

Site Allocations Plan

Retail
Background Paper

Part 1 of 2

Submission Draft
Leeds Local Plan
Development Plan Document
May 2017



RETAIL BACKGROUND PAPER (CD1/39) RELATING TO SITE ALLOCATIONS PLAN

1.0 Policy Context

1.1 The NPPF (CD3/1) sets out in Paragraph 23 what is required of Local Planning Authorities when developing their Local Plan:

“Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *define a network and hierarchy of centres that is resilient to anticipated future economic changes;*
- *define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;*
- *promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;*
- *retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;*
- *allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;*
- *allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;*
- *set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;*
- *recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and*
- *where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.”*

1.2 The Core Strategy (CD2/1) defines a network and hierarchy of centres across the District and sets out a town centres first approach that directs retail development (and other town centre uses) towards these centres. The Core Strategy (CD2/1) establishes policies for what uses are appropriate within centres, and establishes a Sequential and Impact Assessment methodology for the assessment of edge and out of centre applications for town centre uses.

1.3 The Core Strategy (CD2/1) establishes the Local Planning Authority’s approach to new retail floorspace.

Floorspace Target

1.4 Distinct from the approach taken with Housing and Employment, the Core Strategy (CD2/1) sets no target for the allocation of new retail floorspace over the plan period. The Leeds City Centre, Town and Local Centres Study 2011 (EB11/4) set out the District’s capacity for additional comparison and convenience floorspace over set 5 year periods until 2026. This is split into a low scenario and a high scenario, in line with standard sensitivity testing.

Table 1: Low Scenario

Year/District Need	Floorspace	Comparison	Convenience
2016		131,315 sqm	19,626 sqm
2021		159,608 sqm	30,747 sqm
2026		173,337 sqm	41,515 sqm

Table 2: High Scenario

Year/District Need	Floorspace	Comparison	Convenience
2016		150,000 sqm	29,509 sqm
2021		182,531 sqm	42,888 sqm
2026		202,192 sqm	56,916 sqm

1.5 The Core Strategy (CD2/1) states that to plan for this extremely large floorspace requirement over the course of the whole Plan Period would not be justified, effective, or consistent with national policy as it would most likely result in trade being diverted from existing centres and planned investment within them being stalled. As stated within the Centres Study (EB11/4) itself in paragraph 10.8 *“if development of the scale the market share approach suggests was to be planned for it is considered that it would be likely, over the period of the LDF, to have an impact on the City Centre which could prejudice its role in the hierarchy, as well as denying trade to established town centres where improvement should be encouraged in accordance with national policy guidance...”*.

1.6 Therefore the Core Strategy (CD2/1) did not adopt these targets and “takes a cautious approach given the continuing uncertainty relating to the economic climate and the importance of delivering particular major schemes” (Core Strategy paragraph 4.2.3 (CD2/1)). In particular, the Core Strategy (CD2/1) takes the approach that it is critically important that both the Trinity and Victoria Gate shopping developments are completed and the city shopping market given time to re-adjust before major expansion of the city’s shopping floorspace is considered. A new Retail Study would then be undertaken following the completion of these major schemes, to estimate future retail capacity. Whilst the first phase of Victoria Gate was completed in October 2016, there remains permission for 1 million sq ft of retail within Phase 2.

1.7 Whilst Policy CC1 of the Core Strategy (CD2/1) adopts a target for City Centre retail floorspace, it is made explicitly clear that such floorspace should not come

forward until the impacts of the completed schemes at Victoria Gate and Trinity had been absorbed by the wider City Centre, and that the need was confirmed in a newly updated Retail Study, as referred to above.

1.8 The Core Strategy Inspector agreed with this approach and found the document sound. As a result the Site Allocations Plan does not allocate new sites for retail, although within centres there is an expectation that Mixed Use allocations will include an element of town centre uses as befits their in-centre location. In addition, for some of the larger sites allocated for housing there is an expectation that centres will be delivered to serve the new population. This is reflected in Policy P7 of the Core Strategy (CD2/1).

1.9 The Core Strategy (CD2/1) did however identify a requirement (subject to further evidence base work) to designate a new centre at Richmond Hill.

Scope of the Site Allocations Plan

1.10 To reflect the context outlined above, the scope of the Site Allocations Plan (CD1/1) is to designate boundaries for the centres identified within the Core Strategy (CD2/1), including Primary Shopping Areas, and where appropriate Primary and Secondary Shopping Frontages. The plan (CD1/1) will contain policies to provide direction on how applications will be dealt with within protected shopping frontages. In addition, the plan sets out where new centres should be delivered as part of large housing allocations.

Scope of the Aire Valley Leeds Area Action Plan

1.11 To reflect the context outlined above, the scope of the Aire Valley Leeds Area Action Plan (CD2/13) (with regard to retail) is to designate boundaries for the centres identified within the Core Strategy (CD2/1) (Hunslet and Leeds Dock), including Primary Shopping Areas, and where appropriate Primary and Secondary Shopping Frontages.

1.12 The Aire Valley Leeds Area Action Plan (CD2/13) sets out detailed policies on Hunslet Town centre, identifies a mixed use site within the town centre itself (Site ref. AV48 at Church Street/Balm Road), and identifies Site ref. AV38 (land at the former Copperfields College) for convenience retailing in accordance with Policy P1 of the Core Strategy (CD2/1). In addition, the plan (CD2/13) sets out the requirement for a local centre to be delivered as part of the large housing allocation at Skelton Gate (Site ref. AV111). At the time of Submission of the Site Allocations Plan (CD1/1), the Aire Valley Leeds Area Action Plan (CD2/13) was at Examination.

Designating Centres

1.13 In addition to the City Centre, the Core Strategy (CD2/1) identifies 27 Town Centres, 33 Local centres and 4 Local Convenience Centres within the City Centre. In paragraph 5.3.11 the Core Strategy (CD2/1) states "*Boundaries of all Centres, and their Shopping Frontages, will be reassessed through the Site Allocations Plan (and future LDF Allocations Documents as appropriate), and the scope to change*

their designation and proposals to extend or include new Centres to reflect retail need as a result of housing growth proposals will be considered in the interim”.

1.14 The Core Strategy (CD2/1) also proposes the location for a new centre at Richmond Hill. This is subject to further evidence and assessment. At this stage no appropriate location for this centre has been found, and therefore the Site Allocations Plan (CD1/1) is not identifying this centre. Instead the Aire Valley Leeds Area Action Plan (CD2/13) identifies a site as suitable for convenience retailing at Cross Green/Richmond Hill, as part of a wider mixed use allocation including housing and a school (Site ref. AV38), to address the aspiration set out within the Core Strategy (CD2/1).

Town Centre Boundaries

1.15 The detailed boundaries of designated centres, primary shopping areas and shopping frontages are substantially based on the boundaries and frontages established by the previous Unitary Development Plan (UDP) (CD2/4). Detailed survey work has been undertaken to identify where changes since the adoption of the UDP (CD2/4) required alterations to the boundaries of these centres. In cases where centres were only first identified through the Core Strategy (CD2/1), survey work and the Leeds City Centre, Town and Local Centres Study (EB11/4) were used to define boundaries. For information Appendix 2 shows survey data that informed the determination of boundaries for the designated centres. This information was collected in 2010 and 2012 to inform the Issues and Options stage of the Plan (CD1/41). It is not exhaustive but its purpose is to show the detailed assessments that were undertaken of every centre in the Plan (CD1/1). The surveys represent a snapshot in time and in some cases the final proposed boundary differs from that shown in the survey.

1.16 Using the above data, boundaries were proposed at the Issues and Options stage (CD1/41) and were subject to further fine-tuning as a result of that consultation, updated information and further survey work. Such changes included:

- Boston Spa: Re-drawing of town centre boundary to the rear of A659, to embrace the properties rather than include the site which has permission for residential development (the town centre boundary therefore follows the Primary Shopping Area boundary in this case). Change Costcutter to Primary Shopping Frontage. Land between the Hall and Surgery to the north of the A659 residential site has been removed from the Town Centre boundary;
- Chapel Allerton: Alteration of PSA to accommodate proposed Morrisons supermarket;
- Cross Gates: Minor alteration to Town Centre boundary to take account of the planning permission for residential development at 5-7 Church Lane;
- Garforth: Removal of Site ref. CFSM021 as an extension to the Town Centre Boundary;
- Harehills Lane: Changes to PSA to include Morrisons supermarket;
- Headingley: Numerous minor changes to the Town Centre Boundary, PSA and frontages to reflect Headingley Neighbourhood Forum changes;
- Kirkstall Road: Change to town centre boundary to reflect permission for Aldi supermarket;

- Middleton Park Circus: Change to town centre boundary to reflect newly built Aldi supermarket;
- Moortown Corner: Minor change to remove residential property on Allerton Avenue;
- Rothwell: “Potential Centre Site” removed from opposite Morrisons supermarket;
- Royal Parks: New area of the town centre designated along Queen's Road;
- Weetwood Far Headingley: Minor changes to Town Centre Boundary to accommodate town centre uses on Weetwood Lane; and, Kirkstall: Change to Primary Shopping Area to take account of location of main retail facilities within the centre boundary.

New Centre

1.17 Following the adoption of the Core Strategy (CD2/1) and the Issues and Options consultation (CD1/41), the Council received representations concerning the need for a survey to assess the merits of a new centre being designated on Cardigan Road, which straddles the Inner and North HMCAs. Following the survey of this centre it was agreed that the Cardigan Road area did meet the definition of a Local Centre. Following endorsement by Development Plan Panel and Executive Board, we are proposing a new Higher Order Local Centre at Cardigan Road. This was consulted on at Publication Draft stage (CD1/3), and following comments made on this designation, minor alterations to the boundary have been made as shown within the Submission Draft material (CD1/2). Further evidence demonstrating the function of the proposed centre at Cardigan Road can be found at Appendix 1 which show the use classes and use types within the centre. This evidence is submitted as justification for the designation of Cardigan Road as a new centre, in lieu of such a designation within the adopted Core Strategy.

Shopping Frontages

1.18 National policy (CD3/1) requires Local Authorities, when drawing up Local Plans to *“define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations”* (NPPF Para 23).

1.19 The Core Strategy (CD2/1) establishes the broad principles for development within city, town and local centres, with the Site Allocations Plan (CD1/1) providing further detail, where required, on the specific interpretation of centre boundaries, Primary Shopping Areas and particularly Primary and Secondary Shopping Frontages.

1.20 Policy CC1 h) of the Core Strategy (CD2/1) establishes that *“A concentration of shops with ground floor frontages should be maintained in the Prime Shopping Quarter for reasons of vitality. Proposals for non-retail use should not result in the proportion of retail frontage length falling below 80% in primary frontages or below 50% in secondary frontages.*

Proposals for uses outside of the “A” class will not be permitted within designated ground floor frontages”.

1.21 For Town and Local Centres the Core Strategy (CD2/1) states in section 5.3.6 *“The defined primary shopping frontages in town centres are those with predominantly A1 uses. Saved UDP Policy SF7 seeks to maintain this core focus for town centres with a 70:30 split between A1 and other uses. Greater flexibility is given to the mix of uses within secondary frontages, with applications being determined on their merits with the purpose to safeguard the overall retailing character of shopping streets and maintain the vitality of town centre as a whole. This approach to primary and secondary frontages is taken forward in principle within the Core Strategy with the detail to be established in the Site Allocations Plan.”*

1.22 The Site Allocations Plan (CD1/1) replaces UDP Shopping Frontage saved policies and guidance contained within Appendix 12 (CD2/4).

1.23 The Policies Map (CD1/1) defines the extent of Protected Shopping frontages throughout Leeds’ City Centre, Town Centres and Higher Order Local Centres.

Protected Shopping Frontages within Leeds City Centre

1.24 Since the Issues and Options (CD1/41) iteration of the Site Allocations Plan further work has been undertaken to provide a policy basis for protected shopping frontages within city centre shopping centres such as Merrion Centre, the Corn Exchange, St Johns, Trinity and Phase 1 of Victoria Gate. Separate inset maps have been developed for these centres (CD1/1). Whilst it was originally envisaged to include ‘The Core’ within this list of centres, subsequent survey work indicated that the level of A1 retail floorspace was at such a low level that there was limited justification for applying shopping frontages to this centre. Following the Publication consultation (CD1/3) further changes have been made to the frontages as detailed within paragraph 1.29.

Opportunity Sites

1.25 Previous iterations of the Site Allocations Plan have included ‘Opportunity Sites’, identifying underused town centre sites as areas where retail and town centre uses would be encouraged. Following further consideration of these sites against the proposed and existing policies it is felt that the designation is unnecessary. All of the sites fall within either existing or proposed centre boundaries, which provide the policy rationale for what uses would be supported on these sites, and in any event many of the sites either benefit from planning permission or are proposed allocations. The ‘Opportunity Site’ designation has therefore been removed.

Large Store Units

1.26 Reflecting existing policies within the UDP (CD2/4), the Issues and Options consultation (CD1/41) asked for consultees to provide their views on the need for a proposed policy and what size of unit would constitute a ‘large unit’. Following this consultation and further consideration of the issue, no policy will be advanced on this subject given the difficulties in being able to empirically demonstrate what should

constitute a large store, and consultation responses were too varied on this point to be constructive.

Sites submitted for consideration

1.27 A number of sites were submitted to the Local Planning Authority for consideration as being suitable for retail use. However, the Site Allocations Plan is not allocating sites for retail uses alone as this is outside the scope of the Plan, due to the lack of requirement to do so, as detailed within the Core Strategy (CD2/1) (and outlined above). However, some of these sites have also been proposed to be allocated for mixed uses. The employment and housing background papers (CD1/31 and CD1/36) provide details on mixed use allocations. In addition, where appropriate, some of the submitted sites have been incorporated into Centre boundaries to reflect their suitability for retail use. Therefore, whilst sites (within the Site Allocations Plan) have not been allocated solely for retail use, many of these sites have been allocated for other uses (which may include an element of retail), and where appropriate have been used to inform revised centre boundaries.

1.28 The sites submitted for consideration for retail use, in HMCA order, are:

Aireborough

Site	Site Reference
Green Lane Business Park, (Former Naylor Jennings mill buildings) and associated land, Yeadon, Leeds, LS19 7BU	CFSR007
Junction of Green Lane and the A65 (New Road) Yeadon, Leeds LS19 7DA	CFSR003
Guiseley Retail Park, Park Road	CFSR010
Dalesman Coach Park on Victoria Road	CFSR023
Sandmans Tip Hire and scrap yard	CFSR024

City Centre

Site	Site Reference
Manor Court, Manor Road, Leeds, LS11 9AH	CFSM022
Wellington Plaza, 31 Wellington Street, Leeds	CFSM015
Land South of Sweet Street West, Holbeck, Leeds	CFSM005
Water Lane, Globe Lane, Holbeck, Leeds	CFSM030
1953 Building, Marshall Street, Holbeck, Leeds	CFSM004
Eastgate and Victoriagate Quarter, Leeds	CFSM020
Site Bounded by Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	CFSM018

East

Site	Site Reference
Land Parcel 9786, Knowsthorpe Lane, Leeds	CFSM026
Land at Junction Coal Road/Ring Road, Seacroft, Leeds	CFSM025
Pontefract Lane/Newmarket Approach, Leeds	CFSM048
Sites at Cross Green/Knowsthorpe Way Way/Cross Green Way/Cross Green Approach/Knowsthorpe Road LS9	CFSM045
Skelton Gate, Leeds	CFSM037

Land at Haigh Park Road, Stourton, LS10 1RT	CFSM002
---	---------

Inner

Site	Site Reference
67-81, Kirkstall Road, Leeds, LS3 1LP	CFSM017
Land at Low Fold Mill, South Accommodation Road, Leeds	CFSM036
Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	CFSM043
Wellington Road Industrial Estate, Wellington Road, Leeds, LS12 2UE	CFSM041
Hudson Road, Burmantofts, Leeds LS9 7JJ	CFSM001
Eastgate and Harewood Quarter, Leeds	CFSM020
Premises at Roseville, Leeds, LS8 5DR	CFSM027
Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	CFSM042
245, Elland Road, Leeds, LS11 8TU	CFSM011
Site Bounded by Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	CFSM018
Land at Regent Street/Skinner Lane, Leeds	CFSM007
Domestic Street, Sydenham Street and Holbeck Lane	CFSR021
York Towers	CFSR018

North

Site	Site Reference
Land adjacent to Clayton Wood Road, Weetwood, LS16 6NS	CFRS009
Clayton Wood Bank, West Park, Leeds, LS16 6QZ	CFSR004
Kirkstall Road Bath and Burley Place	CFSR020

Outer North East

Site	Site Reference
Land off Sandbeck Lane, Wetherby, Leeds, LS22 7TW	CFSR005
Land West of First Avenue, Bardsley	CFSM009
Thorp Arch	CFSR025
Wood Farm A58 Scarcroft	CFSR014

Outer North West

Site	Site Reference
N/A	N/A

Outer South

Site	Site Reference
N/A	N/A

Outer South East

Site	Site Reference
Land off Wakefield Road, Garforth	CFSM021
Land at Junction of Barrowby Lane, Wakefield Road, Town End, Garforth, LS25 1QE	CFSR002

East of Garforth	CFSR013
West of Hawks Nest Wood	CFSR015
Ae Turbine off Aberford Road Garforth (MIAMI Site)	CFSR016
Hawks Nest Wood	CFSR012

Outer South West

Site	Site Reference
Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF	CFSM019
Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU	CFSM003
Wakefield Road, Gildersome, Morley, Leeds	CFSM040
116, Old Lane, Beeston, Leeds, LS11	CFSM023
White Rose Shopping Centre, Dewsbury Road, Leeds	CFSM047
Land between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome	CFSM006

Outer West

Site	Site Reference
Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB	CFSM029
339 Whitehall Road, Wortley, Leeds, LS12 6JW	CFSR008
Waterloo Lane and Waterloo Way, Leeds*	CFSM044
Lower Wortley Ring Road, LS12 6AA	CFSR011
Land at Stoneybridge Lane, Wortley, Leeds, LS12 4QN	CFSR006
Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	CFSM008
83-89, Bradford Road, Pudsey, Leeds LS18 6AT	CFSM016
Stanningley Bottom Local Centre	CFSR017
Tong Road Scrap Yard	CFSR019
Sunny Bank Mill – North Site	CFSR022

Changes to the Plan following the Publication Draft consultation

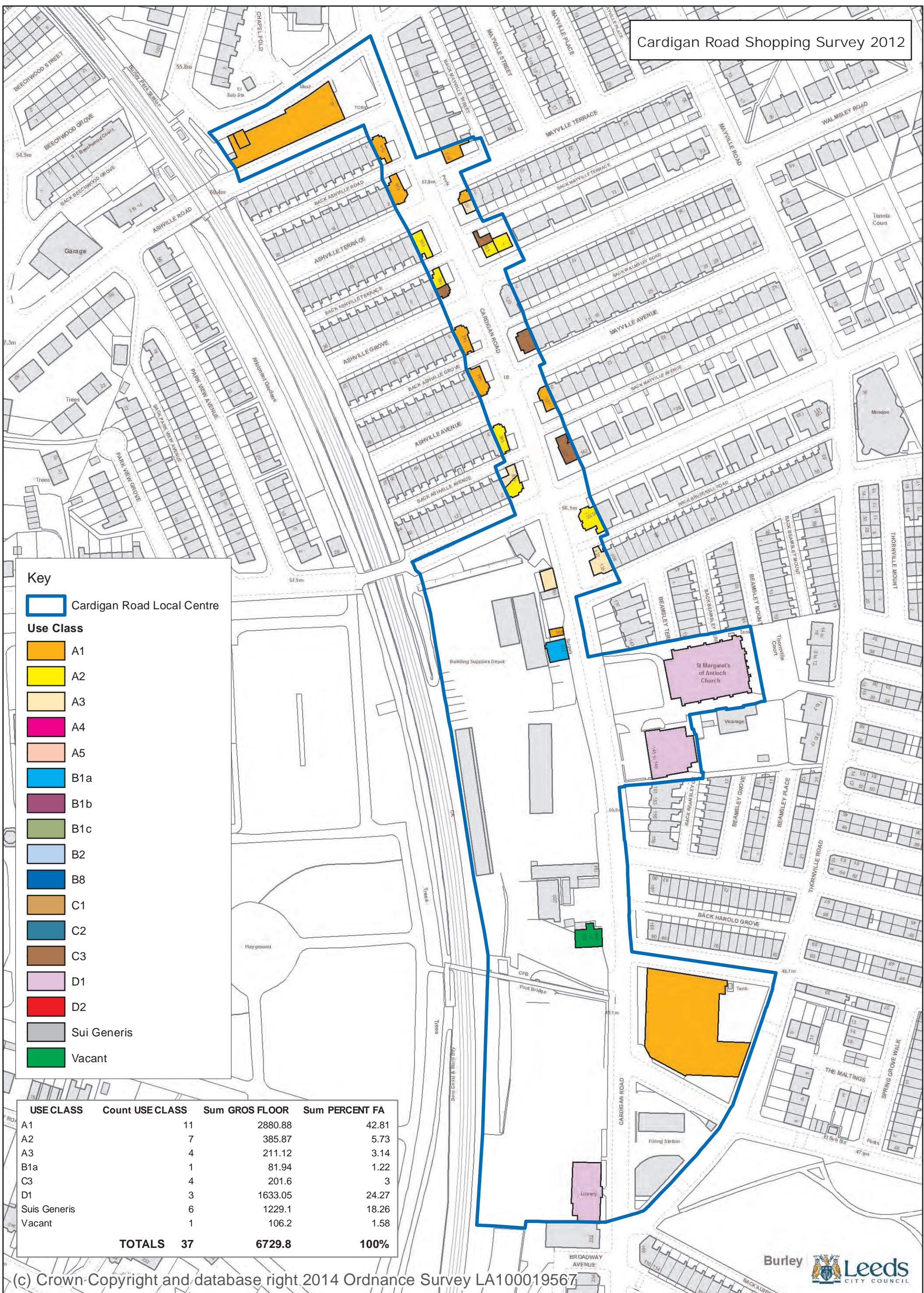
1.29 Following the Publication Draft consultation (CD1/3) further changes have been made to the Site Allocations Plan (CD1/1). These changes include:

