

LOCAL CENTRE ASSESSMENTS JULY 2004

Ravensthorpe



Marsh



Milnsbridge



Slaitwaite



Lockwood



Birkby



Meltham



Introduction

This statement is the second of an annual publication that briefly examines 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 quasi-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 2004. This revealed that the centre has 2,272 sq.m. (24,447 sq.ft.) of net retail floorspace.

Shop units in Ravensthorpe

	Convenience	Comparison	Service	Vacant	TOTAL
2002	9 (13.4%)	25 (37.3%)	22 (32.9%)	11 (16.4%)	67 (100%)
2003	9 (13.2%)	27 (39.7%)	22 (32.4%)	10 (14.7%)	68 (100%)
2004	9 (13.1%)	30 (43.5%)	23 (33.3%)	7 (10.1%)	69 (100%)
03-04 % change	0	+11.1	+4.5	-30.0	+1.5

Retail floorspace in Ravensthorpe (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2002	679 (29.8%)	1,265 (55.4%)	337 (14.8%)	2,281 (100%)
2003	679 (29.8%)	1,285 (56.3%)	317 (13.9%)	2,281 (100%)
2004	679 (29.9%)	1,351 (59.5%)	242 (10.6%)	2,272 (100%)
03-04 % change	0	+5.1	-23.7	-0.4

Ravensthorpe has seen a reduction in vacancy over the last 12 months, both in terms of shop units and retail floorspace. This has been as a result of small scale take-up of retail floorspace. It does, however, continue to exhibit floorspace vacancy rates that are above the national average. There are 3 national multiple retailers within the study boundary in Ravensthorpe (equating to 7.7% of occupied retail units).

Off-Street Car Parking Provision

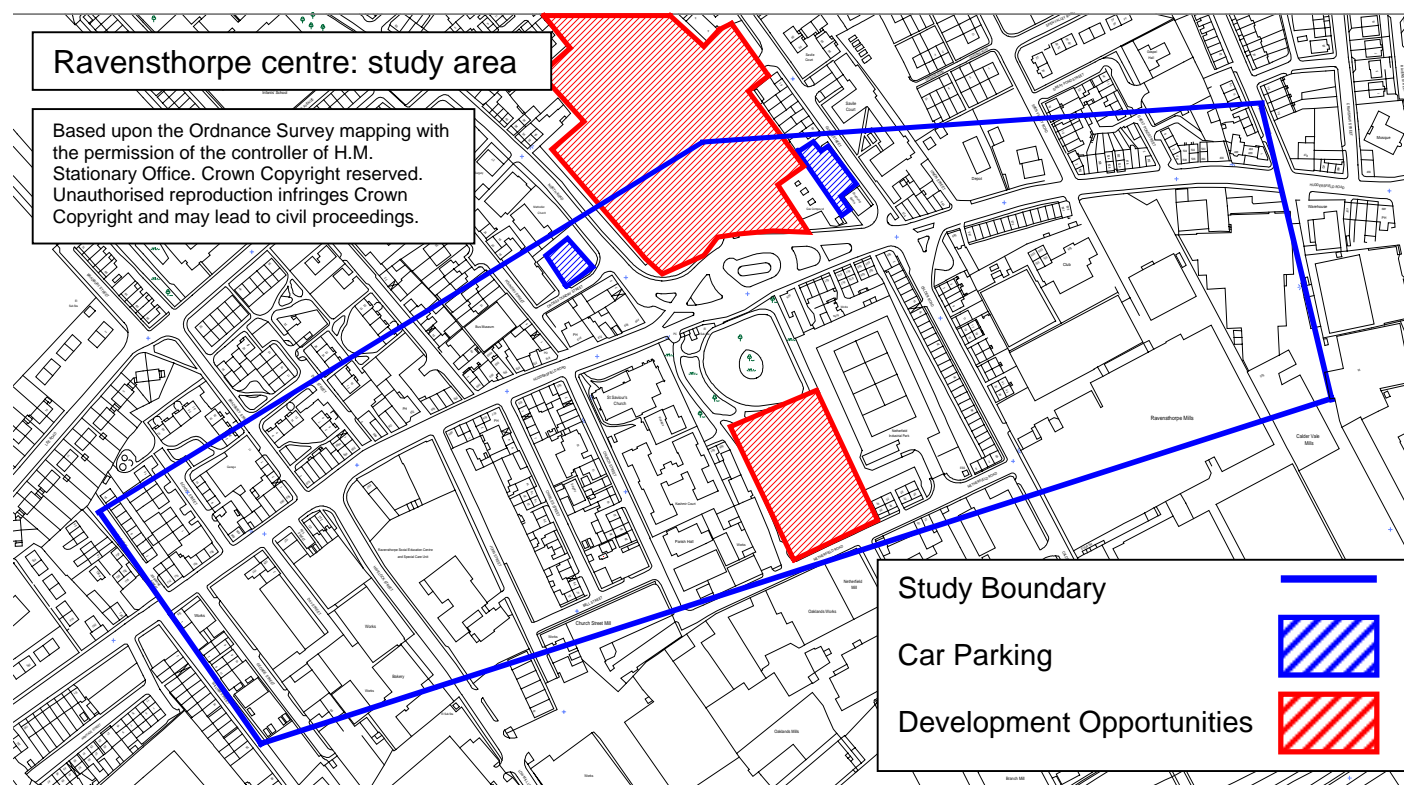
Car Park	Ownership	Spaces
North Road	Council	16
Queens Street	Council	40

