (100%)
2003	577 (33.7%)	795 (46.4%)	341 (19.9%)	1,713 (100%)
% change 02-03	0	-14.2	+63.2	0

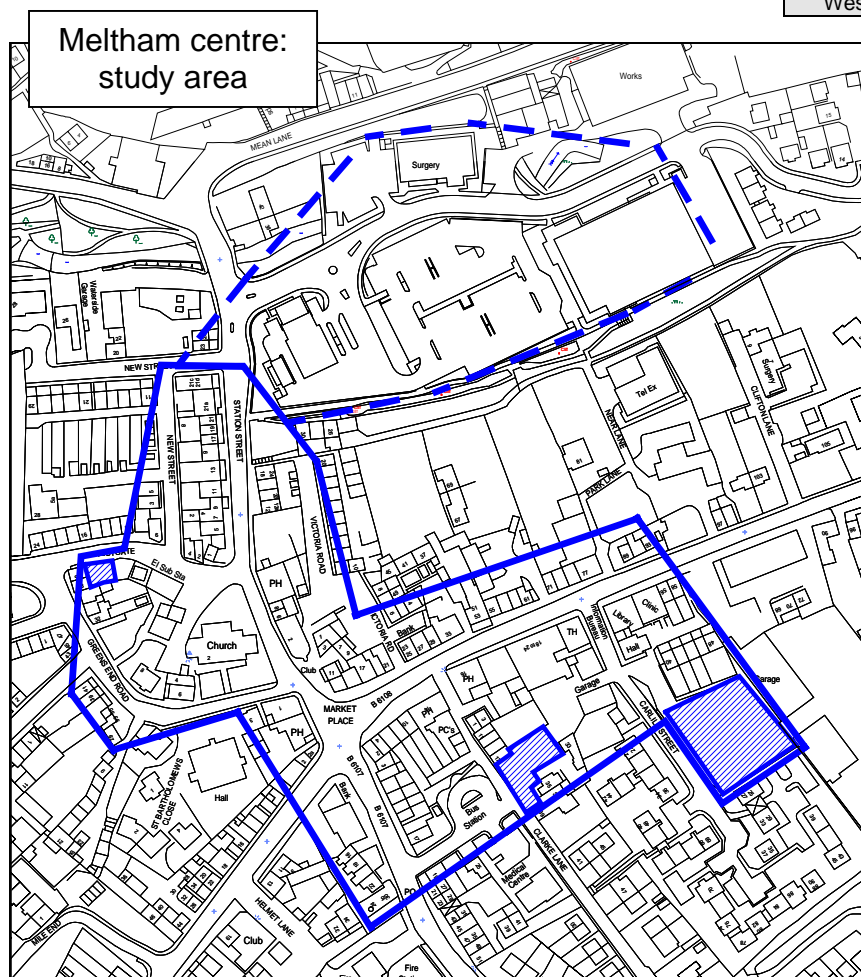
## Off-street Car Parking Provision

Car Park	Ownership	Spaces
Carlisle Street	Council	50
Clarke Lane	Council	20
Westgate	Council	6

Meltham exhibits a car parking ratio of 44.4 spaces per '000 sq.m. of retail floorspace. Further car parking is found at Safeway near the shopping centre.

## Development Information

Meltham has recently undergone award-winning streetscape improvements on Huddersfield road. There is also the conversion of the former Lodges supermarket on Holmfirth Road which is soon to open as a restaurant. Similar to other centres surveyed, there have been a number of improvements to shop fronts and internal refurbishment works as a result of changes of use.