- Within the Section 2 Retail chapter of the Plan further detail has been inserted to clarify the impact Permitted Development through the GPDO will have on the interpretation of the proposed policy;
- Within the Section 2 Retail chapter further detail has been added to paragraph 2.24 to explain what further evidence could be provided by applicants to demonstrate changes in shopping patterns;
- Within the City Centre Primary Shopping Area Frontages plan, previously proposed frontages at Merrion Way and Central Road have been removed;
- Within the City Centre, the extent of protected shopping frontages within the Merrion Centre have been reduced within the Northern section of the Mall;

- Within the City Centre, the Upper Floor Frontage Plan for the Trinity Shopping Centre has been removed to reflect a lack of A1 shopping floorspace within this floor of the centre;
- Within the City Centre, remove protected shopping frontage designation from the 1st Floor/Balcony Level of the Corn Exchange;
- Within the City Centre, alterations to the boundaries of the Wellington Street and Woodhouse Lane Local Convenience Centres to better reflect the extent of convenience uses within these centres;
- Within the Inner area, alterations to the centre boundaries of Burley Lodge, Cardigan Road, Holbeck and Hyde Park Corner centres to better reflect the location of town centre uses within these centres;
- Within the North area, a revised base layer has been produced for Kirkstall Town Centre to show recent completed developments accurately;
- Within the Outer North East area, a new centre is proposed within the requirements for site MX2-39: Parlington;
- Within the Outer South West area, a new centre is proposed within the requirements for site HG2-167 Land at Old Thorpe Lane, Tingley. (CD1/1 inclusive)

Appendix 1 - Cardigan Road

Cardigan Road Shopping Survey 2012



Key

Cardigan Road Local Centre

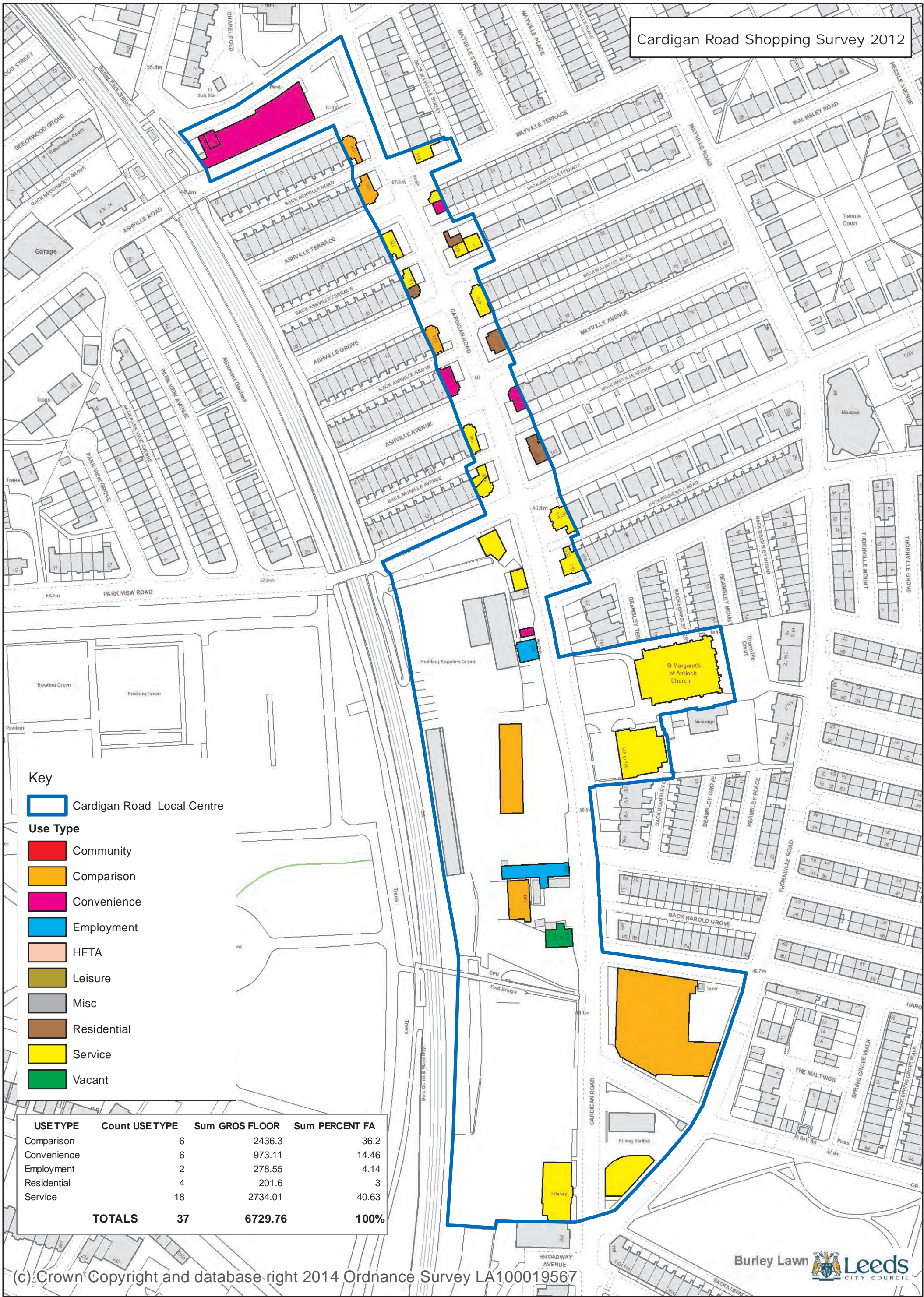
Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE CLASS	Count	USE CLASS	Sum GROS FLOOR	Sum PERCENT FA
A1	11		2880.88	42.81
A2	7		385.87	5.73
A3	4		211.12	3.14
B1a	1		81.94	1.22
C3	4		201.6	3
D1	3		1633.05	24.27
Suis Generis	6		1229.1	18.26
Vacant	1		106.2	1.58
TOTALS	37		6729.8	100%

(c) Crown-Copyright and database right 2014 Ordnance Survey LA100019567





Key

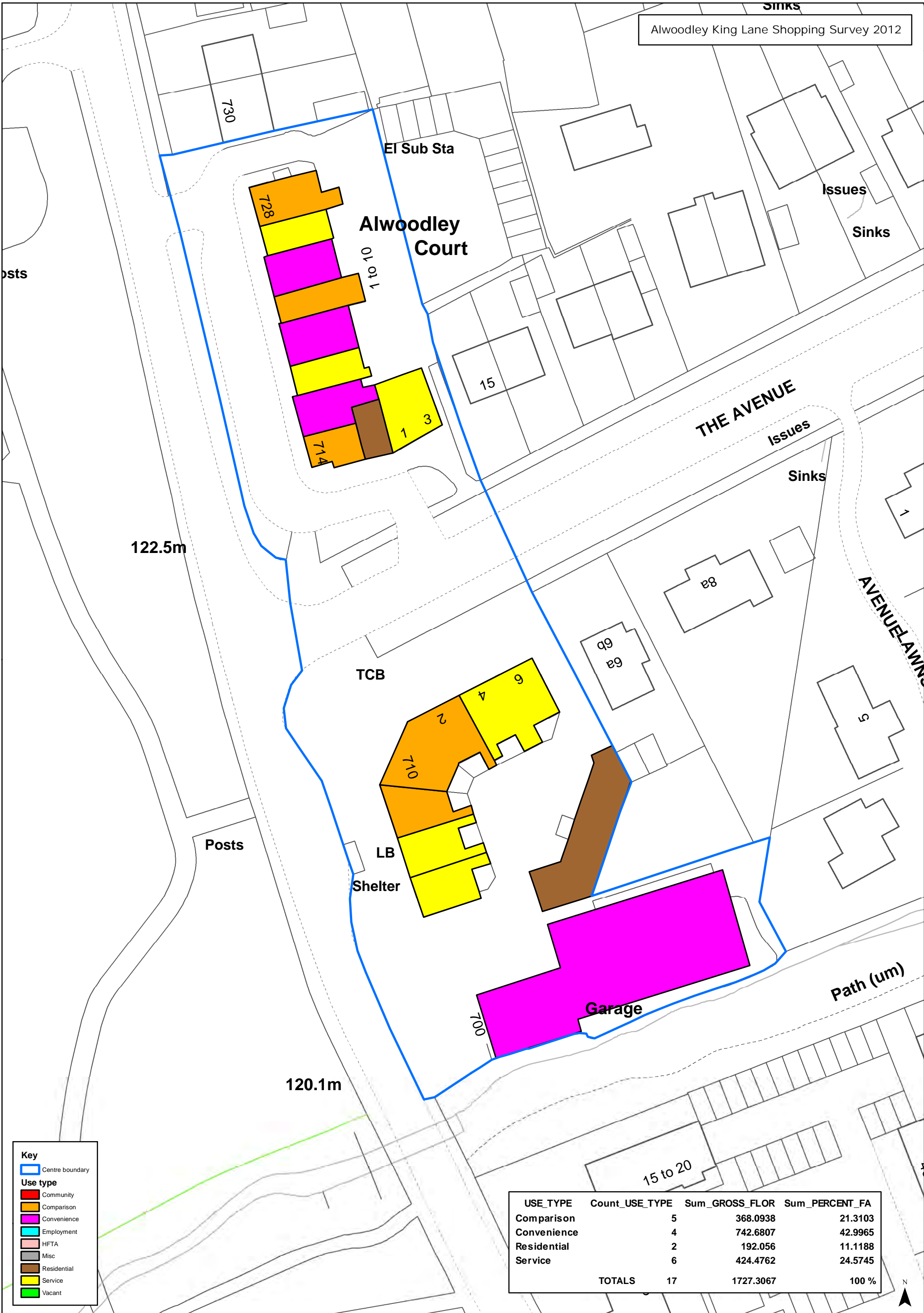
- Cardigan Road Local Centre

Use Type

- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE TYPE	Count	USE TYPE	Sum GROS FLOOR	Sum PERCENT FA
Comparison	6		2436.3	36.2
Convenience	6		973.11	14.46
Employment	2		278.55	4.14
Residential	4		201.6	3
Service	18		2734.01	40.63
TOTALS	37		6729.76	100%

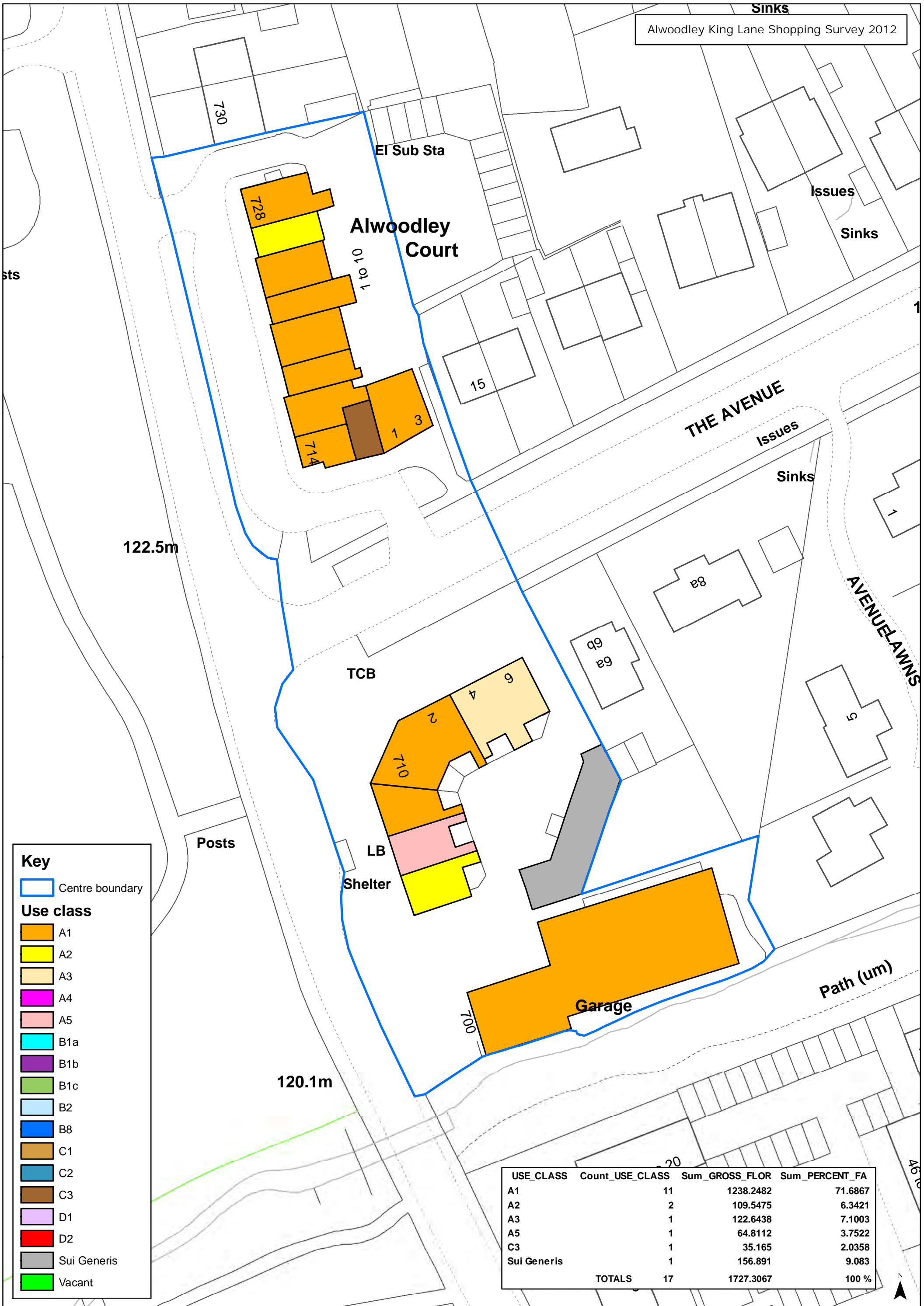
Appendix 2 – Centre Assessments



Key

- ▬ Centre boundary
- Use type**
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Misc
- Residential
- Service
- Vacant

USE_TYPE	Count_USE_TYPE	Sum_GROSS_FLOOR	Sum_PERCENT_FA
Comparison	5	368.0938	21.3103
Convenience	4	742.6807	42.9965
Residential	2	192.056	11.1188
Service	6	424.4762	24.5745
TOTALS	17	1727.3067	100 %



Key

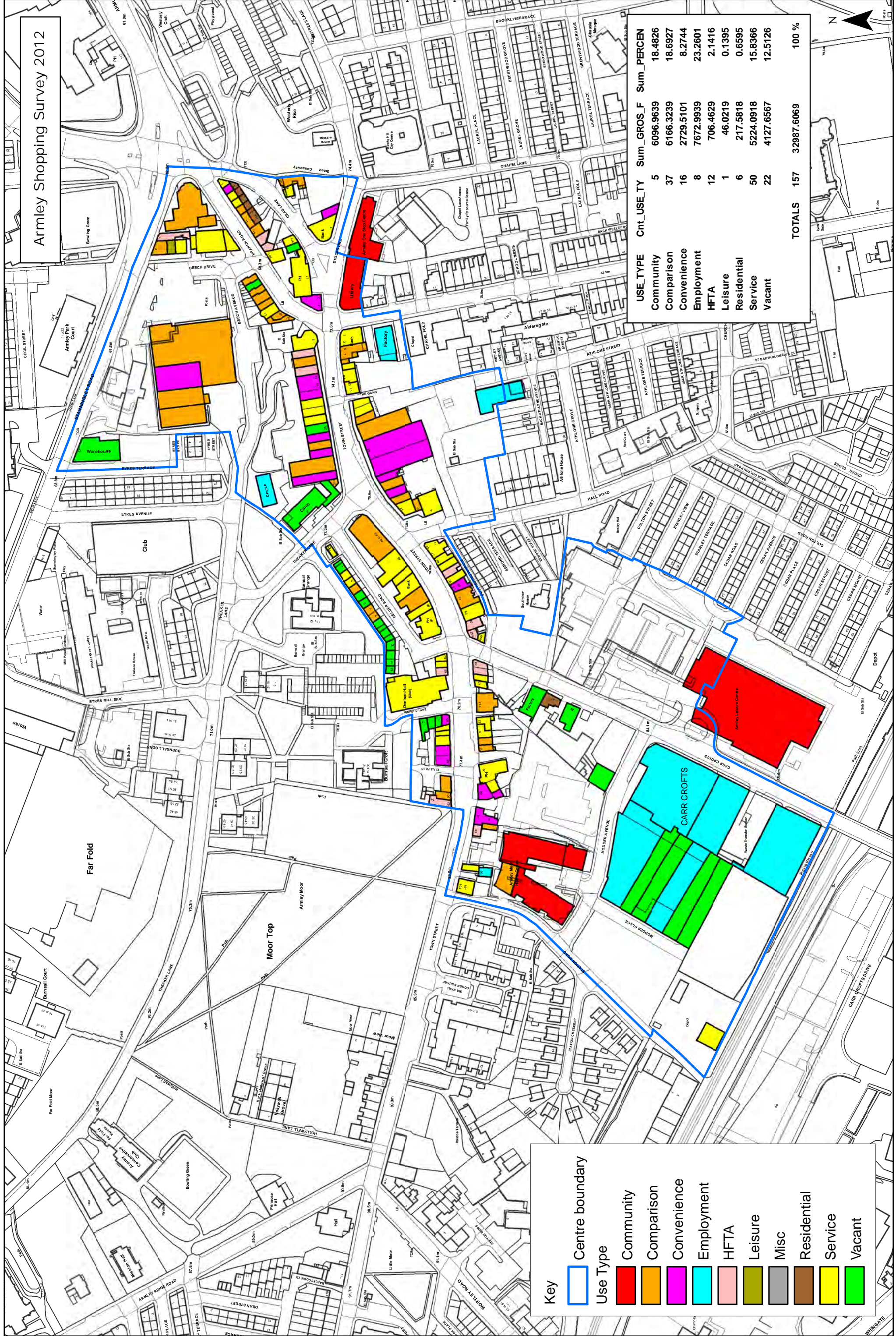
- Centre boundary

Use class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE_CLASS	Count_USE_CLASS	Sum_GROSS_FLOR	Sum_PERCENT_FA
A1	11	1238.2482	71.6867
A2	2	109.5475	6.3421
A3	1	122.6438	7.1003
A5	1	64.8112	3.7522
C3	1	35.165	2.0358
Sui Generis	1	156.891	9.083
TOTALS	17	1727.3067	100 %

Armley Shopping Survey 2012

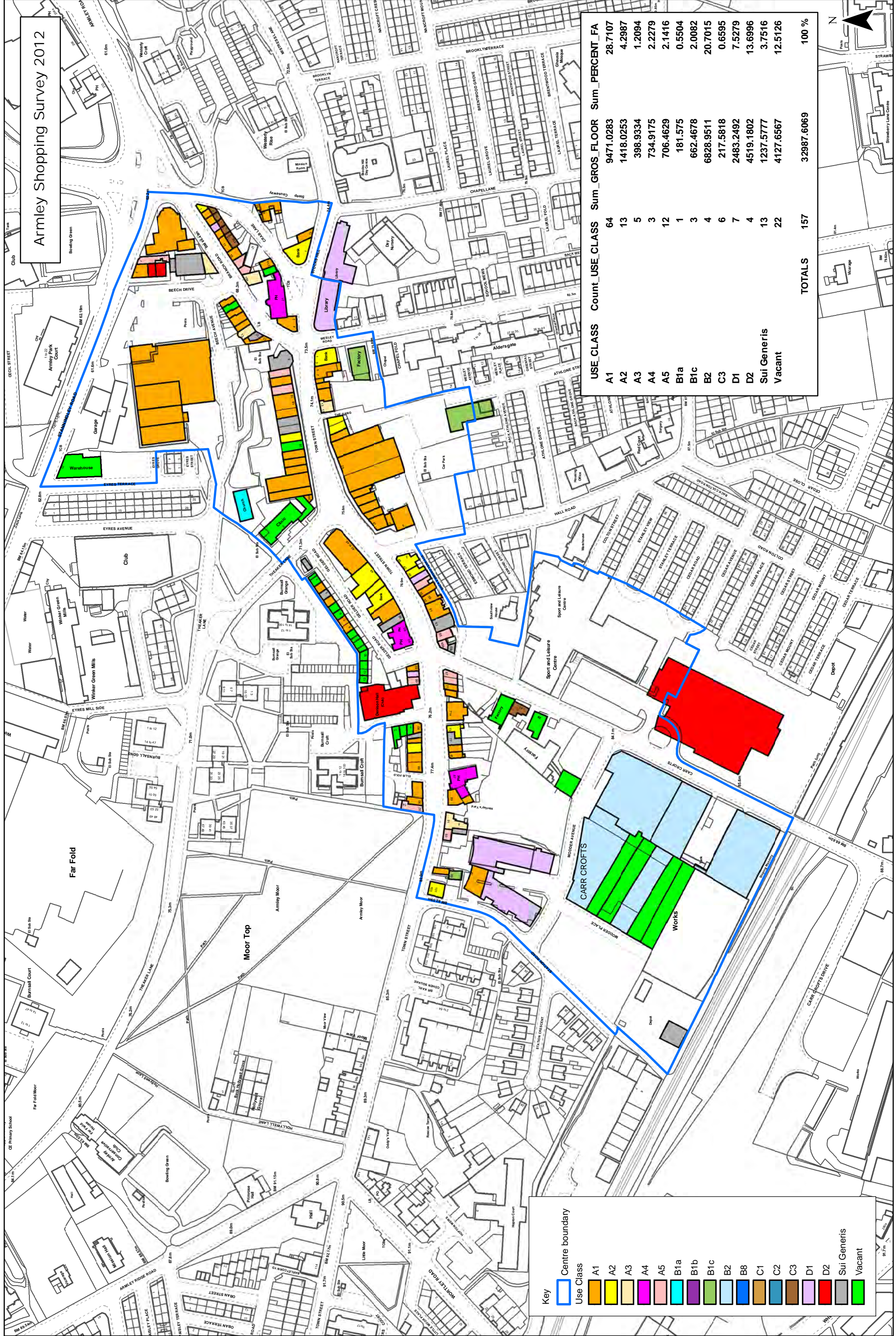


USE_TYPE	Cnt_USE_TY	Sum_GROS_F	Sum_PERCEN
Community	5	6096.9639	18.4826
Comparison	37	6166.3239	18.6927
Convenience	16	2729.5101	8.2744
Employment	8	7672.9939	23.2601
HFTA	12	706.4629	2.1416
Leisure	1	46.0219	0.1395
Residential	6	217.5818	0.6595
Service	50	5224.0918	15.8366
Vacant	22	4127.6567	12.5126
TOTALS	157	32987.6069	100 %