Ravensthorpe exhibits a car parking ratio of 27.6 spaces per thousand sq.m. of occupied retail floorspace within the study boundary.

Development Information

Planning permission has been granted for a mixed-use scheme including retailing and ancillary car parking on a site bounded by North Road and Huddersfield Road. Planning permission has also been granted for a new Health Care facility and library extension off Huddersfield Road.

The new Huddersfield Road gyratory was completed in December 2001 to ease traffic flows in the area.



MARSH

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2004. This revealed that the centre has 2,894 sq.m. (31,140 sq.ft.) of net 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%)
2004	7 (10.8%)	31 (47.7%)	21 (32.3%)	6 (9.2%)	65 (100%)
03-04% change	-12.5	-6.1	0	+100	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%)
2004	1,058 (36.6%)	1,013 (35.0%)	823 (28.4%)	2,894 (100%)
03-04 % change	-11.2	-5.9	+31.5	0

Marsh continues to have a high proportion of convenience goods floorspace, mainly due to the presence of a large Co-op supermarket. The centre has lost a convenience retailer with the closure of Booze Busters off licence. The percentage of vacant shop units in Marsh is below the national average, whilst the level of vacant floorspace is well above the national average. However, the vacant "Booze Busters" store is currently under offer, and the large vacant warehouse unit on Syringa Street is being refurbished for occupancy.

Within the study boundary there are three national multiple retailers (equating to 7.9% of occupied retail units), along with two nationally represented charity shops.