Study Boundary	
Peripheral Location	
Car Parking	

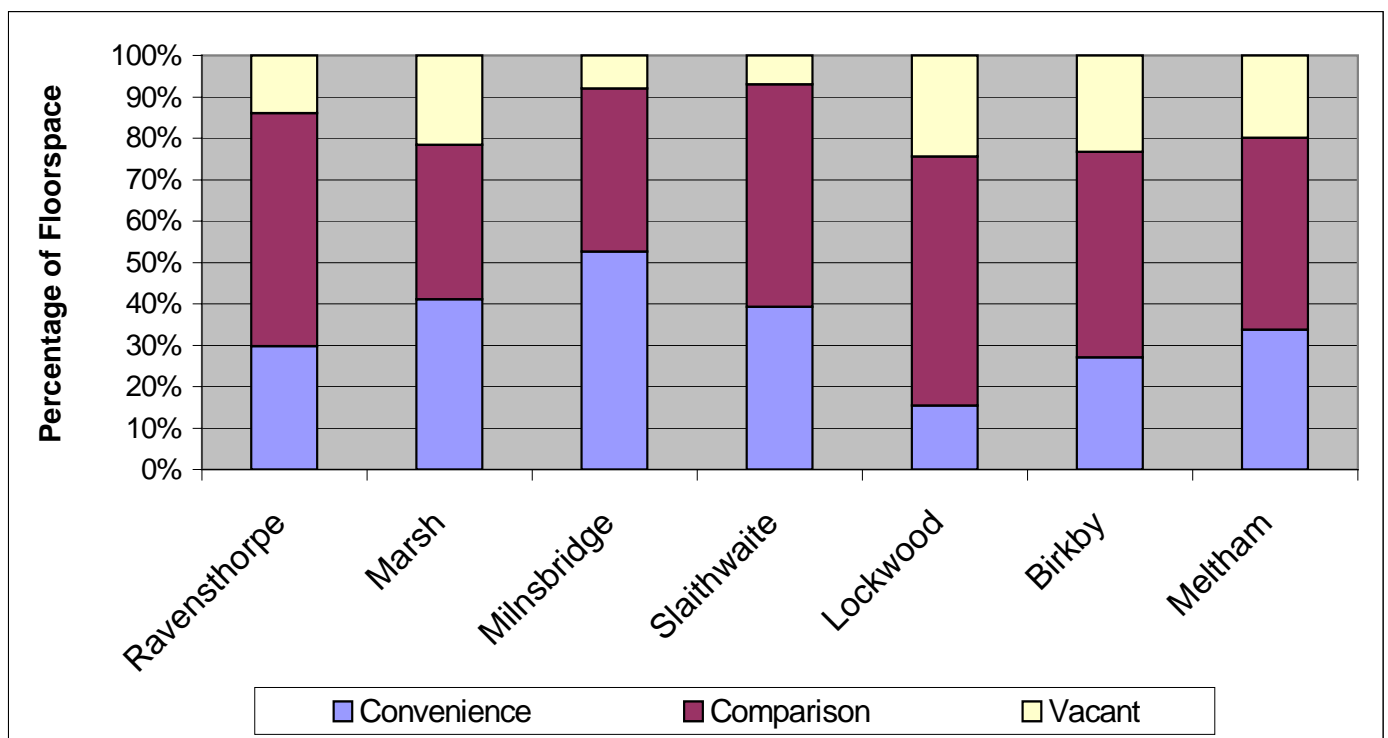


## TOTAL COMPARISON

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

	Ravensthorpe	Marsh	Milnsbridge	Slaithwaite	Lockwood	Birkby	Meltham
<b>Convenience floorspace</b>	679 (29.8%)	1,192 (41.2%)	1,199 (52.6%)	577 (39.3%)	231 (15.5%)	336 (27.1%)	577 (33.7%)
<b>Comparison floorspace</b>	1,285 (56.3%)	1,076 (37.2%)	898 (39.4%)	790 (53.8%)	899 (60.1%)	617 (49.7%)	795 (46.4%)
<b>Vacant floorspace</b>	317 (13.9%)	626 (21.6%)	181 (8.0%)	101 (6.9%)	365 (24.4%)	288 (23.2%)	341 (19.9%)
<b>Total retail floorspace</b>	<b>2,281 (100%)</b>	<b>2,894 (100%)</b>	<b>2,278 (100%)</b>	<b>1,468 (100%)</b>	<b>1,495 (100%)</b>	<b>1,241 (100%)</b>	<b>1,713 (100%)</b>
<b>Number of vacant units</b>	10 (14.7%)	3 (4.6%)	6 (10.1%)	3 (5.7%)	10 (19.6%)	7 (14.9%)	6 (11.5%)
<b>Total no. of units</b>	<b>68 (100%)</b>	<b>65 (100%)</b>	<b>59 (100%)</b>	<b>53 (100%)</b>	<b>51 (100%)</b>	<b>47 (100%)</b>	<b>52 (100%)</b>

### Retail Floorspace Uses (%)





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