Key

- Centre boundary
- Use Type**
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

Armley Shopping Survey 2012



USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	64	A1	9471.0283	28.7107
A2	13	A2	1418.0253	4.2987
A3	5	A3	398.9334	1.2094
A4	3	A4	734.9175	2.2279
A5	12	A5	706.4629	2.1416
B1a	1	B1a	181.575	0.5504
B1c	3	B1c	662.4678	2.0082
B2	4	B2	6828.9511	20.7015
B8	6	B8	217.5818	0.6595
C1	7	C1	2483.2492	7.5279
C2	4	C2	4519.1802	13.6996
C3	13	C3	1237.5777	3.7516
D1	22	D1	4127.6567	12.5126
D2	4	D2		
Sui Generis		Sui Generis		
Vacant		Vacant		
TOTALS	157	TOTALS	32987.6069	100 %

Key

- Centre boundary
- Use Class
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

Beeston Hill Shopping Survey 2012

BEESTON HILL

Five Rivers Education (Sch)



USE_TYPE	Count	USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Community	1		1177.8445	25.0299
Comparison	6		321.5012	6.832
Convenience	7		220.9874	4.6961
Employment	1		131.1983	2.788
Residential	19		677.6559	14.4008
Service	19		2176.5569	46.2531
TOTALS	53		4705.7442	100 %

Key	Use Type
	Centre boundary
	Community
	Comparison
	Convenience
	Employment
	HFTA
	Leisure
	Misc
	Residential
	Service
	Vacant

Beeston Hill Shopping Survey 2012

BEESTON HILL

Five Rivers Education (Sch)

Ward Bdy

SYCAMORE CROFT

HILL STREET

BEESTON ROAD

60.0m

63.7m

Liberal Club

Bank 132

EI Sub Sta

TCBs

Beeston Hill Community Health Centre

WEST MOUNT STREET

71.9m

73.8m

Hillside Buildings

LB

PO

HIRD STREET

BACK TEMPEST ROAD

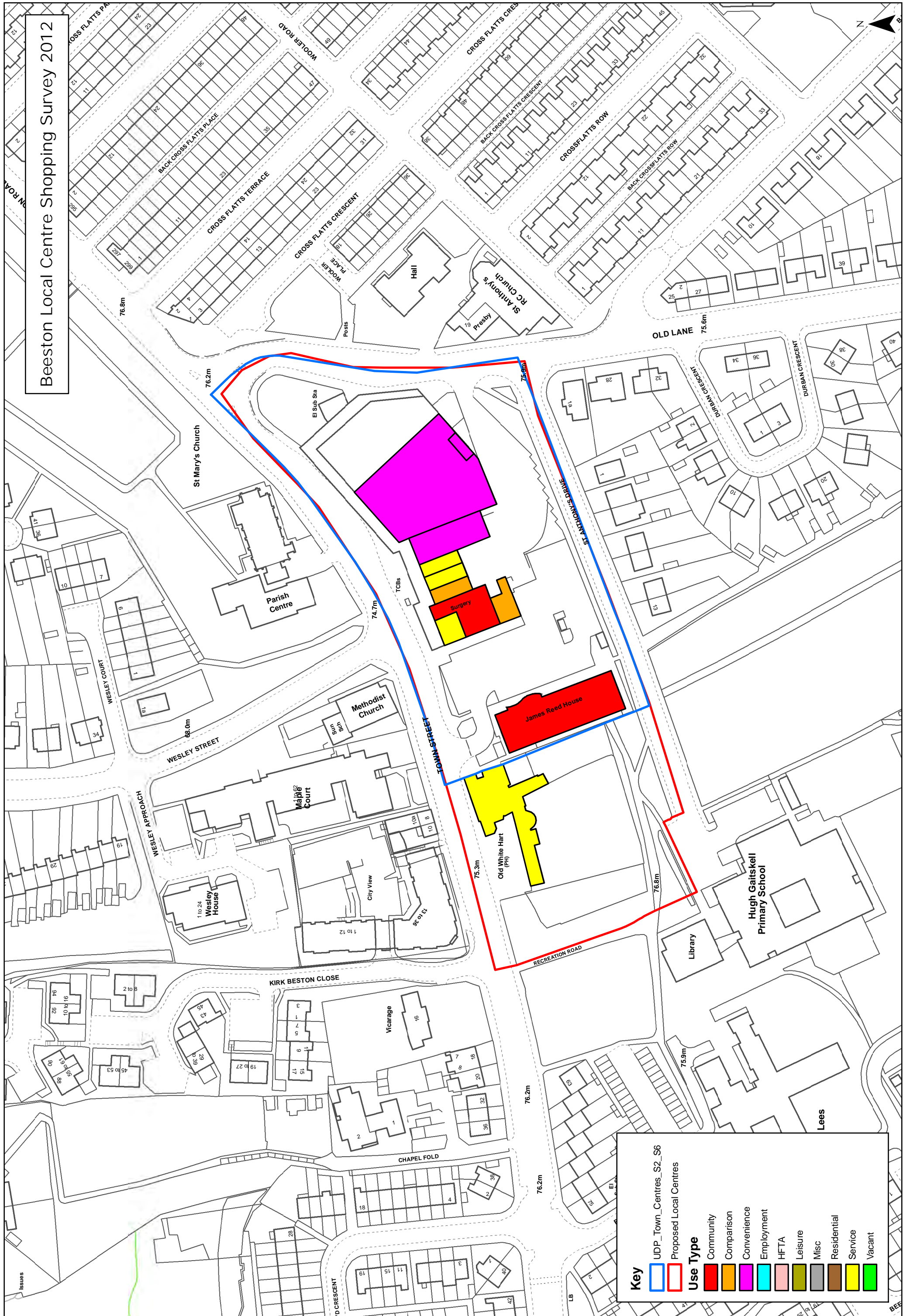
68.6m

71.3m

USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	21		1066.8152	22.6704
A2	5		258.7476	5.4985
A4	1		940.8366	19.9934
A5	4		301.6136	6.4094
B8	1		131.1983	2.788
C3	19		677.6559	14.4008
D1	2		1328.877	28.2394
TOTALS		53	4705.7442	100 %

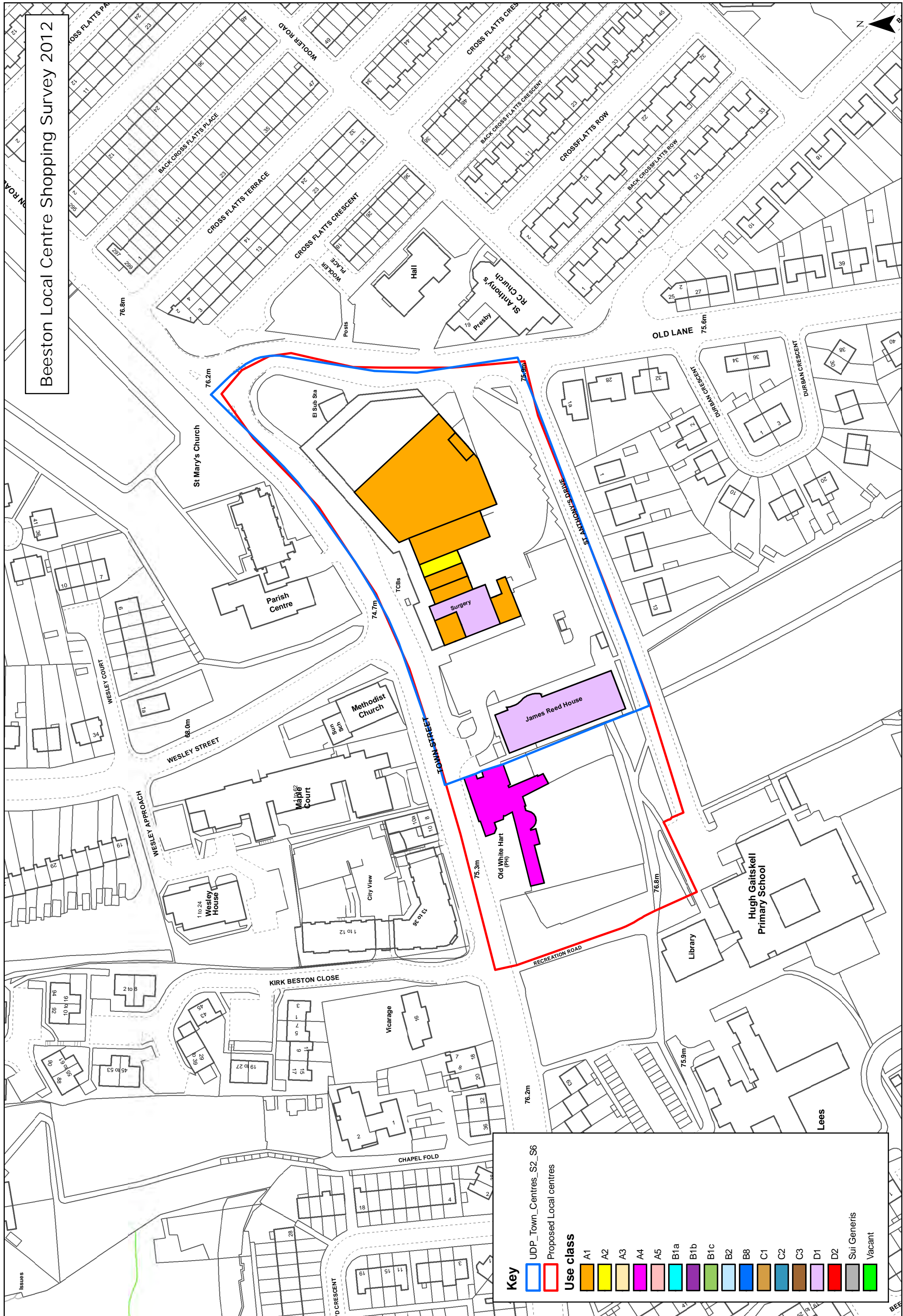
Key	
	Centre boundary
Use Class	
	A1
	A2
	A3
	A4
	A5
	B1a
	B1b
	B1c
	B2
	B8
	C1
	C2
	C3
	D1
	D2
	Sui Generis
	Vacant

Beeston Local Centre Shopping Survey 2012



Key	
 	UDP_Town_Centres_S2_S6
 	Proposed Local Centres
Use Type	
	Community
	Comparison
	Convenience
	Employment
	HFTA
	Leisure
	Misc
	Residential
	Service
	Vacant

Beeston Local Centre Shopping Survey 2012



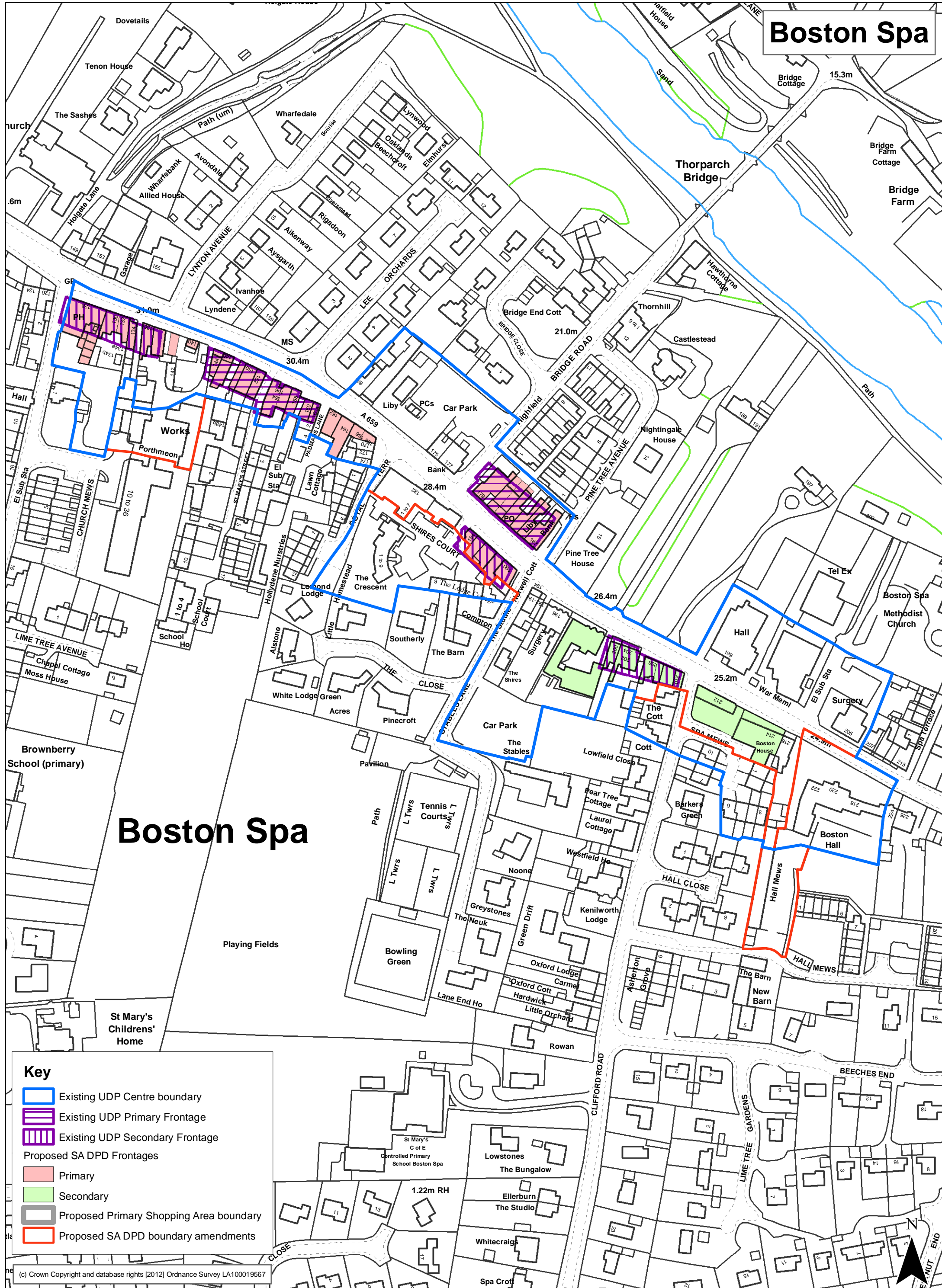
Key

- UDP_Town_Centres_S2_S6
- Proposed Local centres

Use class

	A1
	A2
	A3
	A4
	A5
	B1a
	B1b
	B1c
	B2
	B8
	C1
	C2
	C3
	D1
	D2
	Sui Generis
	Vacant

Boston Spa

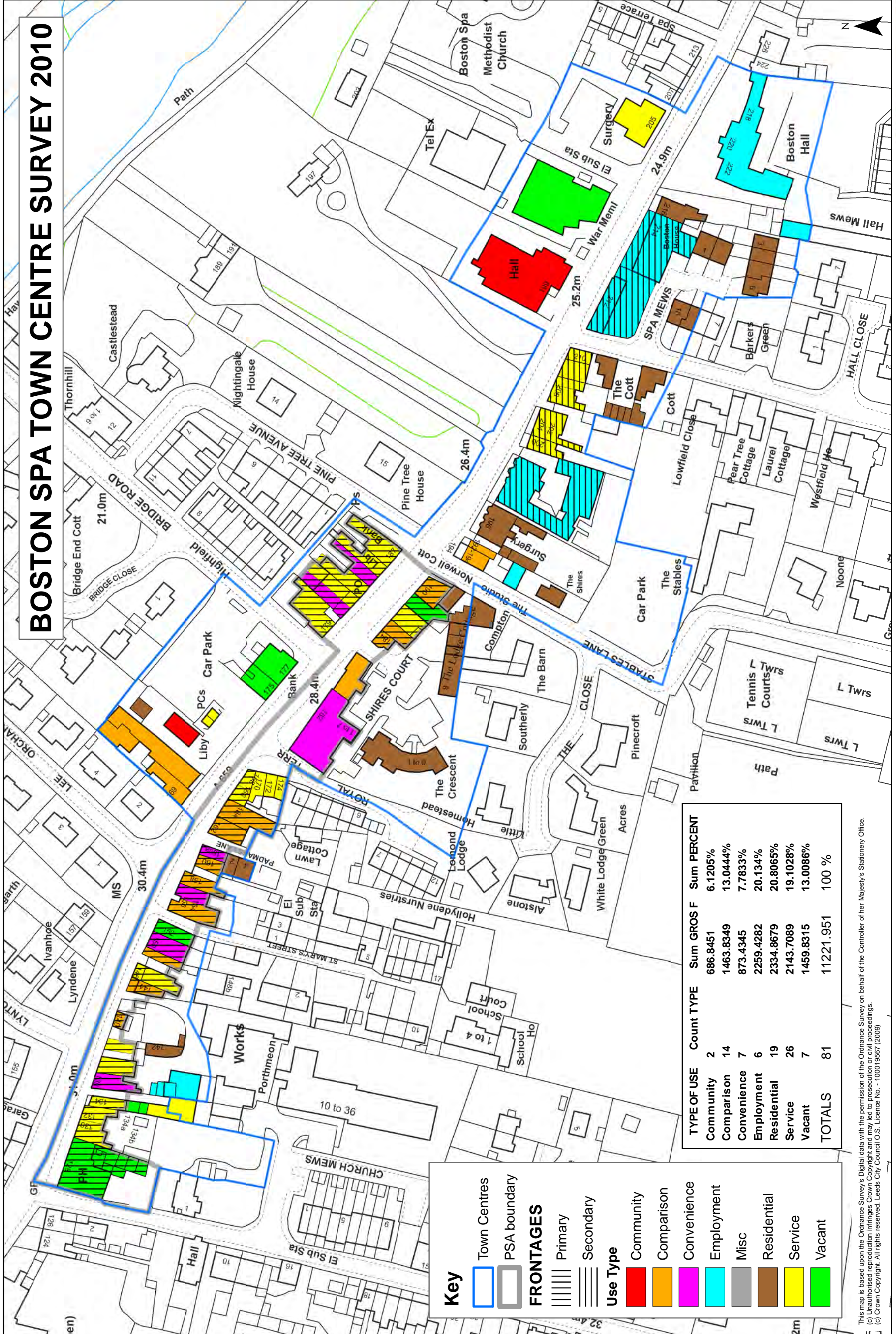


Key

- Existing UDP Centre boundary
- Existing UDP Primary Frontage
- Existing UDP Secondary Frontage
- Proposed SA DPD Frontages
- Primary
- Secondary
- Proposed Primary Shopping Area boundary
- Proposed SA DPD boundary amendments

(c) Crown Copyright and database rights [2012] Ordnance Survey LA100019567

BOSTON SPA TOWN CENTRE SURVEY 2010



Key

- Town Centres
- PSA boundary

FRONTAGES

- Primary
- Secondary

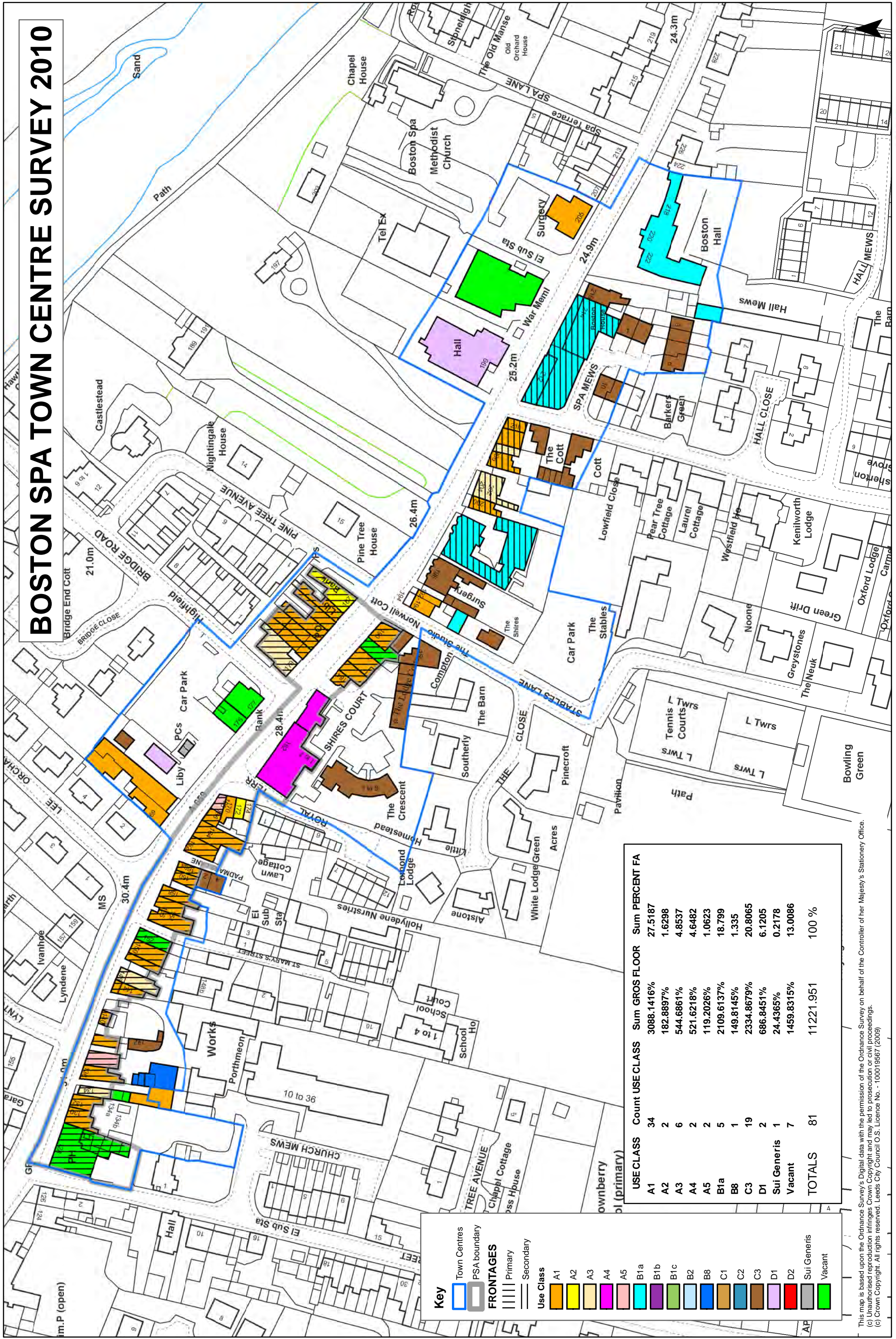
Use Type

- Community
- Comparison
- Convenience
- Employment
- Misc
- Residential
- Service
- Vacant