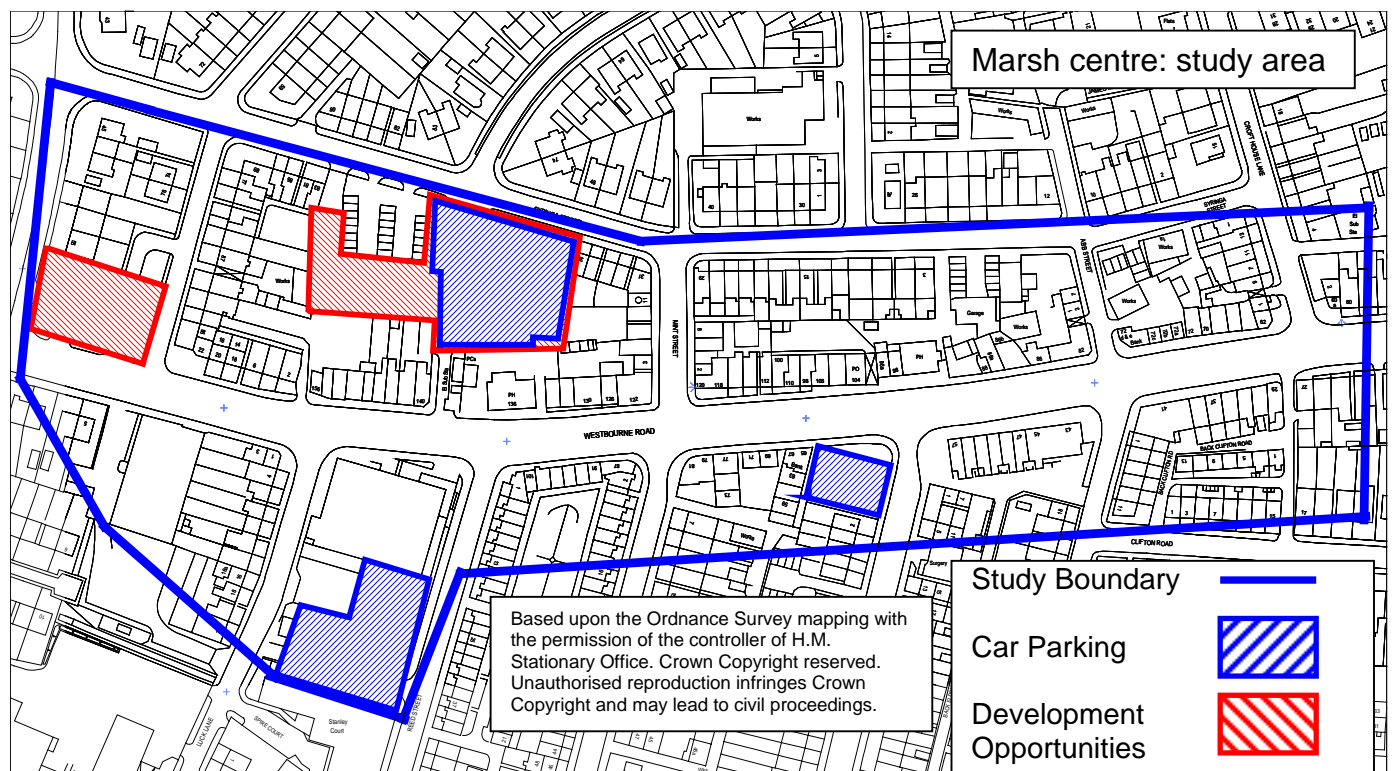
Off-Street Car Parking Provision

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

Marsh has a car parking ratio of 70.0 spaces per thousand sq.m. of occupied retail floorspace.

Development Information

The vacant retail warehouse unit on Syringa Street remains as a potential development site. This is currently under refurbishment. The ex-petrol filling station site on Westbourne Road has recently received permission for retailing.



MILNSBRIDGE

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace in Milnsbridge was undertaken in May 2004. This revealed that the centre has 2,233 sq.m. (24,027 sq.ft.) of net 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%)
2004	9 (15.0%)	23 (38.3%)	24 (40.0%)	4 (6.7%)	60 (100%)
03-04 % change	+12.5	0	+9.1	-33.3	+1.7

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%)
2004	1,231 (55.1%)	870 (39.0%)	132 (5.9%)	2,233 (100%)
03-04 % change	+2.7	-3.1	-27.1	-2.0

Milnsbridge continues to exhibit the lowest proportion of vacant retail floorspace of the centres in this document with just 5.9% vacancy recorded. The centre is dominated by the Kwik Save store which helps to ensure that 55.1% of the total floorspace is convenience goods retailing.

The 4 national multiple retailers present within the study boundary equate to 12.5% of occupied retail units.

Off-Street Car Parking Provision

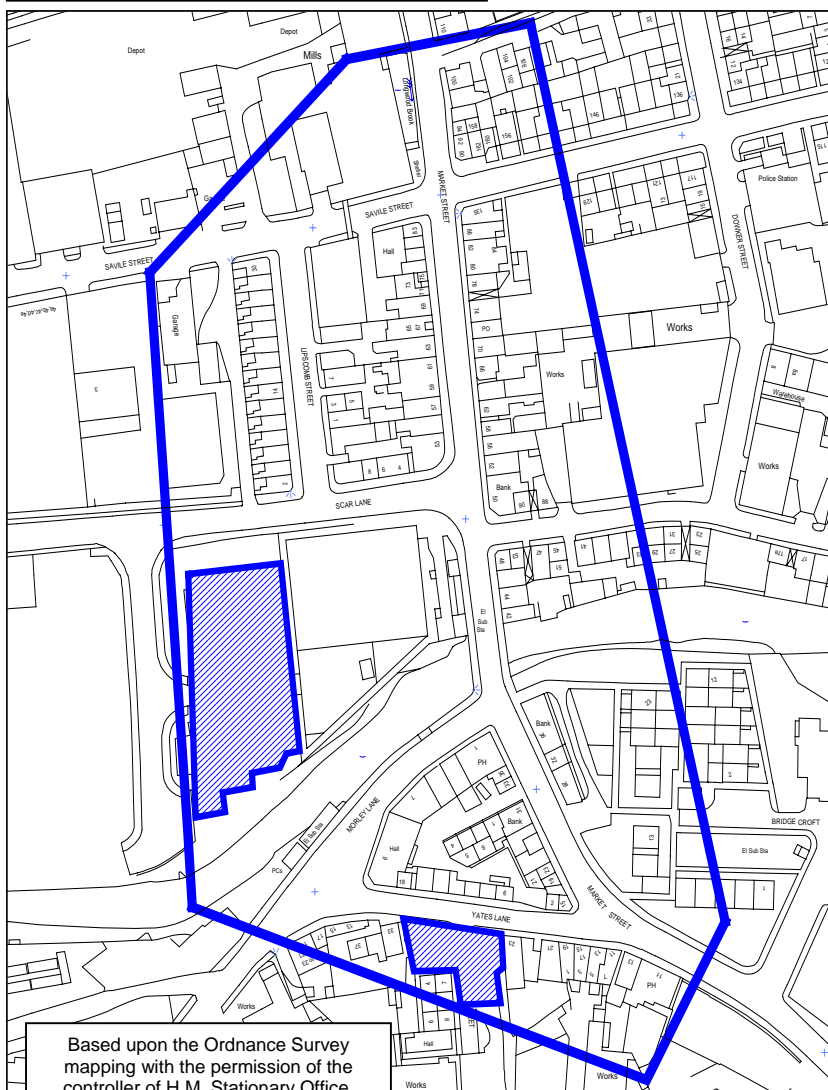
Car Park	Ownership	Spaces
John Street	Council	13
Kwik Save	Private	74

Milnsbridge has a car parking ratio of 41.4 spaces per thousand sq.m. occupied retail floorspace within the study boundary.