TYPE OF USE	Count	TYPE	Sum GROS F	Sum PERCENT
Community	2		686.8451	6.1205%
Comparison	14		1463.8349	13.0444%
Convenience	7		873.4345	7.7833%
Employment	6		2259.4282	20.134%
Residential	19		2334.8679	20.8065%
Service	26		2143.7089	19.1028%
Vacant	7		1459.8315	13.0086%
TOTALS	81		11221.951	100 %

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (e) Crown Copyright. Leeds City Council O.S. Licence No. - 100019587 (2009)

BOSTON SPA TOWN CENTRE SURVEY 2010



Key

- Town Centres
- PSA boundary

FRONTAGES

- Primary
- Secondary

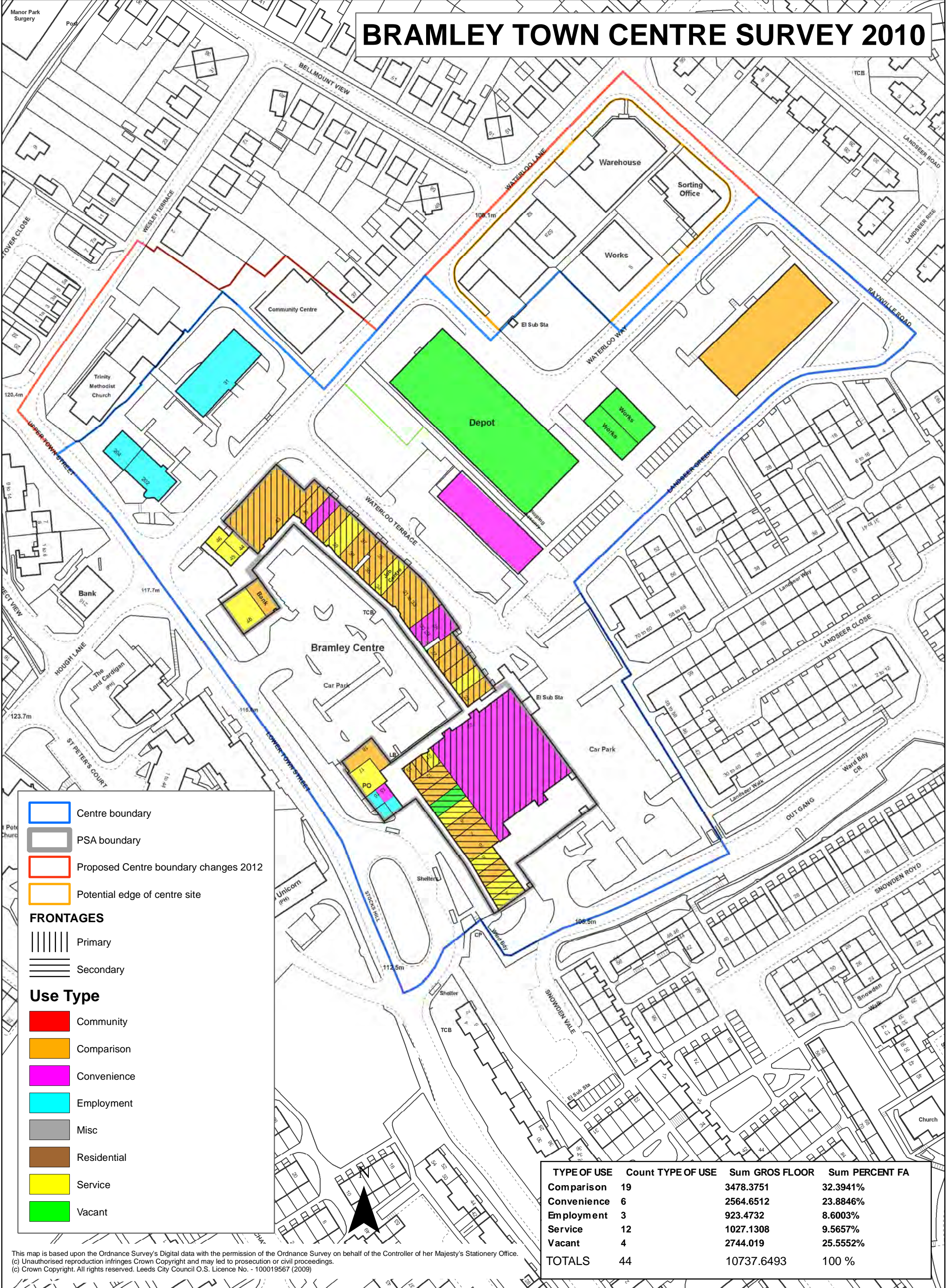
Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USECLASS	Count	USECLASS	Sum GROS FLOOR	Sum PERCENT FA
A1	34		3088.1416%	27.5187
A2	2		182.8897%	1.6298
A3	6		544.6861%	4.8537
A4	2		521.6218%	4.6482
A5	2		119.2026%	1.0623
B1a	5		2109.6137%	18.799
B8	1		149.8145%	1.335
C3	19		2334.8679%	20.8065
D1	2		686.8451%	6.1205
Sui Generis	1		24.4365%	0.2178
Vacant	7		1459.8315%	13.0086
TOTALS	81		11221.951	100 %

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (e) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019587 (2009)

BRAMLEY TOWN CENTRE SURVEY 2010



Centre boundary
 PSA boundary
 Proposed Centre boundary changes 2012
 Potential edge of centre site

FRONTAGES

Primary
 Secondary

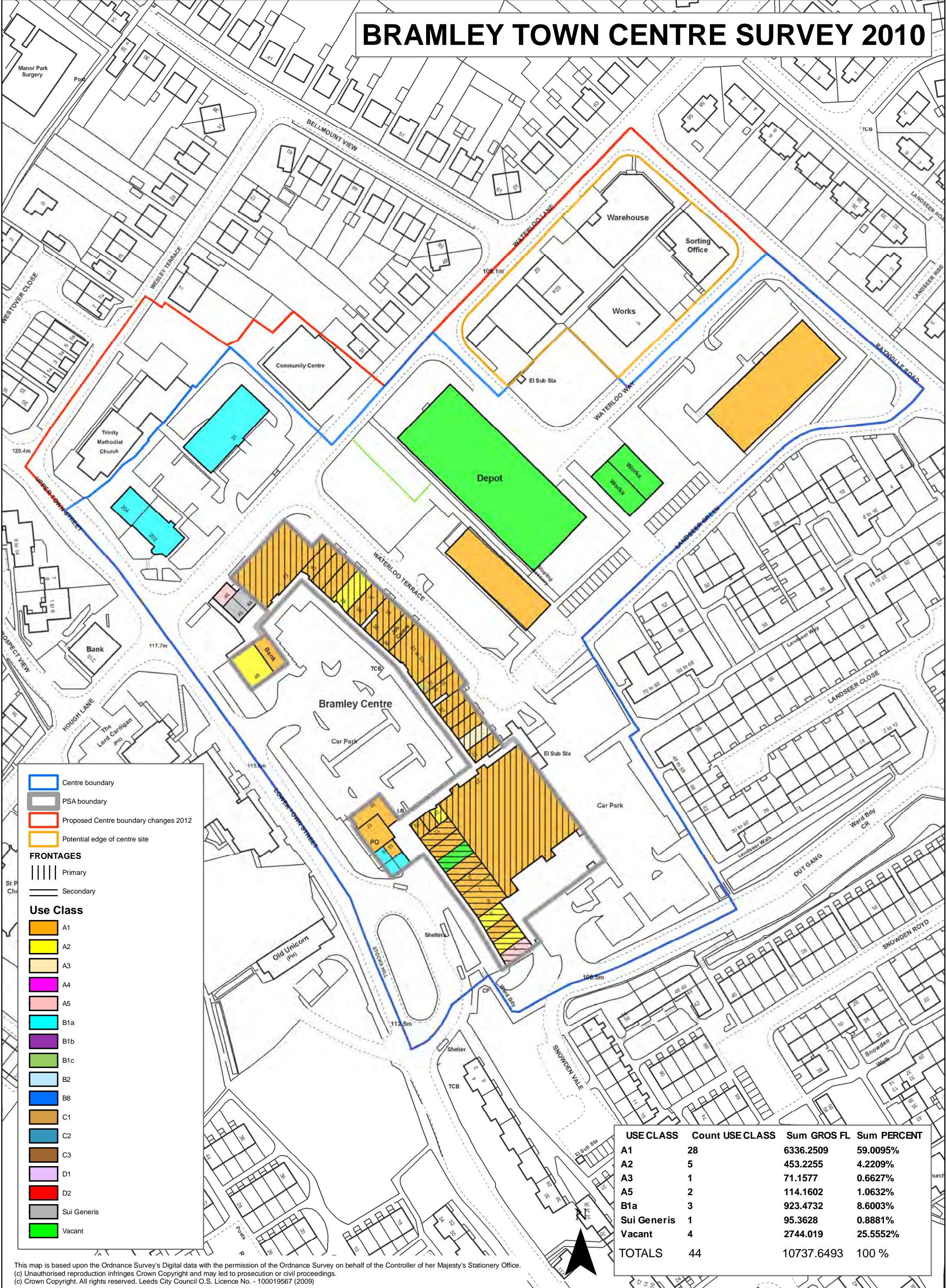
Use Type

Community
 Comparison
 Convenience
 Employment
 Misc
 Residential
 Service
 Vacant

TYPE OF USE	Count	TYPE OF USE	Sum GROS FLOOR	Sum PERCENT FA
Comparison	19		3478.3751	32.3941%
Convenience	6		2564.6512	23.8846%
Employment	3		923.4732	8.6003%
Service	12		1027.1308	9.5657%
Vacant	4		2744.019	25.5522%
TOTALS	44		10737.6493	100 %

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)

BRAMLEY TOWN CENTRE SURVEY 2010



Centre boundary

- Centre boundary
- PSA boundary
- Proposed Centre boundary changes 2012
- Potential edge of centre site

FRONTAGES

- Primary
- Secondary

Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE CLASS	Count	USE CLASS	Sum GROS FL	Sum PERCENT
A1	28		6336.2509	59.0095%
A2	5		453.2255	4.2209%
A3	1		71.1577	0.6627%
A5	2		114.1602	1.0632%
B1a	3		923.4732	8.6003%
Sui Generis	1		95.3628	0.8881%
Vacant	4		2744.019	25.5552%
TOTALS	44		10737.6493	100 %

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)

Burley Lodge Shopping Survey 2012

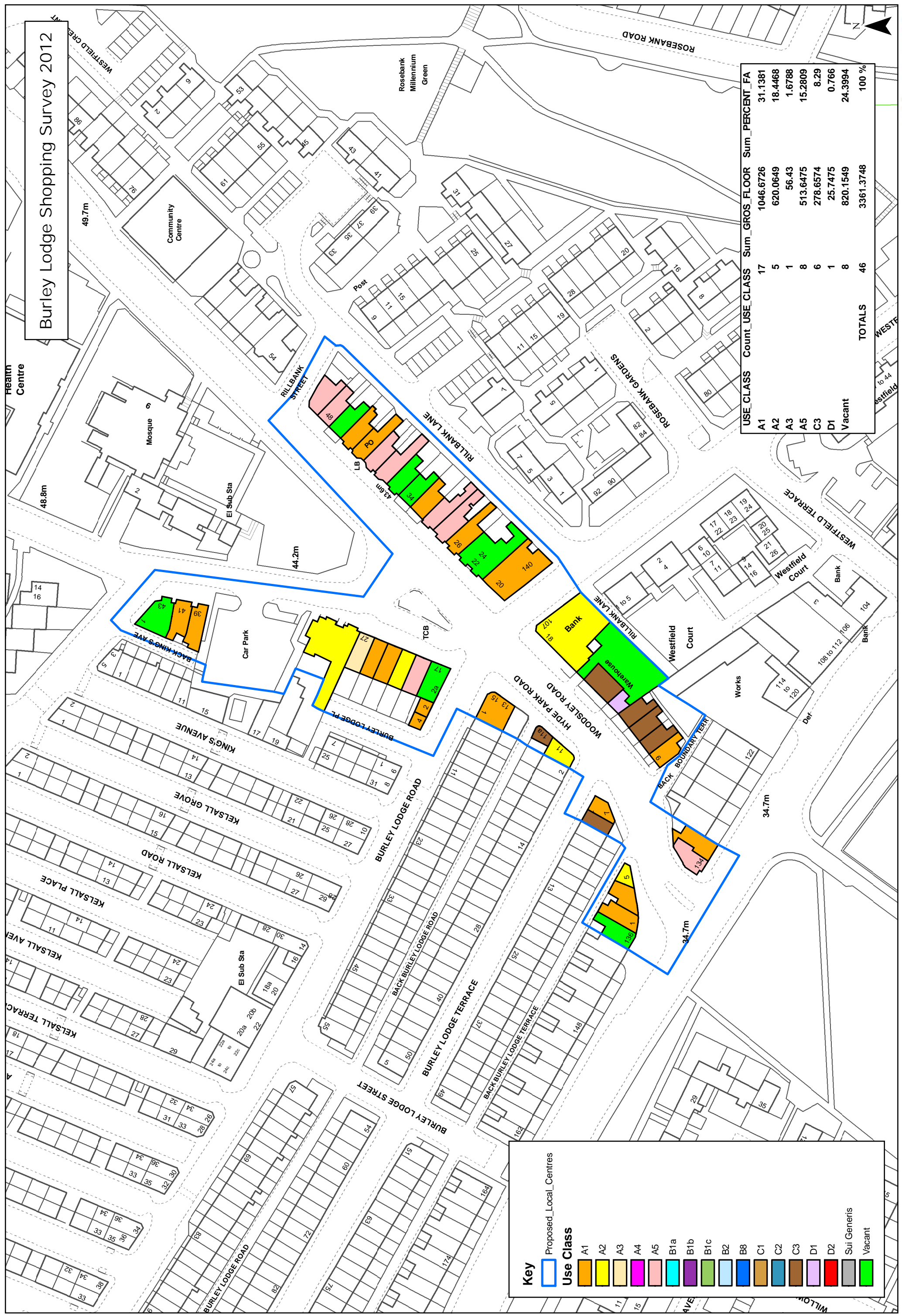


USE_TYPE	Count	USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Comparison	7		390.8075	11.6263
Convenience	4		334.7489	9.9587
Residential	6		278.6574	8.29
Service	21		1537.0061	45.7256
Vacant	8		820.1549	24.3994
TOTALS	46		3361.3748	100 %

Key

- Proposed_Local_Centres
- Use Type**
 - Community
 - Comparison
 - Convenience
 - Employment
 - HFTA
 - Leisure
 - Misc
 - Residential
 - Service
 - Vacant

Burley Lodge Shopping Survey 2012



USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	17		1046.6726	31.1381
A2	5		620.0649	18.4468
A3	1		56.43	1.6788
A5	8		513.6475	15.2809
C3	6		278.6574	8.29
D1	1		25.7475	0.766
Vacant	8		820.1549	24.3994
TOTALS	46		3361.3748	100 %

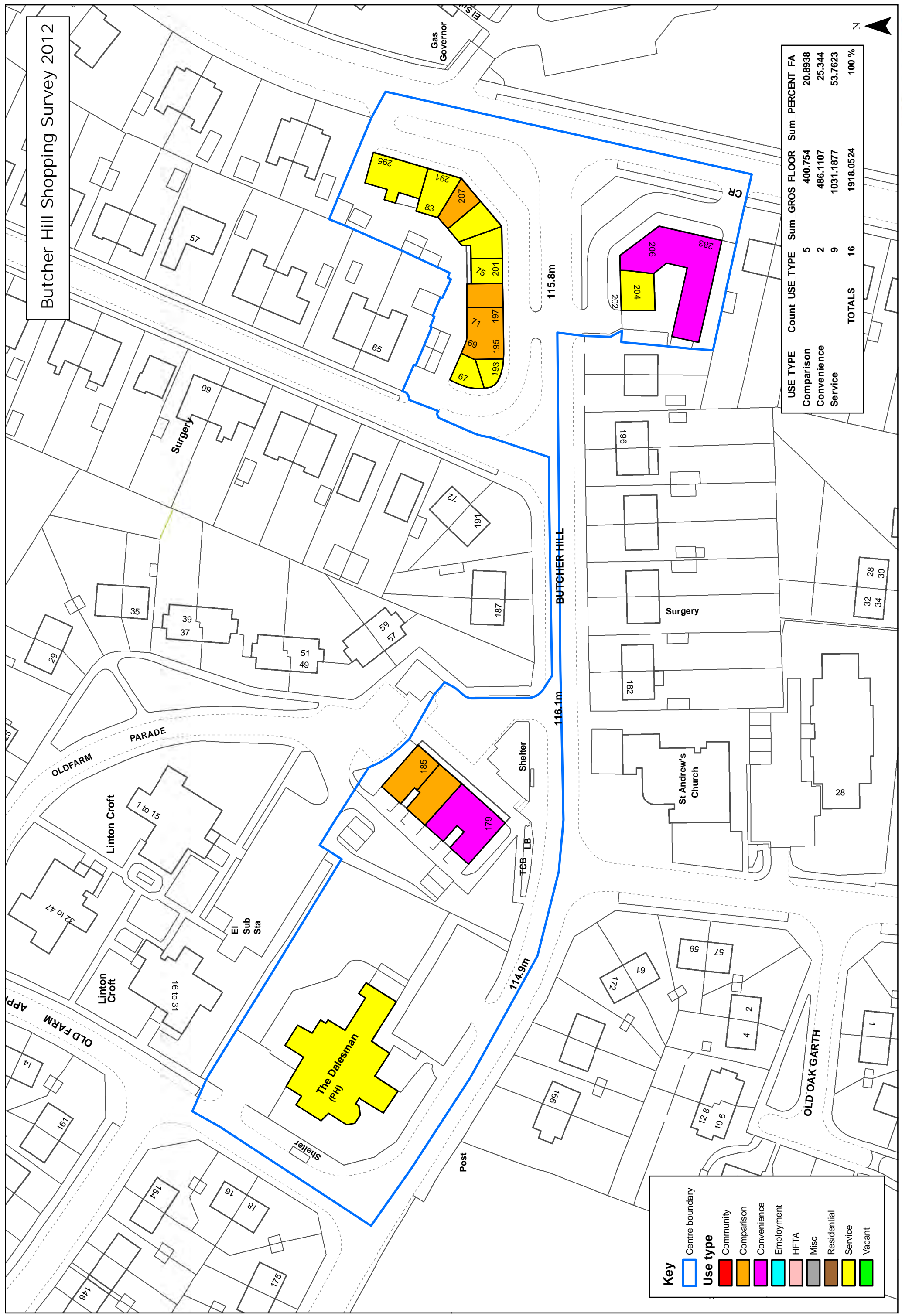
Key

- Proposed_Local_Centres

Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

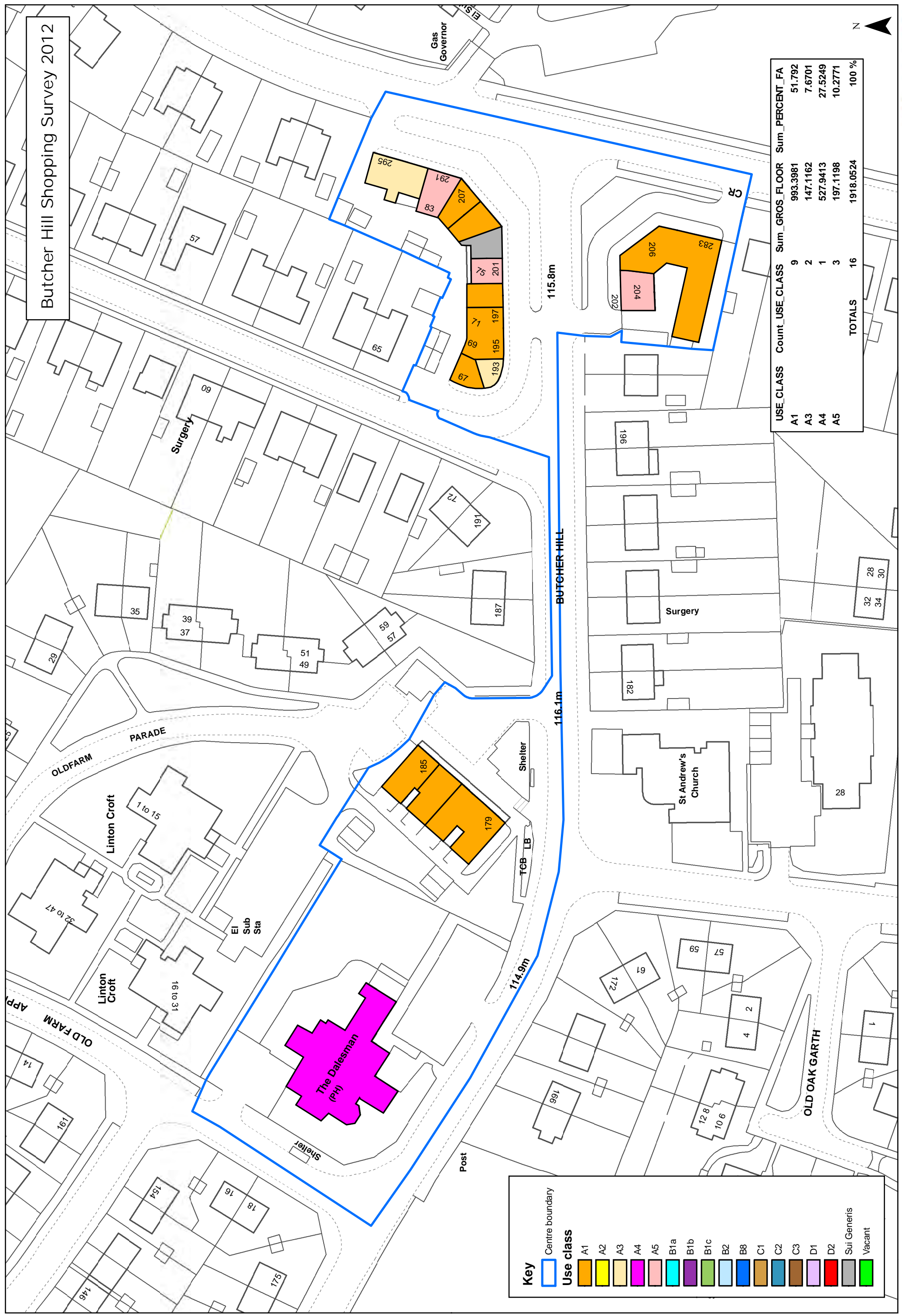
Butcher Hill Shopping Survey 2012



USE_TYPE	Count_USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Comparison	5	400.754	20.8938
Convenience	2	486.1107	25.344
Service	9	1031.1877	53.7623
TOTALS	16	1918.0524	100 %

Key	Use type
	Centre boundary
	Community
	Comparison
	Convenience
	Employment
	HFTA
	Misc
	Residential
	Service
	Vacant

Butcher Hill Shopping Survey 2012



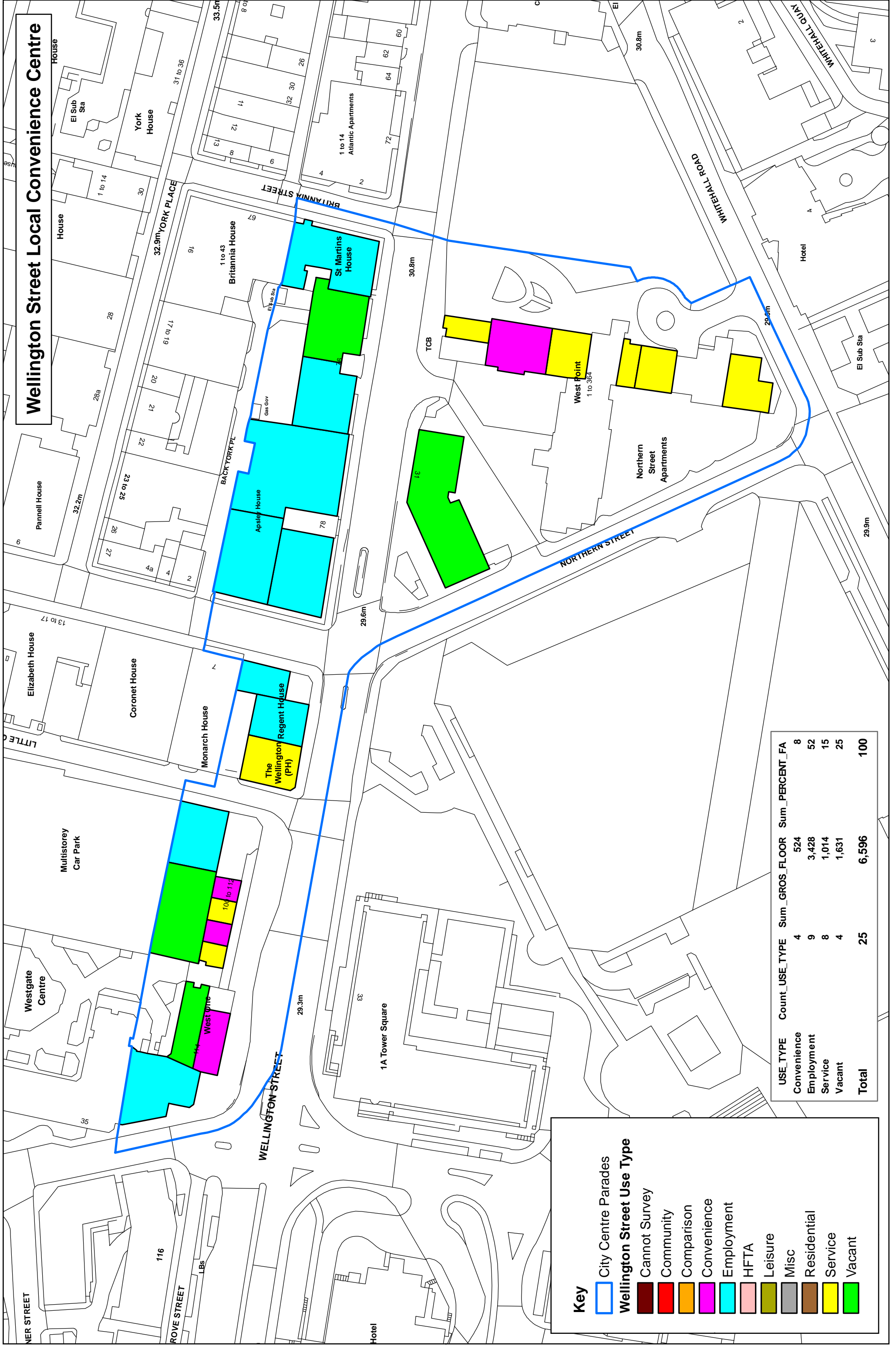
USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	9	A1	993.3981	51.792
A3	2	A3	147.1162	7.6701
A4	1	A4	527.9413	27.5249
A5	3	A5	197.1198	10.2771
TOTALS		16	1918.0524	100 %

Key

- Centre boundary

Use class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant



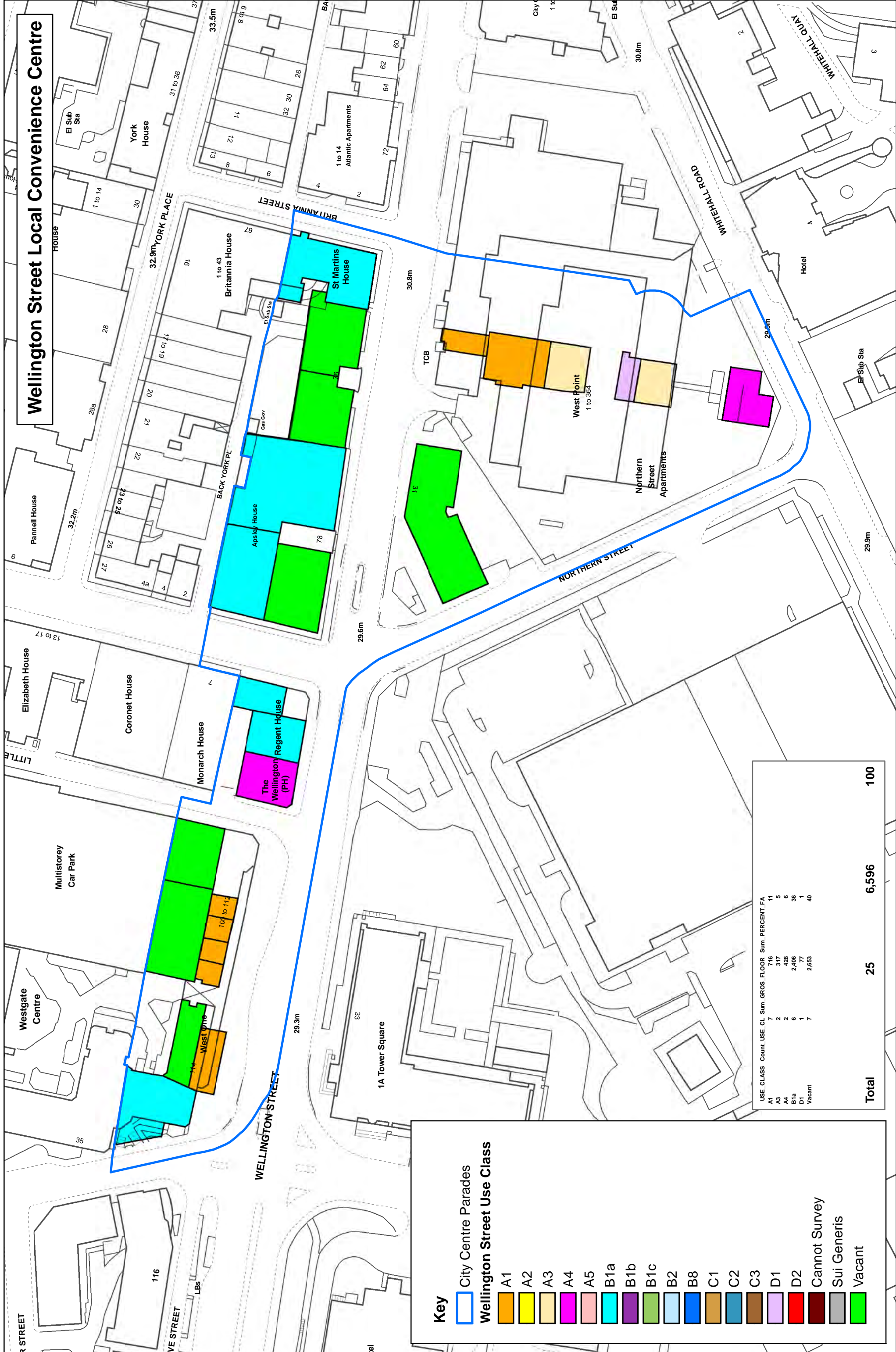
Wellington Street Local Convenience Centre

Key

- City Centre Parades
- Wellington Street Use Type
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	Count	USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Convenience	4		524	8
Employment	9		3,428	52
Service	8		1,014	15
Vacant	4		1,631	25
Total	25		6,596	100

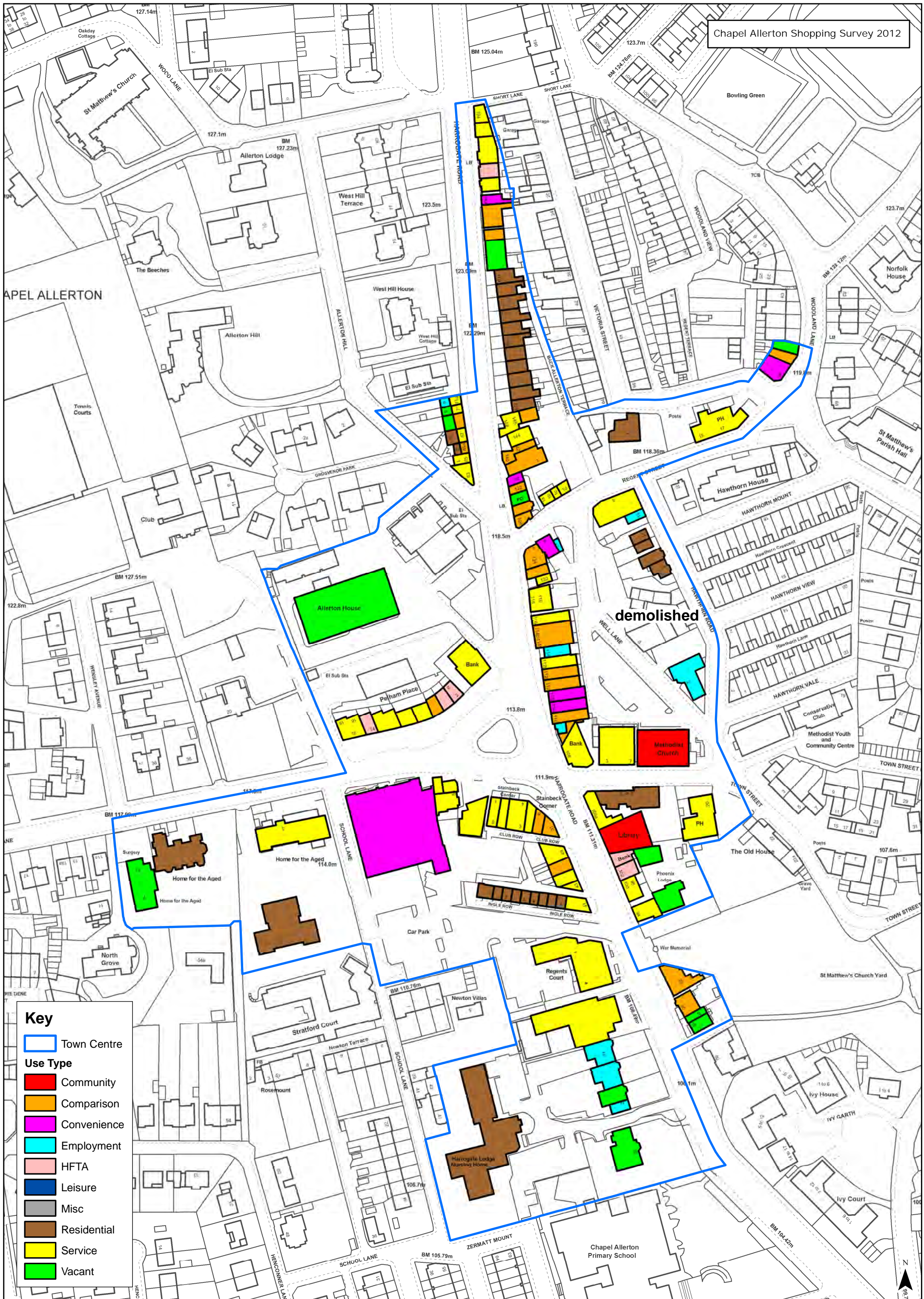
Wellington Street Local Convenience Centre



Key
 City Centre Parades
 Wellington Street Use Class

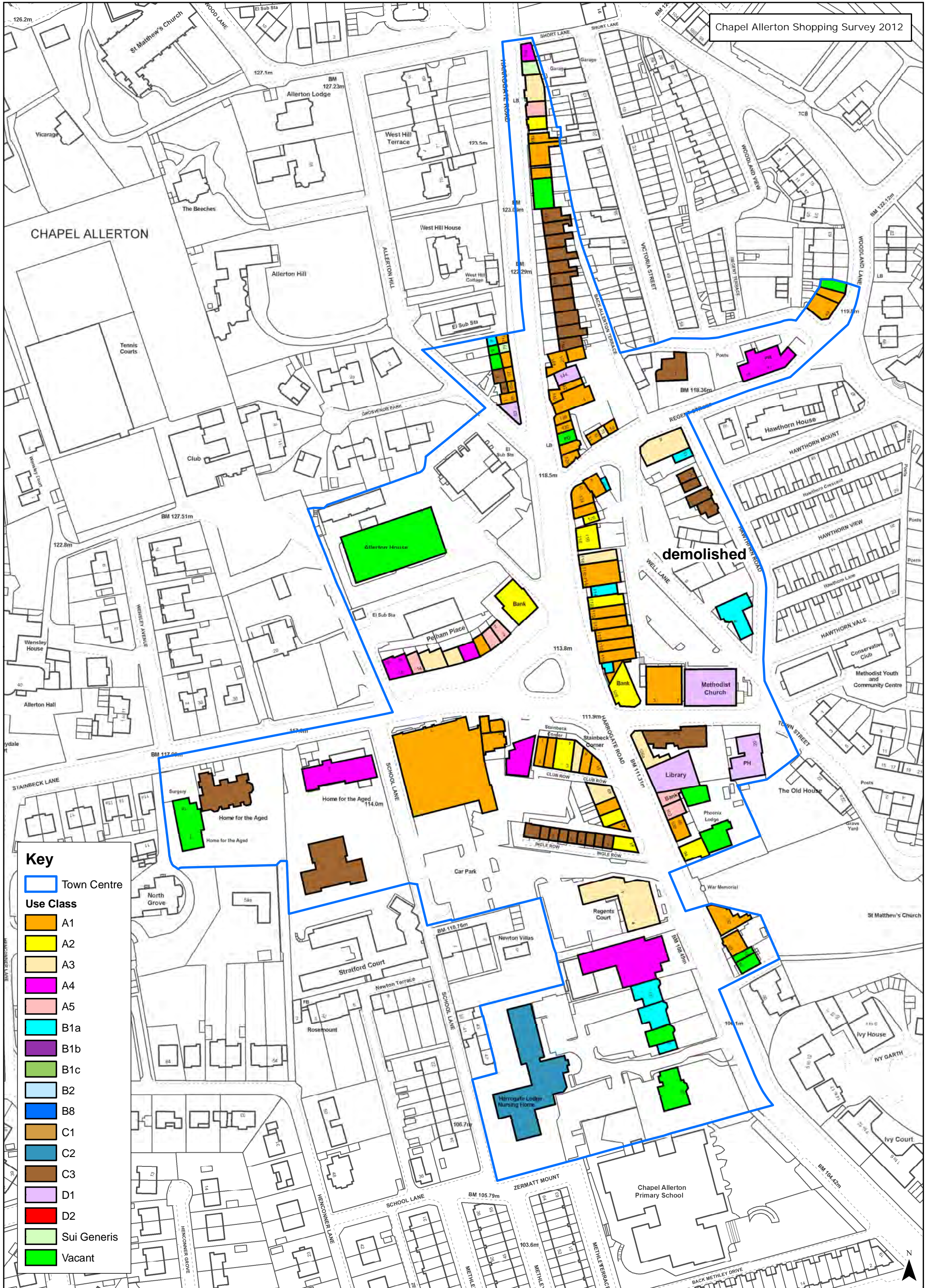
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant

USE_CLASS	Count	USE_CL	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	7	716	11	
A2	2	317	5	
A3	2	428	6	
A4	6	2,406	36	
B1a	1	77	1	
D1	1	2,653	40	
Vacant				
Total	25	6,596	100	



Key

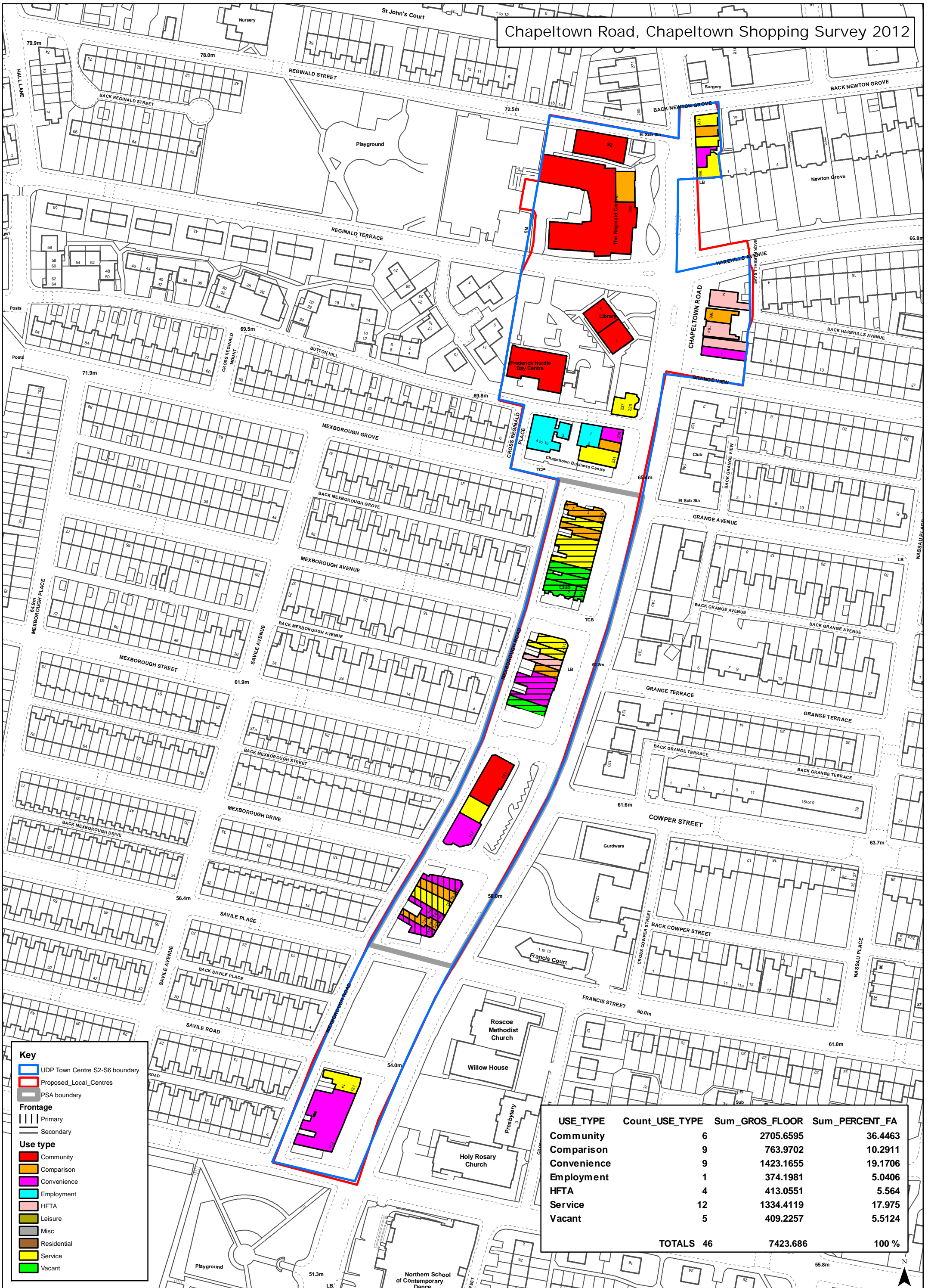
- Town Centre
- Use Type**
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant



Key

- Town Centre
- Use Class**
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

Chapelton Road, Chapelton Shopping Survey 2012



Key

- UDP Town Centre S2-S6 boundary
- Proposed Local Centres
- PSA boundary

Frontage

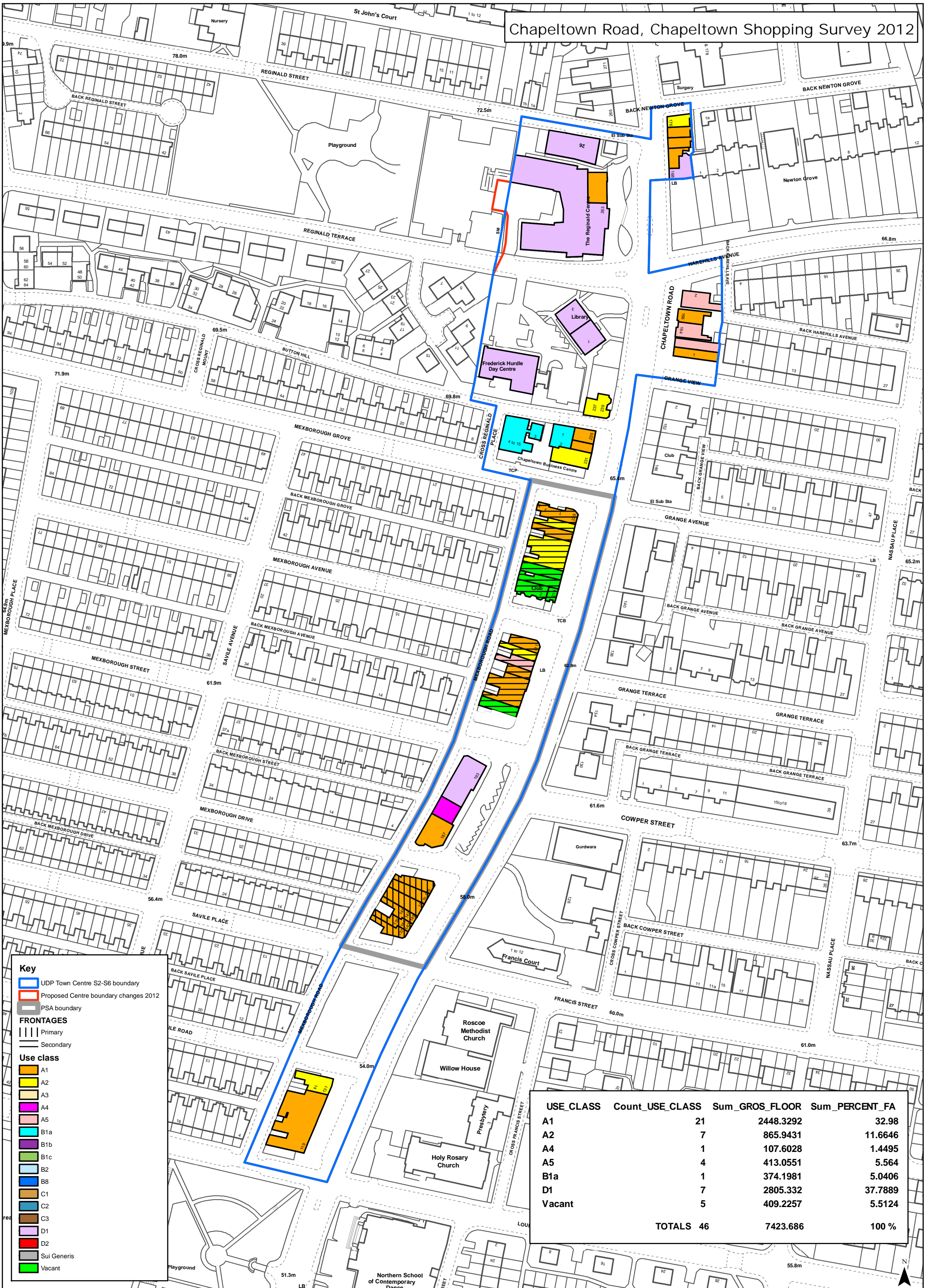
- Primary
- Secondary

Use type

- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	Count_USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Community	6	2705.6595	36.4463
Comparison	9	763.9702	10.2911
Convenience	9	1423.1655	19.1706
Employment	1	374.1981	5.0406
HFTA	4	413.0551	5.564
Service	12	1334.4119	17.975
Vacant	5	409.2257	5.5124
TOTALS	46	7423.686	100 %

Chapelton Road, Chapelton Shopping Survey 2012



Key

- UDP Town Centre S2-S6 boundary
- Proposed Centre boundary changes 2012
- PSA boundary

FRONTAGES

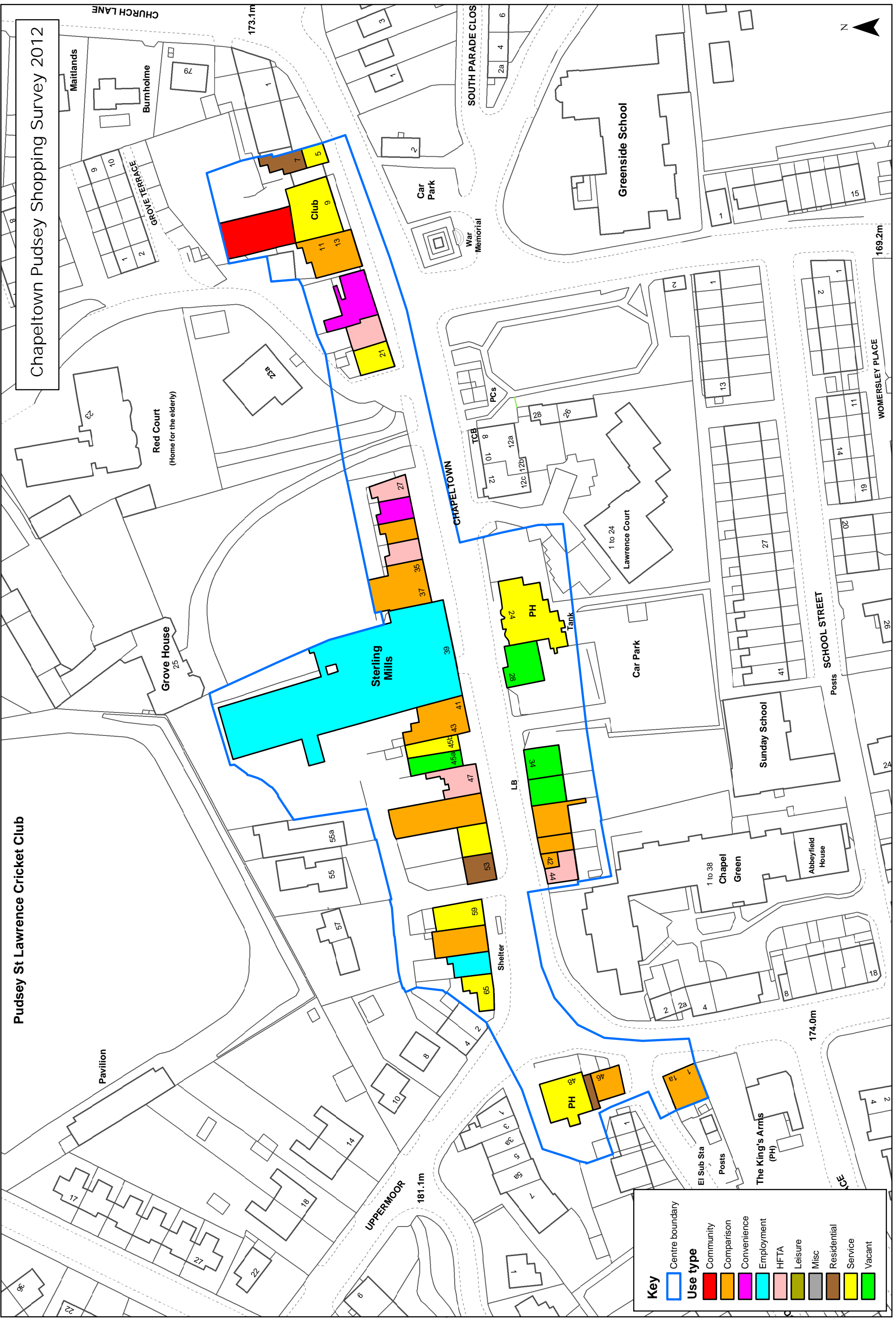
- Primary
- Secondary

Use class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	21		2448.3292	32.98
A2	7		865.9431	11.6646
A4	1		107.6028	1.4495
A5	4		413.0551	5.564
B1a	1		374.1981	5.0406
D1	7		2805.332	37.7889
Vacant	5		409.2257	5.5124
TOTALS	46		7423.686	100 %

Chapeltown Pudsey Shopping Survey 2012



Key	
	Centre boundary
Use type	
	Community
	Comparison
	Convenience
	Employment
	HFTA
	Leisure
	Misc
	Residential
	Service
	Vacant

Pudsey St Lawrence Cricket Club

Pavilion

Red Court
(Home for the elderly)

Grove House
25

UPPER MOOR
181.1m

CHAPELTOWN

SOUTH PARADE CLOS

Green Side School

Lawrence Court
1 to 24

Car Park

Sunday School

Chapel Green
1 to 38

Abbeyfield House

The King's Arms
(PH)

EI Sub Sta

174.0m

WOMERSLEY PLACE
169.2m

N

Chapelton Pudsey Shopping Survey 2012



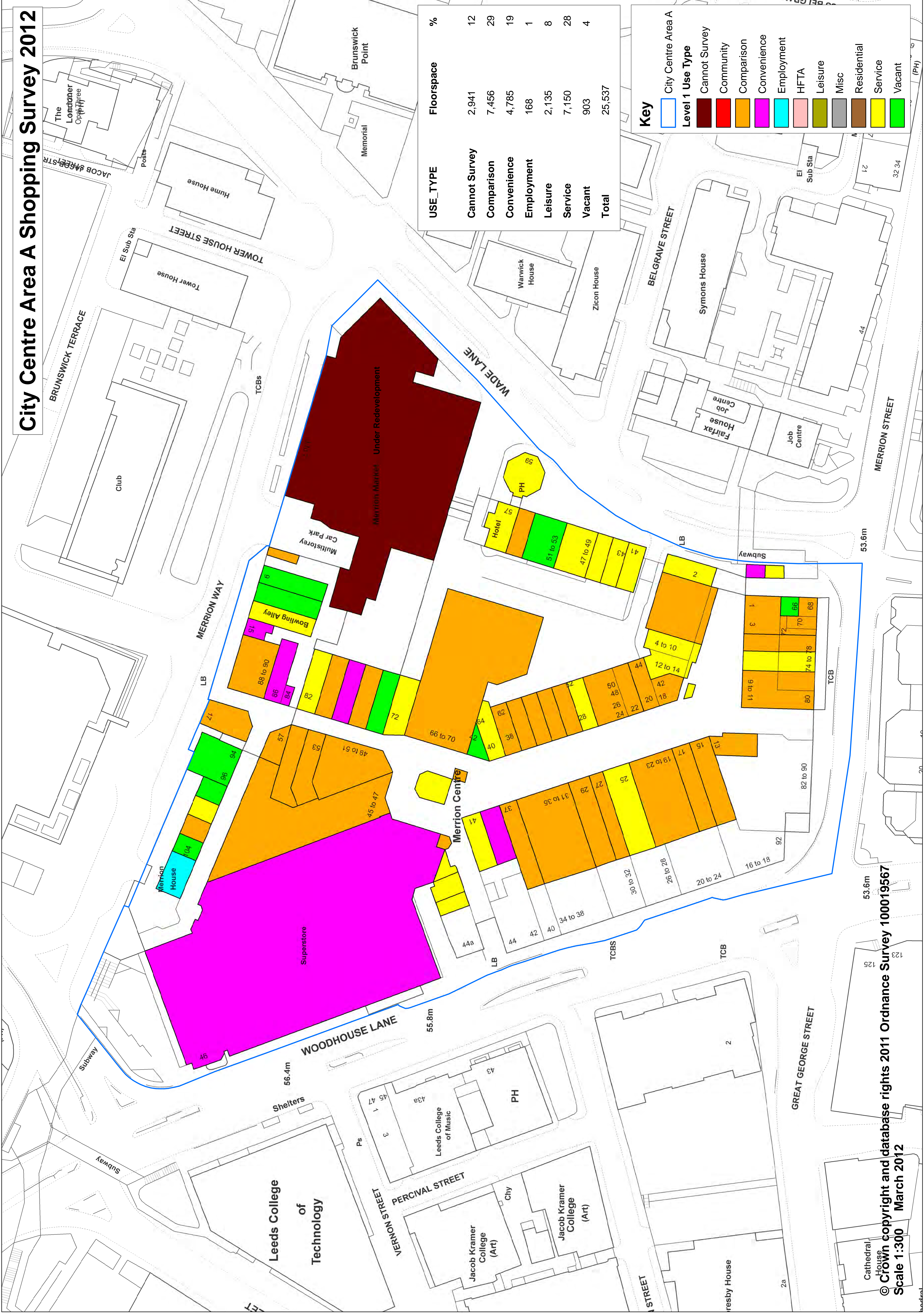
Key

Centre boundary

Use class

A1
A2
A3
A4
A5
B1a
B1b
B1c
B2
B8
C1
C2
C3
D1
D2
Sui Generis
Vacant

City Centre Area A Shopping Survey 2012



USE_TYPE	Floorspace	%
Cannot Survey	2,941	12
Comparison	7,456	29
Convenience	4,785	19
Employment	168	1
Leisure	2,135	8
Service	7,150	28
Vacant	903	4
Total	25,537	

Key

- City Centre Area A
- Level 1 Use Type
 - Cannot Survey
 - Community
 - Comparison
 - Convenience
 - Employment
 - HFTA
 - Leisure
 - Misc
 - Residential
 - Service
 - Vacant

© Crown copyright and database rights 2011 Ordnance Survey 100019567
 Scale 1:300 March 2012

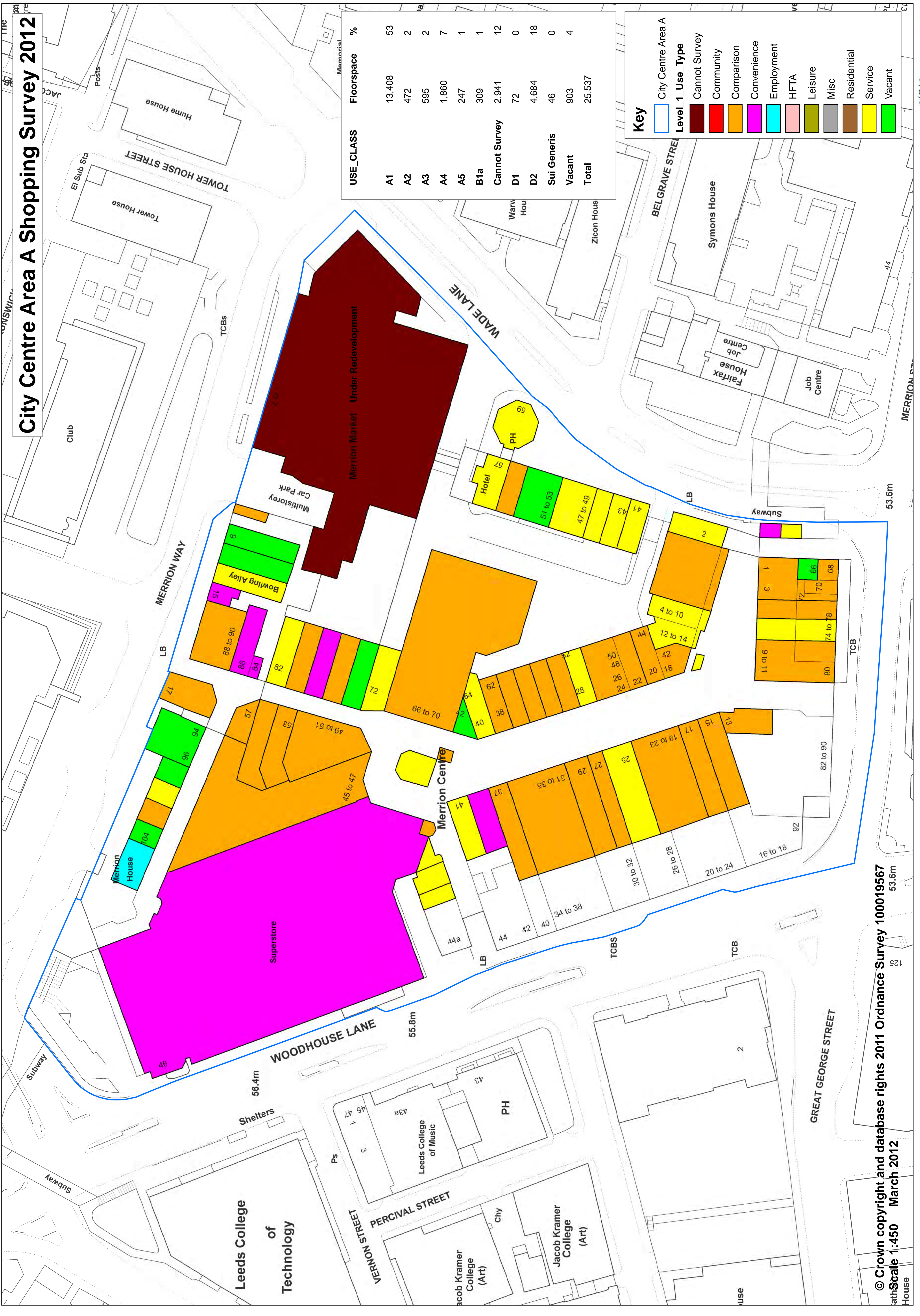


City Centre Area A Shopping Survey 2012

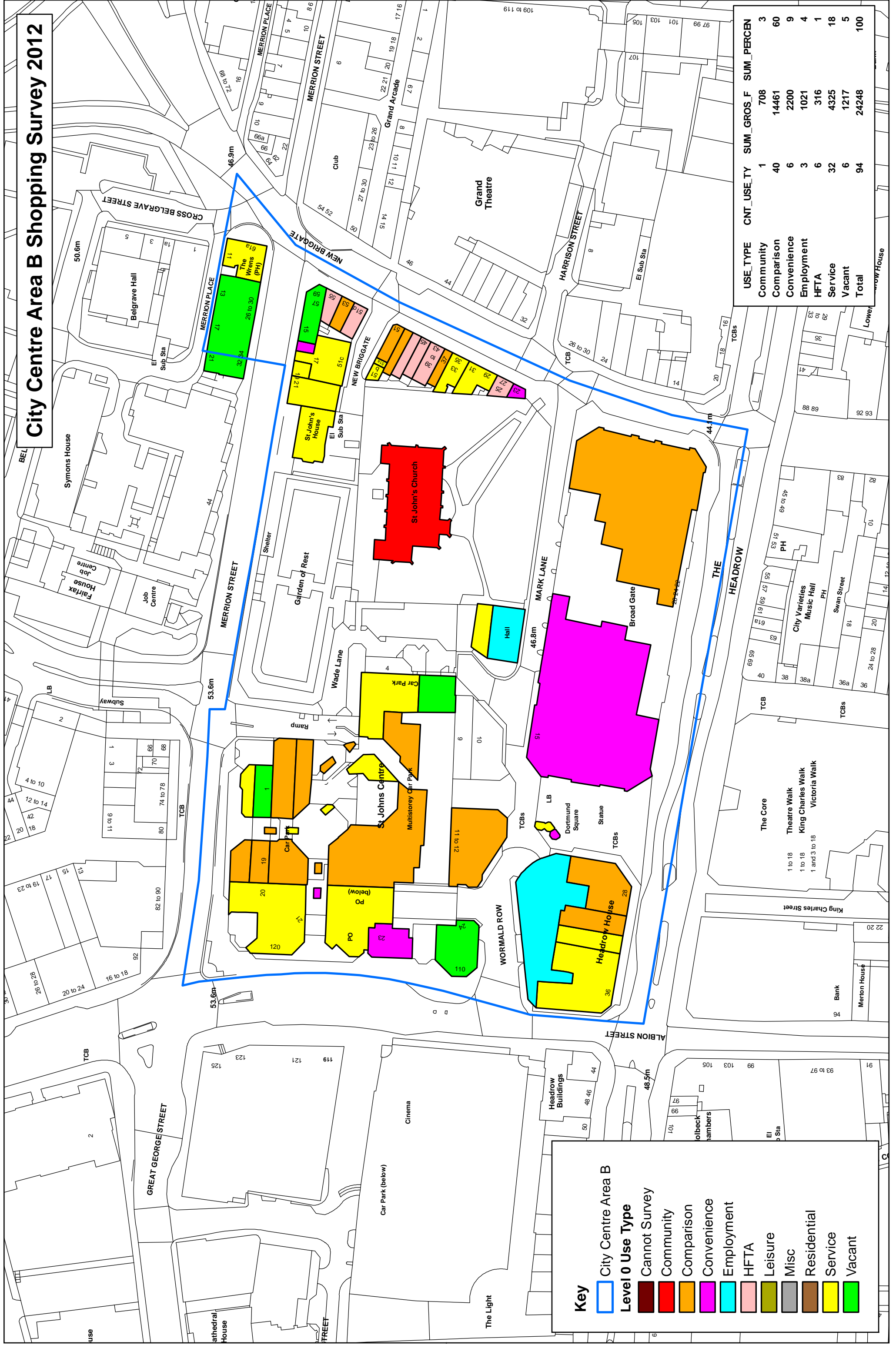
USE_CLASS	Floorspace	%
A1	13,408	53
A2	472	2
A3	595	2
A4	1,860	7
A5	247	1
B1a	309	1
Cannot Survey	2,941	12
D1	72	0
D2	4,684	18
Sui Generis	46	0
Vacant	903	4
Total	25,537	