Development Information

Milnsbridge has recently been designated a Conservation Area. The area is therefore eligible for grant assistance for aesthetic improvements to commercial properties in the area. This is part of the Heritage Economic Regeneration Scheme which will operate until April 2006. Also, planning permission has recently been granted for residential conversions at the former Milnsbridge House (Dowker Street) and Bentsfield Mills (Savile Street).

Milnsbridge centre: study area



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Study Boundary



Car Parking



SLAITHWAITE

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2004. This revealed that Slaithwaite centre has 1,468 sq.m. (15,796 sq.ft.) of net retail floorspace.

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%)
2004	8 (15.4%)	21 (40.4%)	20 (38.4%)	3 (5.8%)	52 (100%)
03-04 % change	-11.1	+5.0	-4.8	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%)
2004	542 (36.9%)	820 (55.9%)	106 (7.2%)	1,468 (100%)
03-04 % change	-6.1	+3.8	+5.0	0

Slaithwaite continues to exhibit a low vacancy rate in terms of both floorspace (7.2%) and shop units (5.8%) compared to the other small centres studied. There are four national multiple retailers present within the study boundary, equating to 13.8% of occupied retail units.

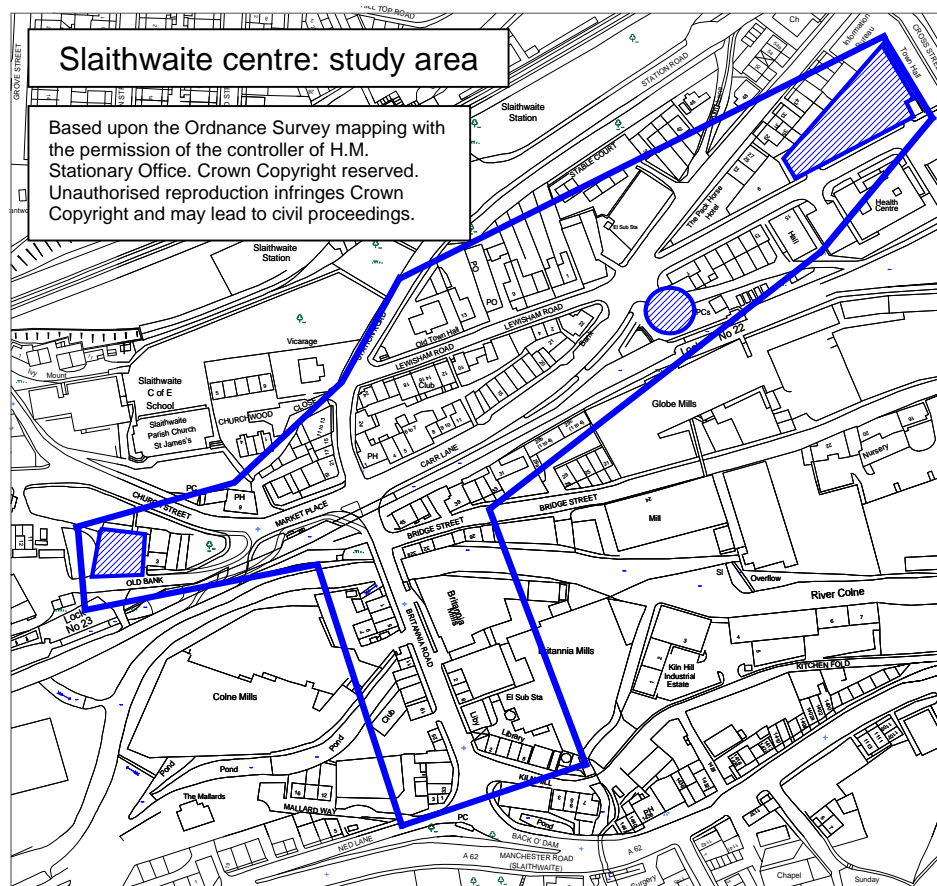
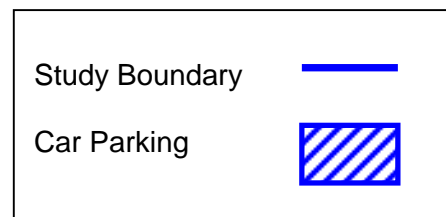
Off-Street Car Parking Provision

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

Slaithwaite exhibits a car parking ratio of 60.2 spaces per thousand sq.m. of occupied retail floorspace. This is one of the highest ratios of the small centres studied.

Development Information

No recent major developments have been undertaken within the study boundary although some small-scale changes have occurred. The most notable of these is the refurbishment of the library which has now re-opened.



LOCKWOOD

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2004. This revealed that there is 1,406 sq.m. (15,129 sq.ft.) of net retail floorspace in Lockwood.

Shop units in Lockwood centre

	Convenience	Comparison	Service	Vacant	TOTAL
2002	4 (7.7%)	19 (36.5%)	22 (42.3%)	7 (13.5%)	52 (100%)
2003	4 (7.9%)	17 (33.3%)	20 (39.2%)	10 (19.6%)	51 (100%)
2004	4 (8.5%)	17 (36.2%)	19 (40.4%)	7 (14.9%)	47 (100%)
03-04 % change	0	0	-5.0	-30.0	-7.8

Retail floorspace in Lockwood (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2002	231 (15.8%)	949 (64.9%)	283 (19.3%)	1,463 (100%)
2003	231 (15.5%)	899 (60.1%)	365 (24.4%)	1,495 (100%)
2004	231 (16.4%)	899 (64.0%)	276 (19.6%)	1,406 (100%)
03-04 % change	0	0	-24.4	-6.0

Lockwood continues to exhibit the highest proportion of comparison goods floorspace (64.0%) of the small centres surveyed. Unfortunately, the centre lacks a foodstore and therefore it has the lowest proportion of convenience goods floorspace (16.4%). The conversion of 2 vacant retail units into a dentist surgery accounts for the slight decline in the total number of shop units and retail floorspace in Lockwood. Vacancy rates within the centre have fallen, but are still well above the national average.

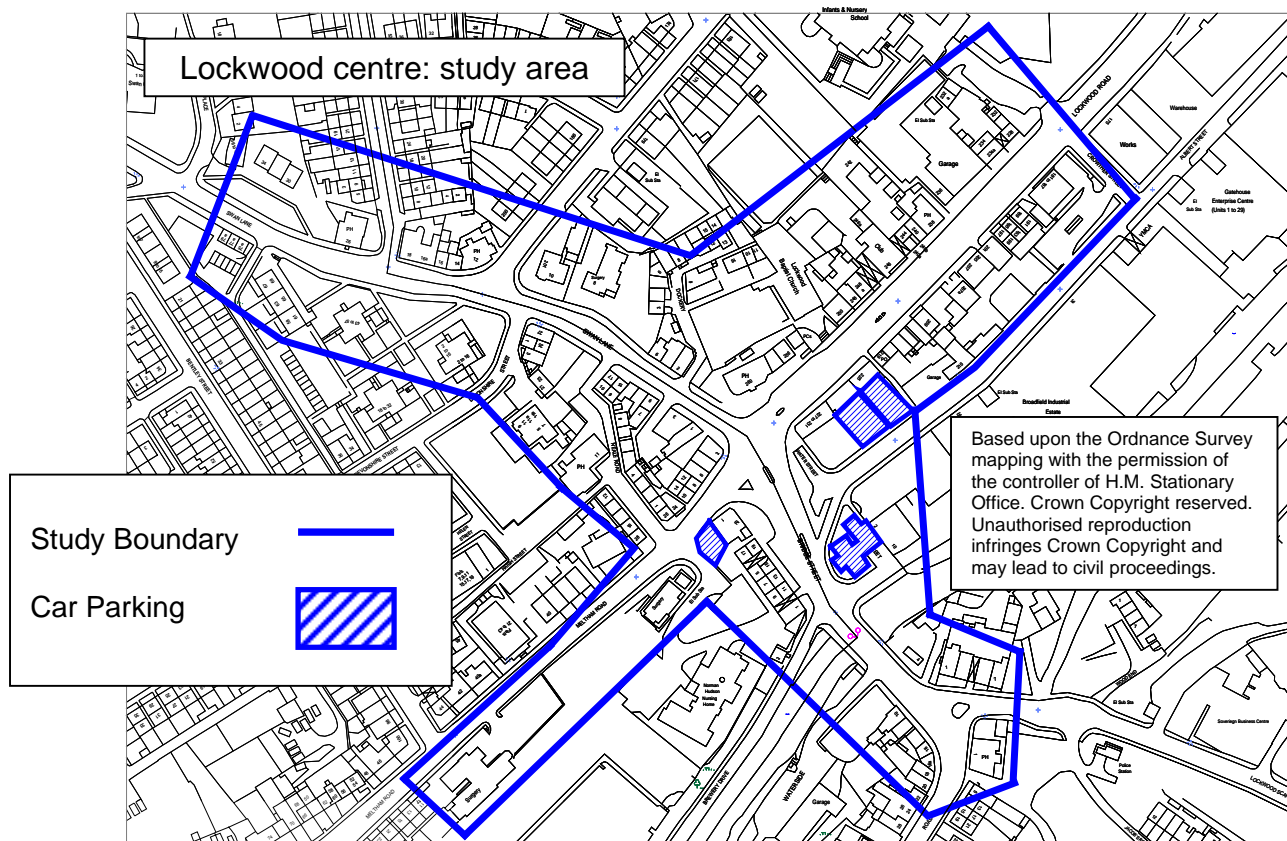
Off-Street Car Parking Provision

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 33.6 spaces per thousand sq.m. of occupied retail floorspace.