Key

- City Centre Area A
- Level_1_Use_Type
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant



City Centre Area B Shopping Survey 2012

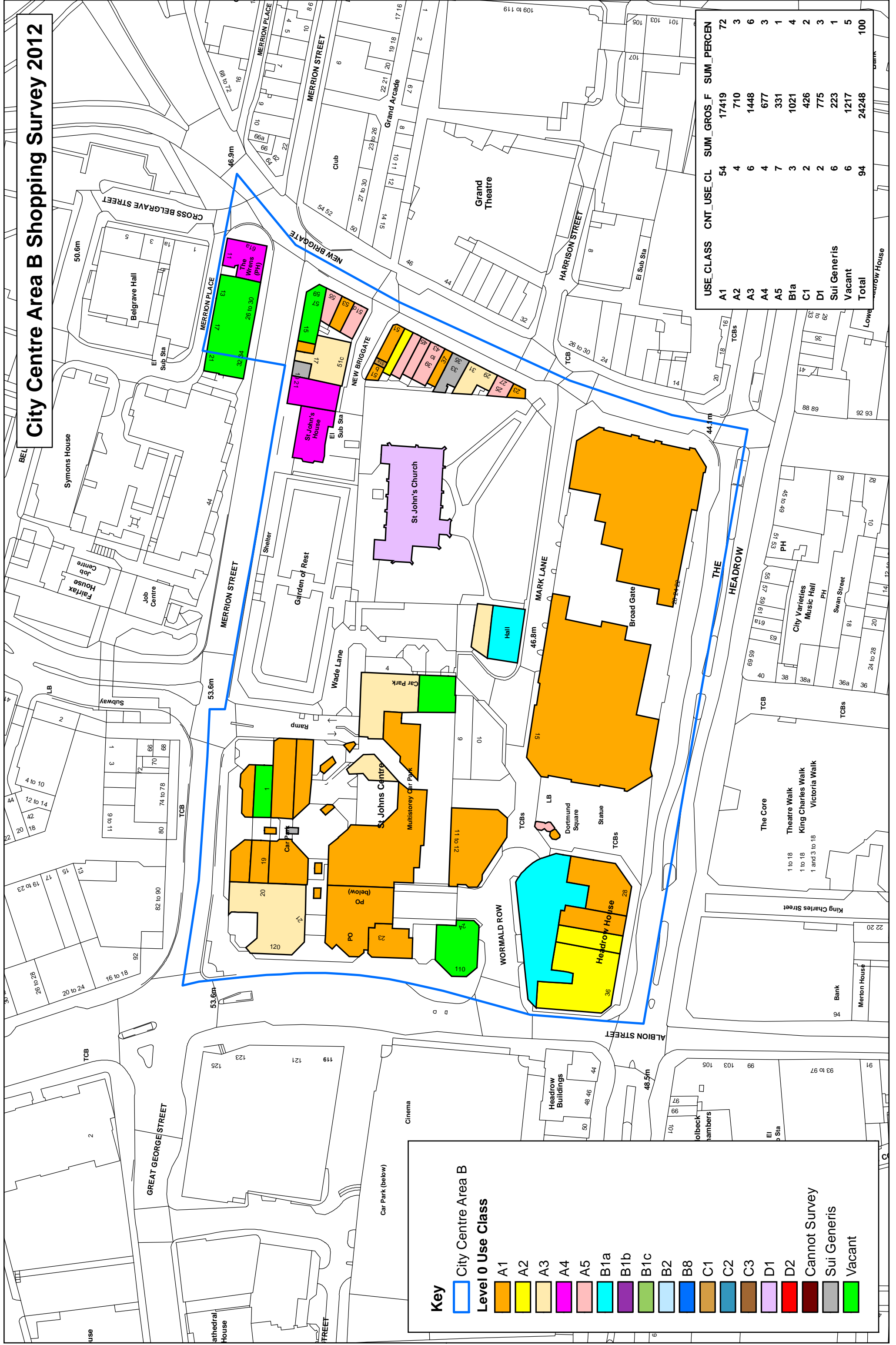


USE_TYPE	CNT_USE_TY	SUM_GROS_F	SUM_PERCBN
Community	1	708	3
Comparison	40	14461	60
Convenience	6	2200	9
Employment	3	1021	4
HFTA	6	316	1
Service	32	4325	18
Vacant	6	1217	5
Total	94	24248	100

Key

- City Centre Area B
- Level 0 Use Type
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

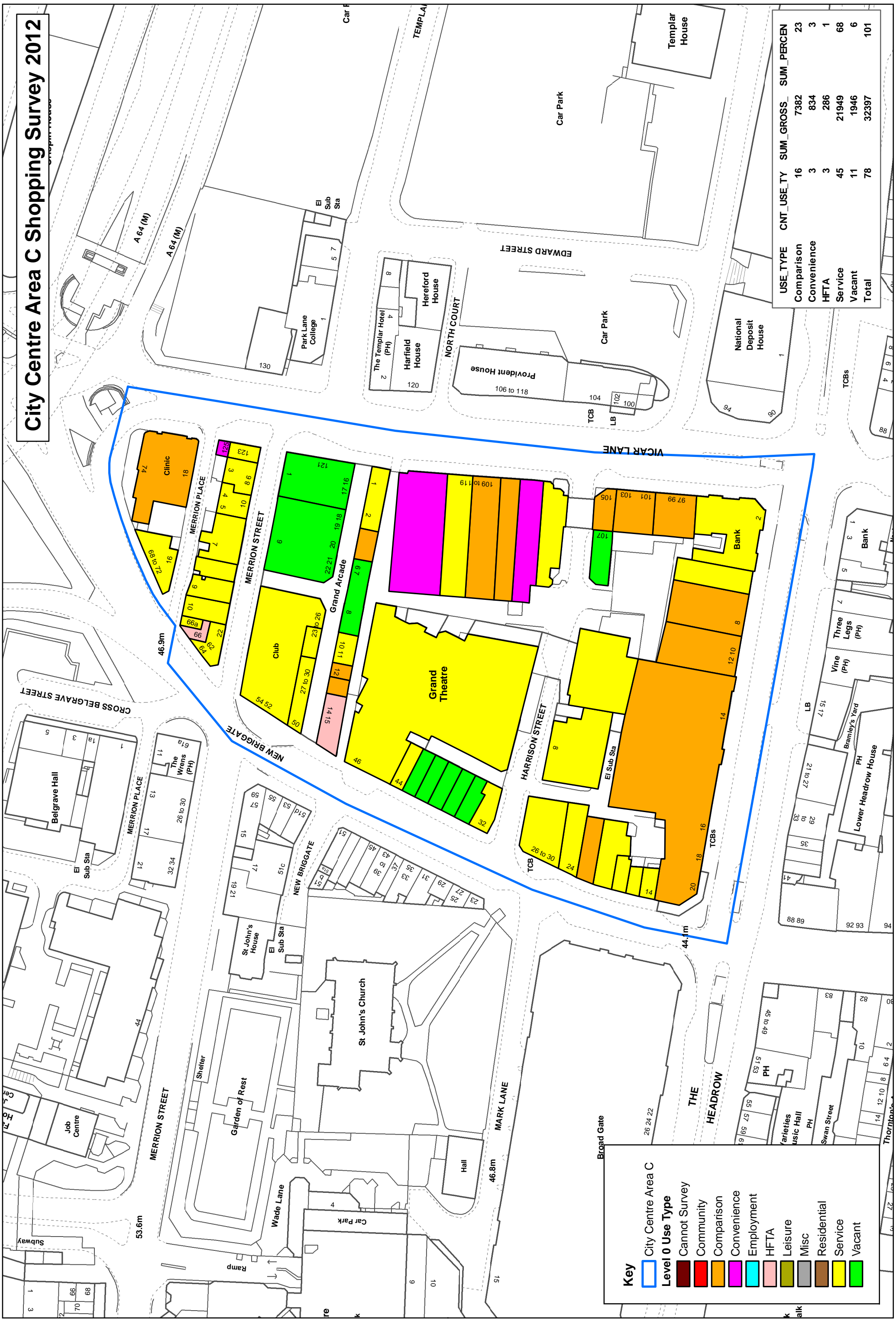
City Centre Area B Shopping Survey 2012



Key

- City Centre Area B
- Level 0 Use Class**
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant

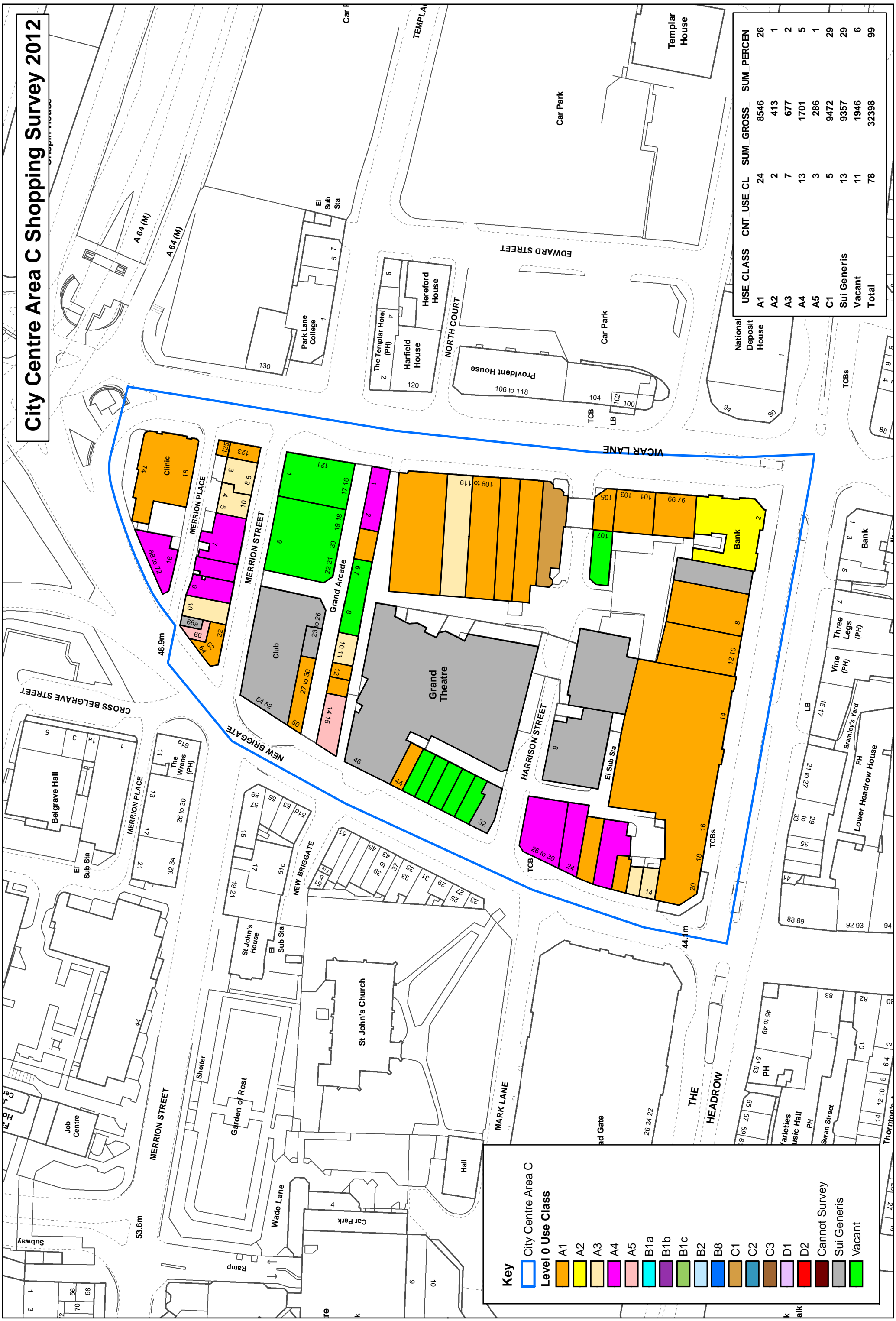
City Centre Area C Shopping Survey 2012



USE_TYPE	CNT_USE_TY	SUM_GROSS	SUM_PERCEN
Comparison	16	7382	23
Convenience	3	834	3
HFTA	3	286	1
Service	45	21949	68
Vacant	11	1946	6
Total	78	32397	101

Color	Use Type
Blue outline	City Centre Area C
White	Level 0 Use Type
Dark Red	Cannot Survey
Red	Community
Orange	Comparison
Pink	Convenience
Light Blue	Employment
Light Purple	HFTA
Light Green	Leisure
Grey	Misc
Brown	Residential
Yellow	Service
Green	Vacant

City Centre Area C Shopping Survey 2012



USE_CLASS	CNT	USE_CL	SUM_GROSS	SUM_PERCEN
A1	24		8546	26
A2	2		413	1
A3	7		677	2
A4	13		1701	5
A5	3		286	1
C1	5		9472	29
Sui Generis	13		9357	29
Vacant	11		1946	6
Total	78		32398	99

Key

- City Centre Area C
- Level 0 Use Class**
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant

Key

City Centre Area D

- City Centre Area D
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant



Key

City Centre Area D

- City Centre Area D

Level 0 Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant



City Centre Area E Shopping Survey 2012



Key

- City Centre Area E
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HIFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

City Centre Area E Shopping Survey 2012



USE_CLASS	CNT_USE_CL	SUM_GROSS	SUM_PERCEN
A1	71	31001	71
A2	5	1798	4
A3	6	950	2
A4	2	262	1
B1a	6	502	1
D1	3	1524	3
D2	2	554	1
Vacant	35	7107	16
Total	130	43698	100

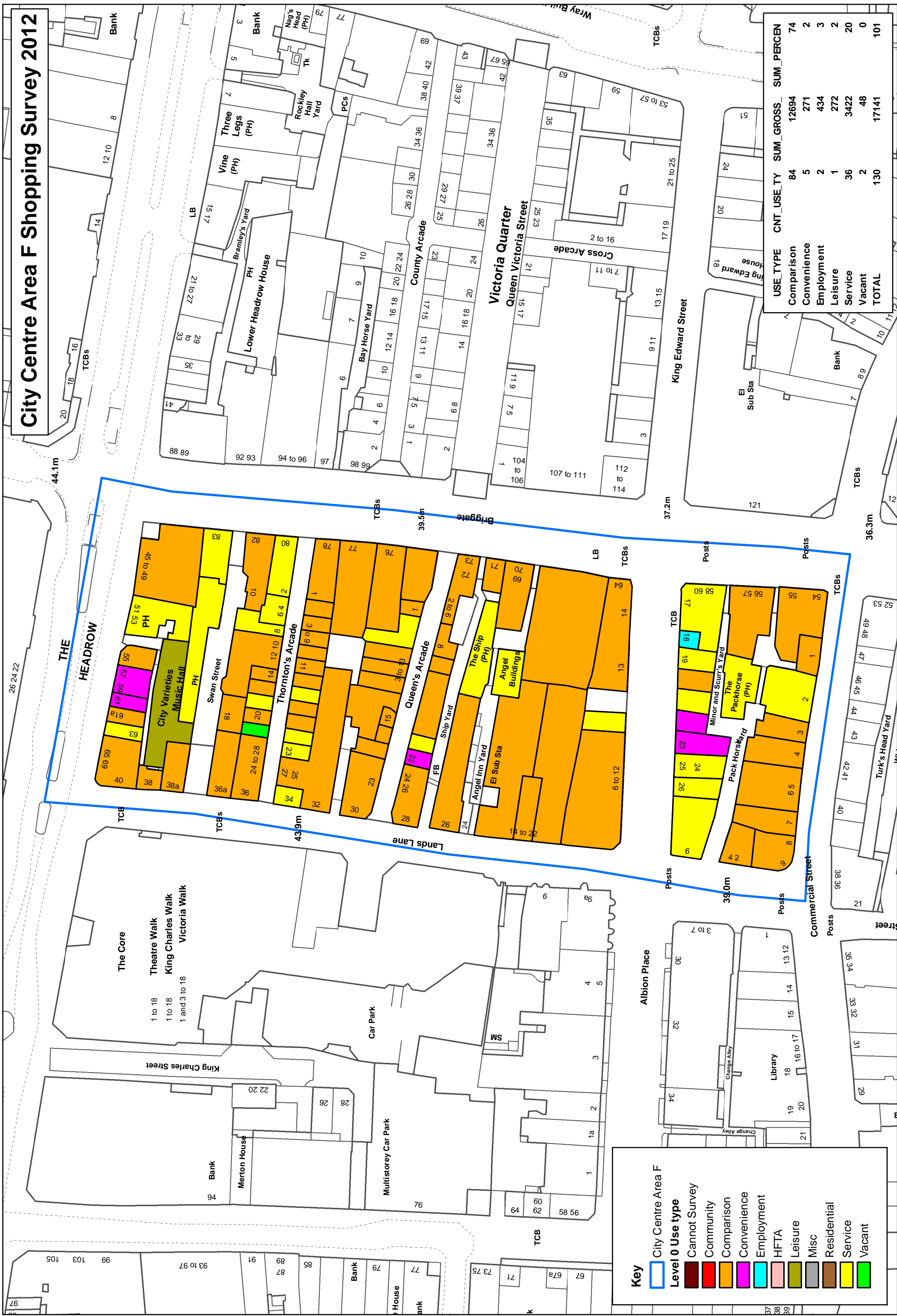
Key

- City Centre Area E

Ground floor Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant

City Centre Area F Shopping Survey 2012

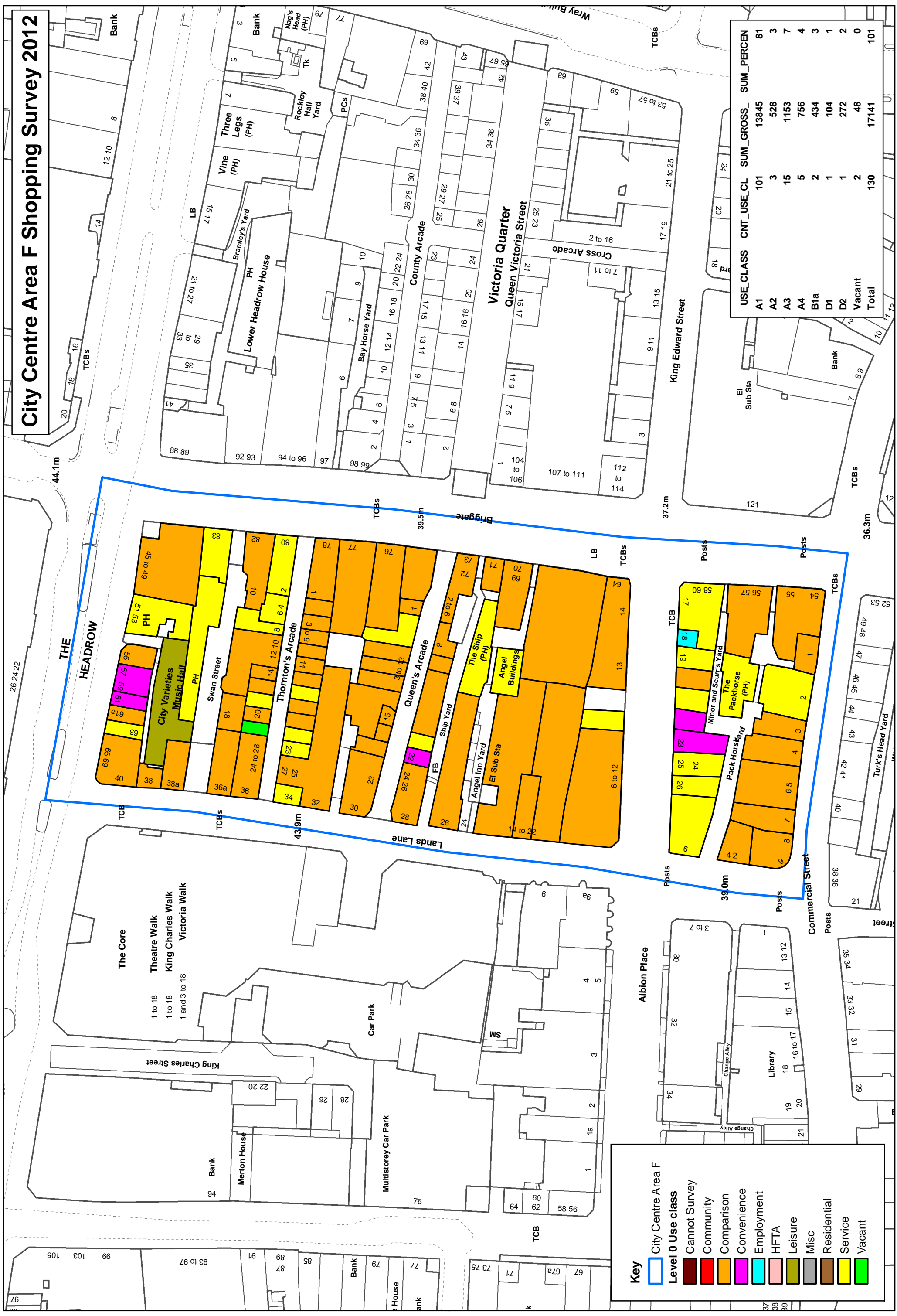


Key

- City Centre Area F
- Level 0 Use type
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	CNT_USE_TY	SUM_GROSS	SUM_PERCN
Comparison	84	12694	74
Convenience	5	271	2
Employment	2	434	3
Leisure	1	272	2
Service	36	3422	20
Vacant	2	48	0
TOTAL	130	17141	101