Development Information

The District Centres Improvement Scheme has introduced new litter bins, and stone cleaning of selected buildings. New street lighting will shortly be introduced.



BIRKBY

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in May 2004. This revealed that there is 1,254 sq.m. (13,493 sq.ft.) of net retail floorspace in Birkby.

Shop units in Birkby centre

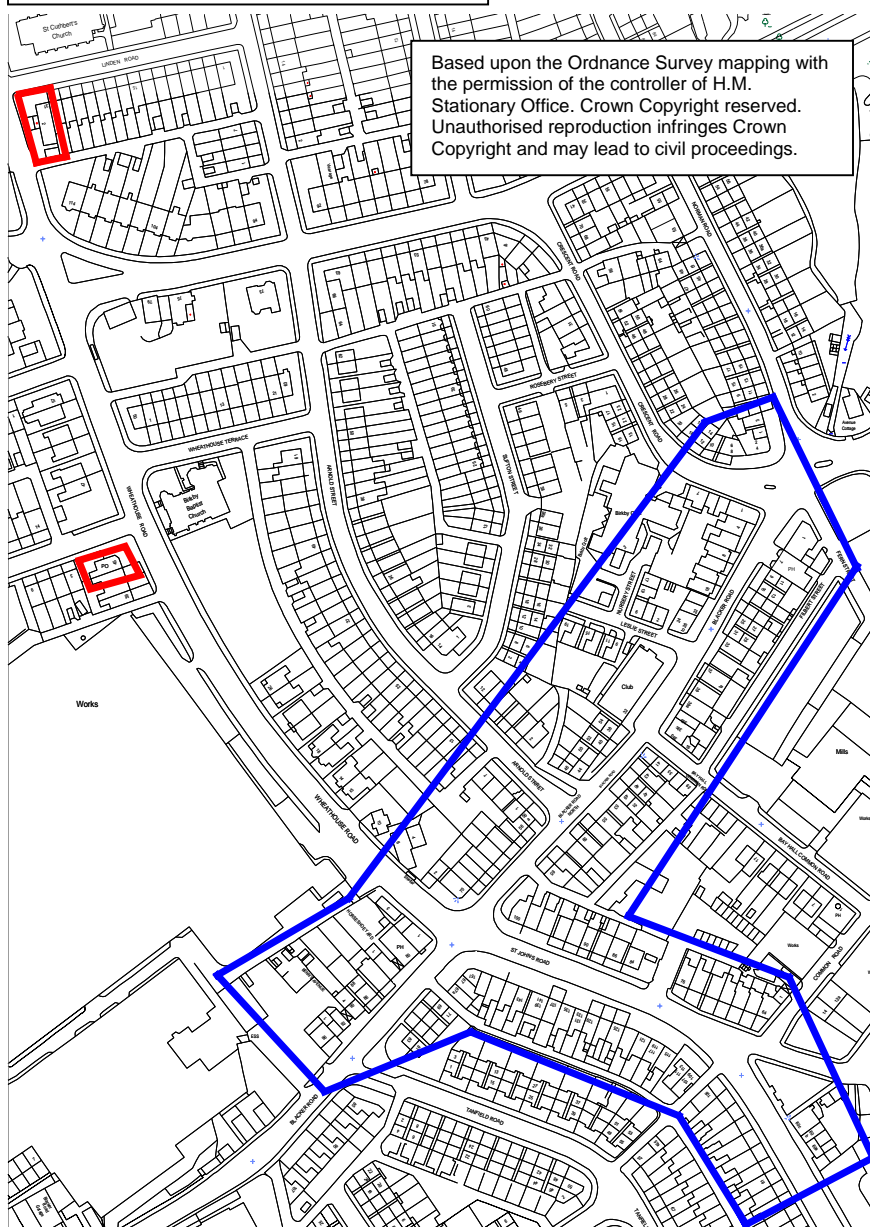
	Convenience	Comparison	Service	Vacant	TOTAL
2002	5 (10.6%)	18 (38.3%)	14 (29.8%)	10 (21.3%)	47 (100%)
2003	7 (14.9%)	19 (40.4%)	14 (29.8%)	7 (14.9%)	47 (100%)
2004	7 (14.9%)	18 (38.3%)	15 (31.9%)	7 (14.9%)	47 (100%)
03-04 % change	0	-5.3	+7.1	0	0

Retail floorspace in Birkby (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2002	244 (19.7%)	602 (48.5%)	395 (31.8%)	1,241 (100%)
2003	336 (27.1%)	617 (49.7%)	288 (23.2%)	1,241 (100%)
2004	420 (33.5%)	543 (43.3%)	291 (23.2%)	1,254 (100%)
03-04 % change	+25.0	-12.0	+1.0	+1.0

Birkby mainly consists of small retail units accommodating independent retailers. Within the study boundary, Birkby continues to exhibit a high level of floorspace vacancy (23.2%), whilst shop unit vacancy stands at 14.9%.

Birkby centre: study area





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

Car Parking Provision

Although there is a lack of off-street shoppers car parking in Birkby, there is nevertheless ample on-street parking.

Development Information

There have been no recent large-scale developments within the study boundary since the "District Centre Improvement Scheme" (2002-2003).

Study Boundary	
Other Key Facilities	

MELTHAM

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace undertaken in June 2004, indicates that there is 1,564 sq.m. (16,829 sq.ft.) of net 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%)
2004	7 (13.0%)	21 (38.9%)	22 (40.7%)	4 (7.4%)	54 (100%)
03-04 % change	0	+10.5	+10.0	-33.3	+3.8

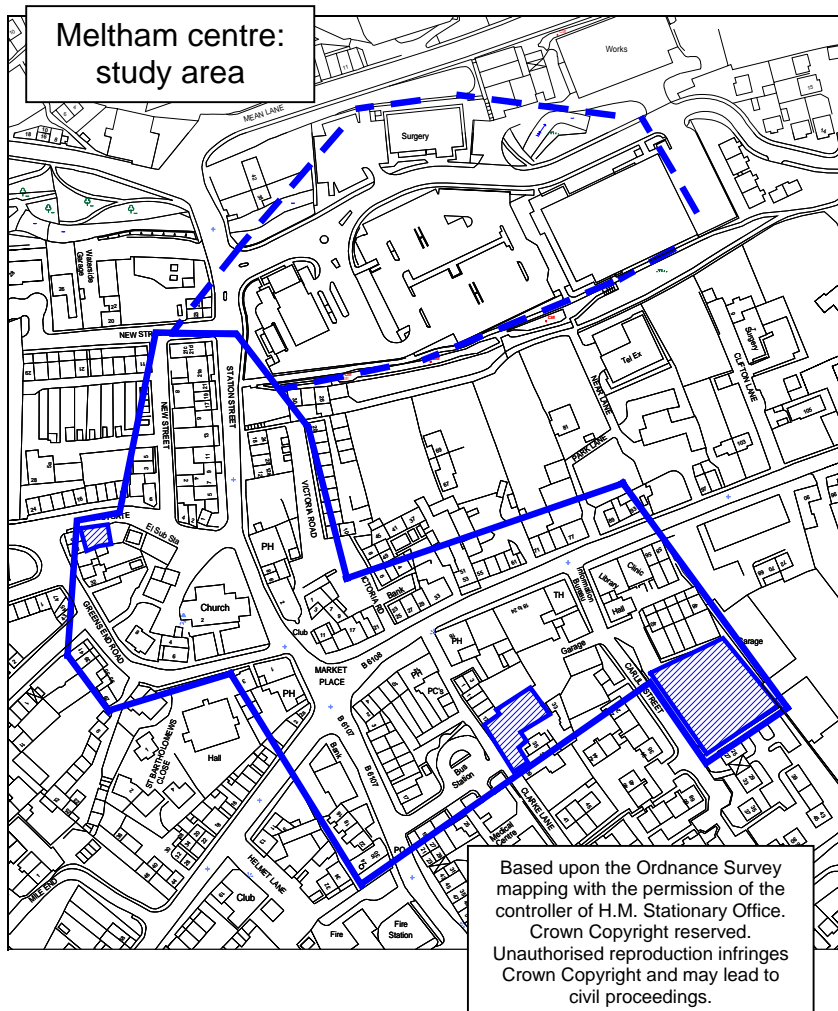
The Co-op on Huddersfield Road contributes to the high proportion of convenience goods floorspace in Meltham (36.9%). The Cinnamon Lodge restaurant has occupied the vacant former supermarket on Holmfirth Road which has resulted in a significant reduction of vacant retail floorspace in the centre (-53.7%).

2 national multiple retailers remain present within the study boundary in Meltham, equating to 7.1% of occupied retail units.

It must be noted that a 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.

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%)
2004	577 (36.9%)	829 (53.0%)	158 (10.1%)	1,564 (100%)
03-04 % change	0	+4.3	-53.7	-8.7



Off-street Car Parking Provision

Meltham exhibits a car parking ratio of 54.1 spaces per thousand sq.m. of occupied retail floorspace. Private car parking is also found at Safeway near the shopping centre. The foodstore provides 153 car parking spaces.

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

Development Information

Since the streetscape improvements on Huddersfield Road, there has been little further development in the area. One change to be noted is the completion of the Cinnamon Lodge Restaurant within the former Lodges building on Holmfirth Road.

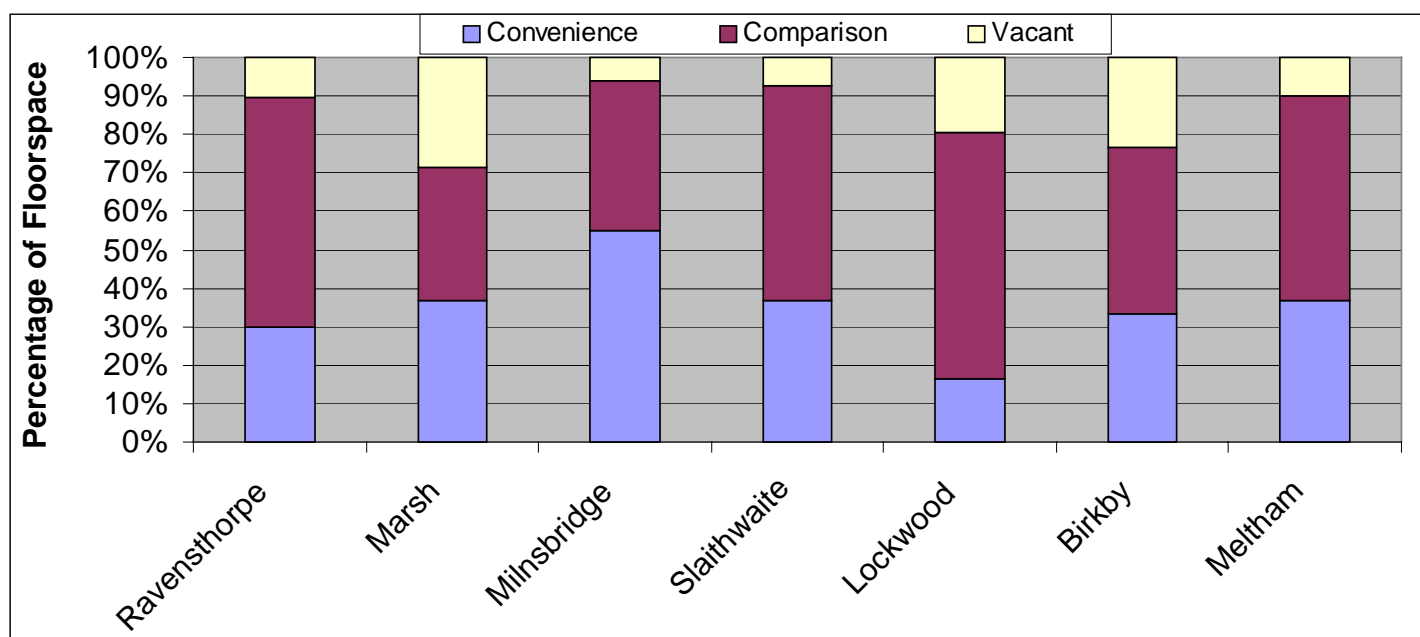
Study Boundary	
Peripheral Location	
Car Parking	

TOTAL COMPARISON (2004)

Unit and Floorspace comparisons (sq.m. net)

	Ravensthorpe	Marsh	Milnsbridge	Slaithwaite	Lockwood	Birkby	Meltham
Convenience floorspace	679 (29.9%)	1,058 (36.6%)	1,231 (55.1%)	542 (36.9%)	231 (16.4%)	420 (33.5%)	577 (36.9%)
Comparison floorspace	1,351 (59.5%)	1,013 (35.0%)	870 (39.0%)	820 (55.9%)	899 (64.0%)	543 (43.3%)	829 (53.0%)
Vacant floorspace	242 (10.6%)	823 (28.4%)	132 (5.9%)	106 (7.2%)	276 (19.6%)	291 (23.2%)	158 (10.1%)
Total retail floorspace	2,272 (100%)	2,894 (100%)	2,233 (100%)	1,468 (100%)	1,406 (100%)	1,254 (100%)	1,564 (100%)
Number of vacant units	7 (10.1%)	6 (9.2%)	4 (6.7%)	3 (5.8%)	7 (14.9%)	7 (14.9%)	4 (7.4%)
Total no. of units	69 (100%)	65 (100%)	60 (100%)	52 (100%)	47 (100%)	47 (100%)	54 (100%)

Retail Floorspace Uses (%)





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