City Centre Area F Shopping Survey 2012

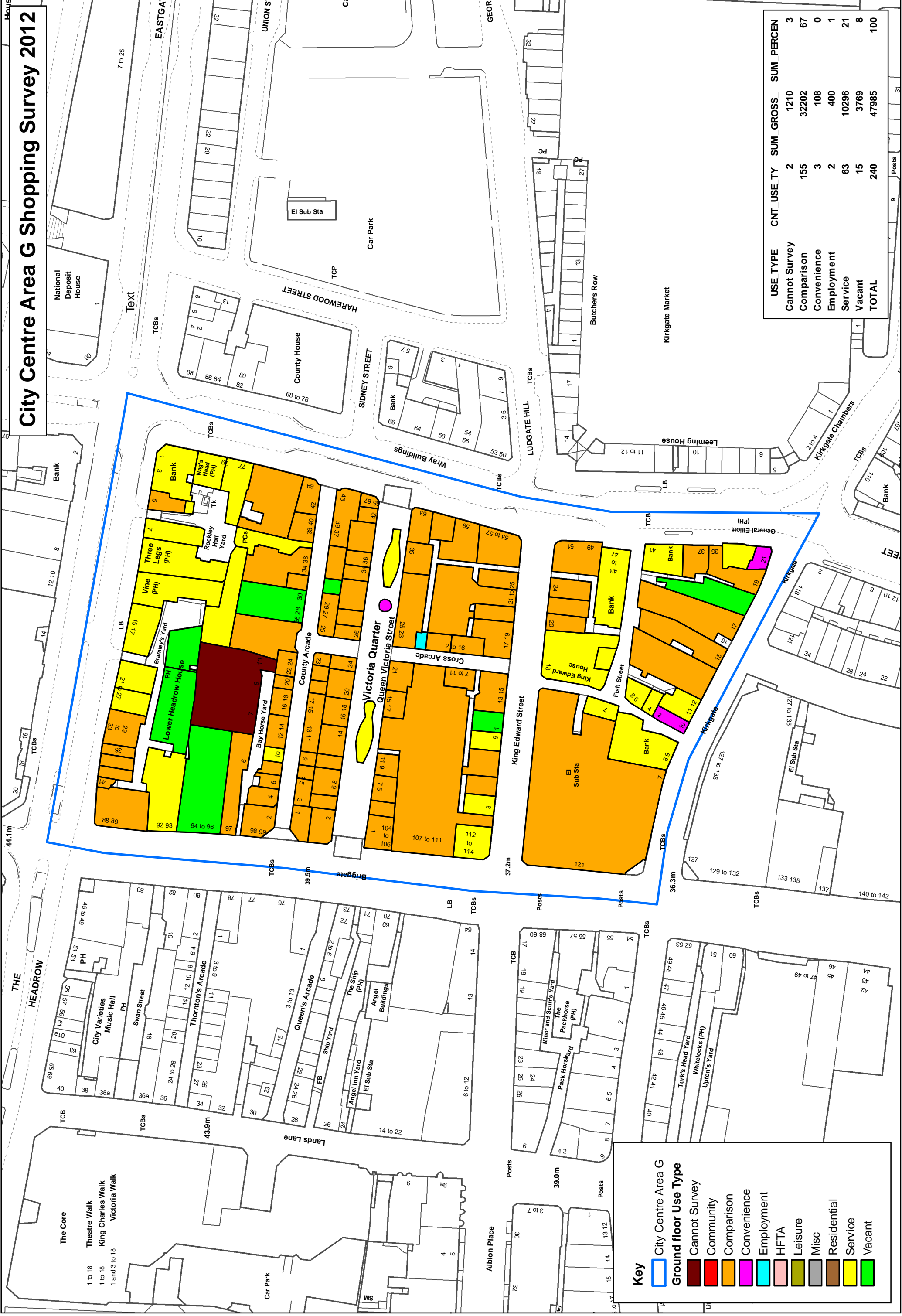


USE_CLASS	CNT	USE_CL	SUM_GROSS	SUM_PERCEN
A1	101		13845	81
A2	3		528	3
A3	15		1153	7
A4	5		756	4
B1a	2		434	3
D1	1		104	1
D2	1		272	2
Vacant	2		48	0
Total	130		17141	101

Key

- City Centre Area F
- Level 0 Use class
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

City Centre Area G Shopping Survey 2012

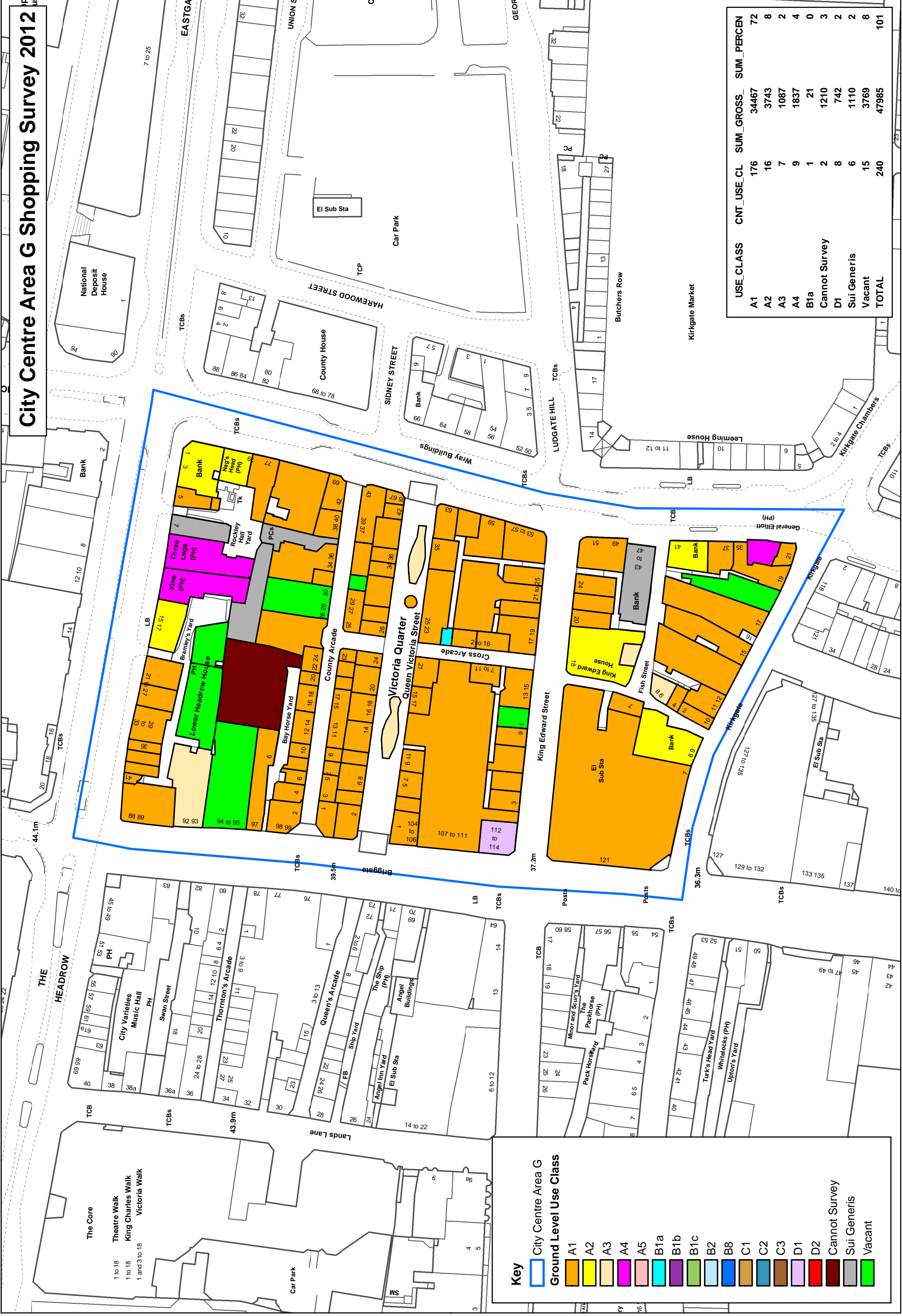


USE_TYPE	CNT_USE_TY	SUM_GROSS	SUM_PERCEN
Cannot Survey	2	1210	3
Comparison	155	32202	67
Convenience	3	108	0
Employment	2	400	1
Service	63	10296	21
Vacant	15	3769	8
TOTAL	240	47985	100

Key

- City Centre Area G
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

City Centre Area G Shopping Survey 2012



USE_CLASS	CNT_USE_CL	SUM_GROSS	SUM_PERCEN
A1	176	34467	72
A2	16	3743	8
A3	7	1087	2
A4	9	1837	4
B1a	1	21	0
Cannot Survey	2	1210	3
D1	8	742	2
Sui Generis	6	1110	2
Vacant	15	3769	8
TOTAL	240	47985	101

Key

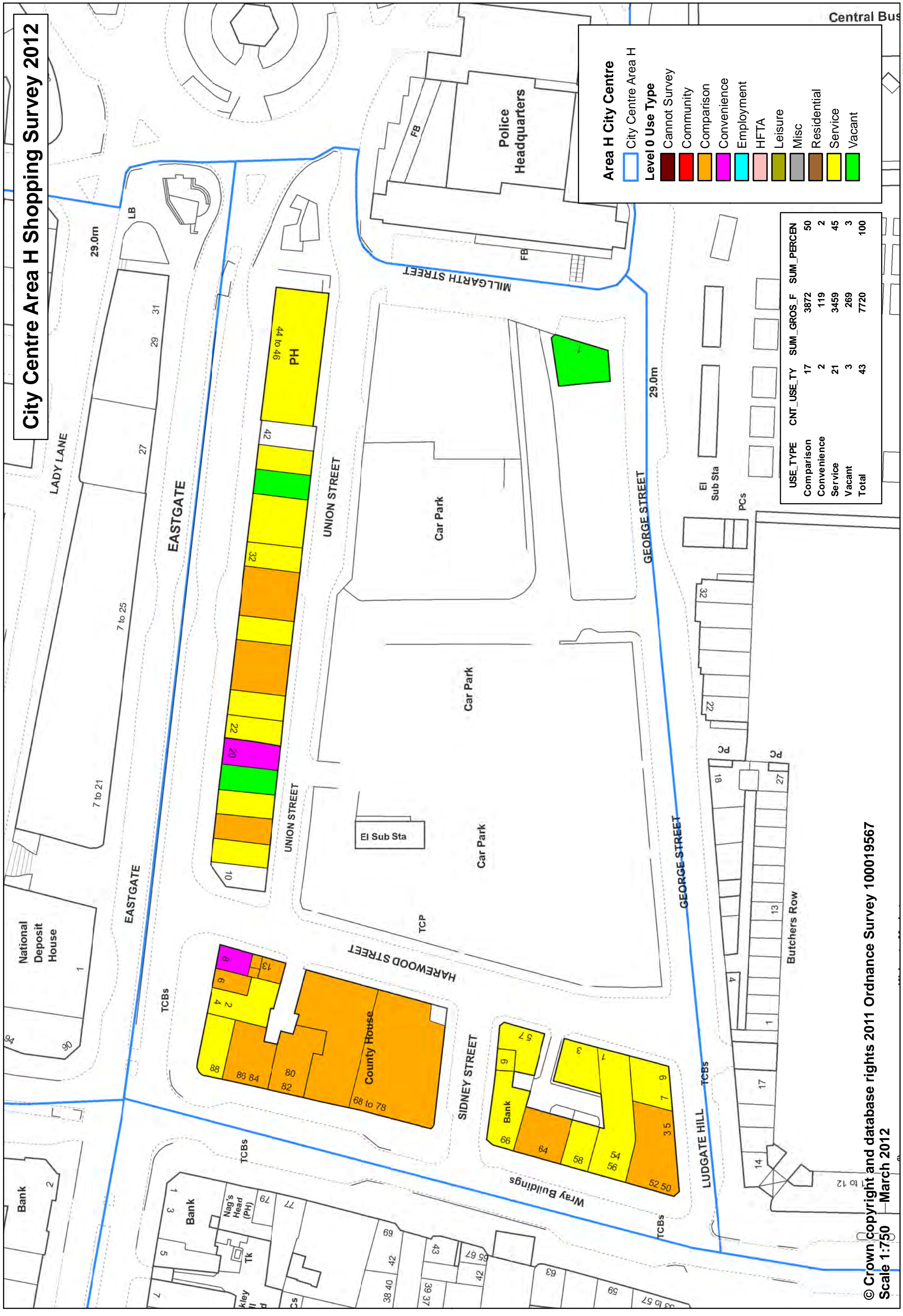
- City Centre Area G

Ground Level Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant



City Centre Area H Shopping Survey 2012



Area H City Centre

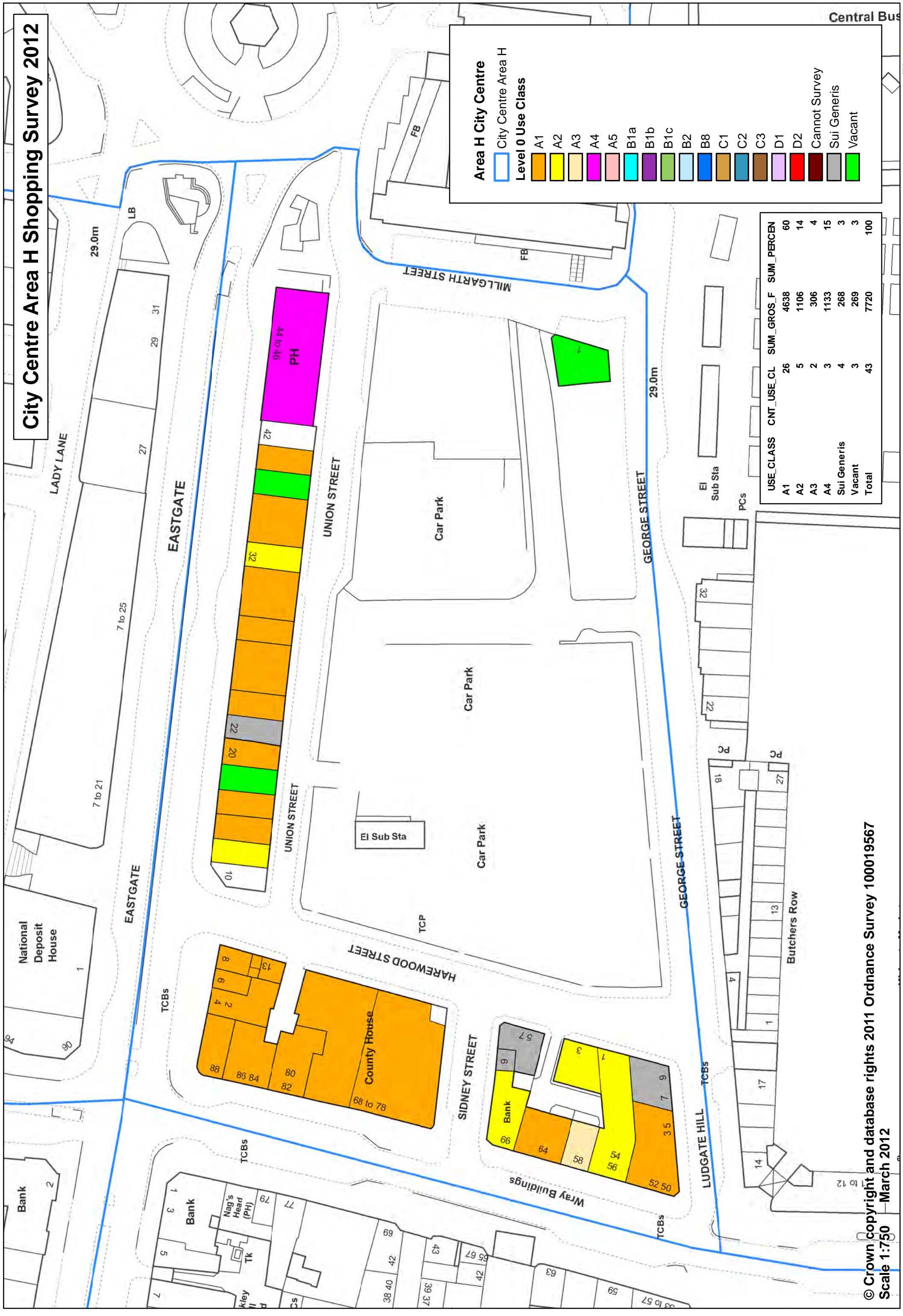
- City Centre Area H

Level 0 Use Type

- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	CNT_USE_TY	SUM_GROS_F	SUM_PERCEN
Comparison	17	3872	50
Convenience	2	119	2
Service	21	3459	45
Vacant	3	269	3
Total	43	7720	100

City Centre Area H Shopping Survey 2012



Area H City Centre

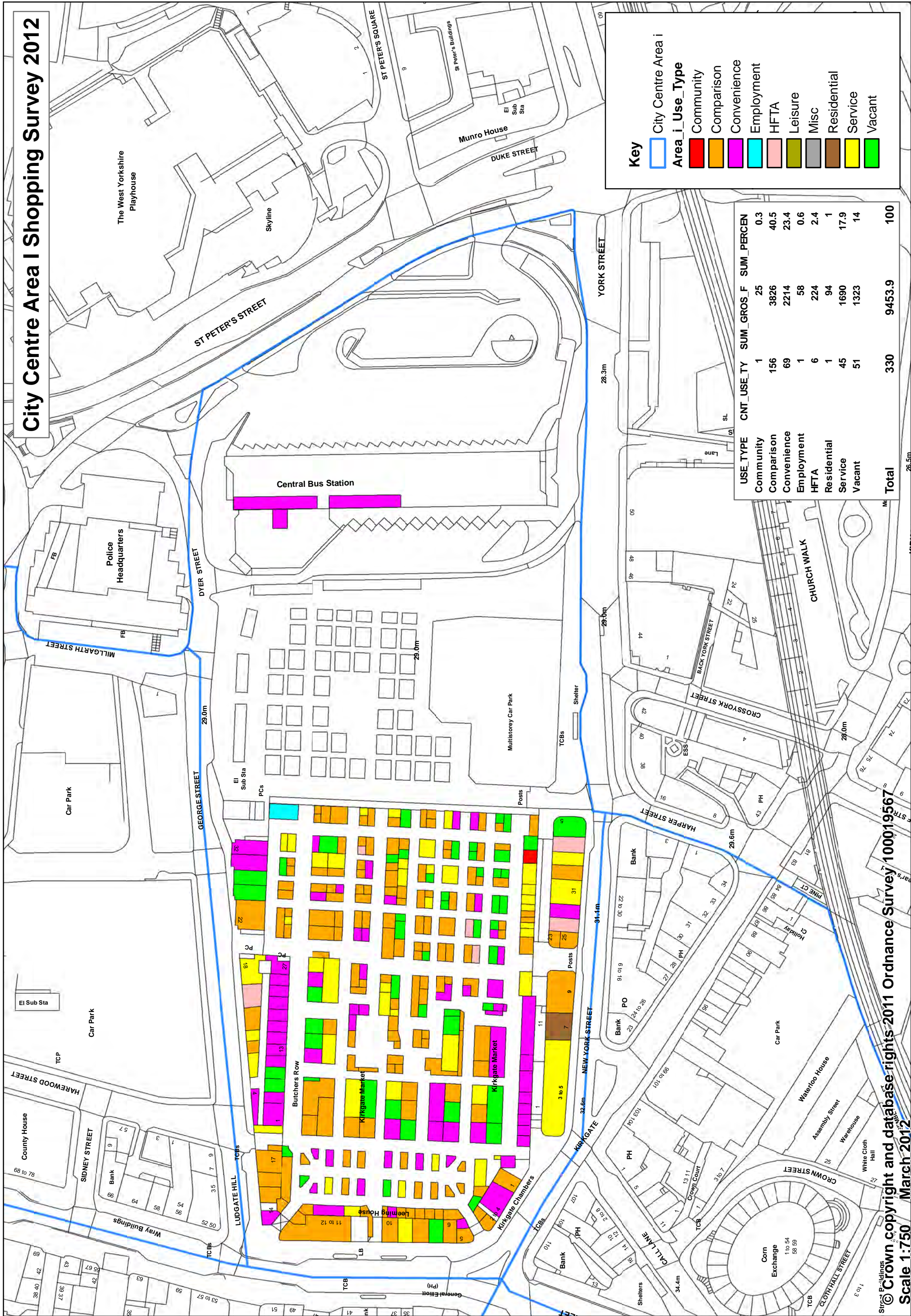
City Centre Area H

Level 0 Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant

USE_CLASS	CNT	USE_CL	SUM_GROS_F	SUM_PERCEN
A1	26		4638	60
A2	5		1106	14
A3	2		306	4
A4	3		1133	15
Sui Generis	4		268	3
Vacant	3		269	3
Total	43		7720	100

City Centre Area I Shopping Survey 2012



Key

City Centre Area I

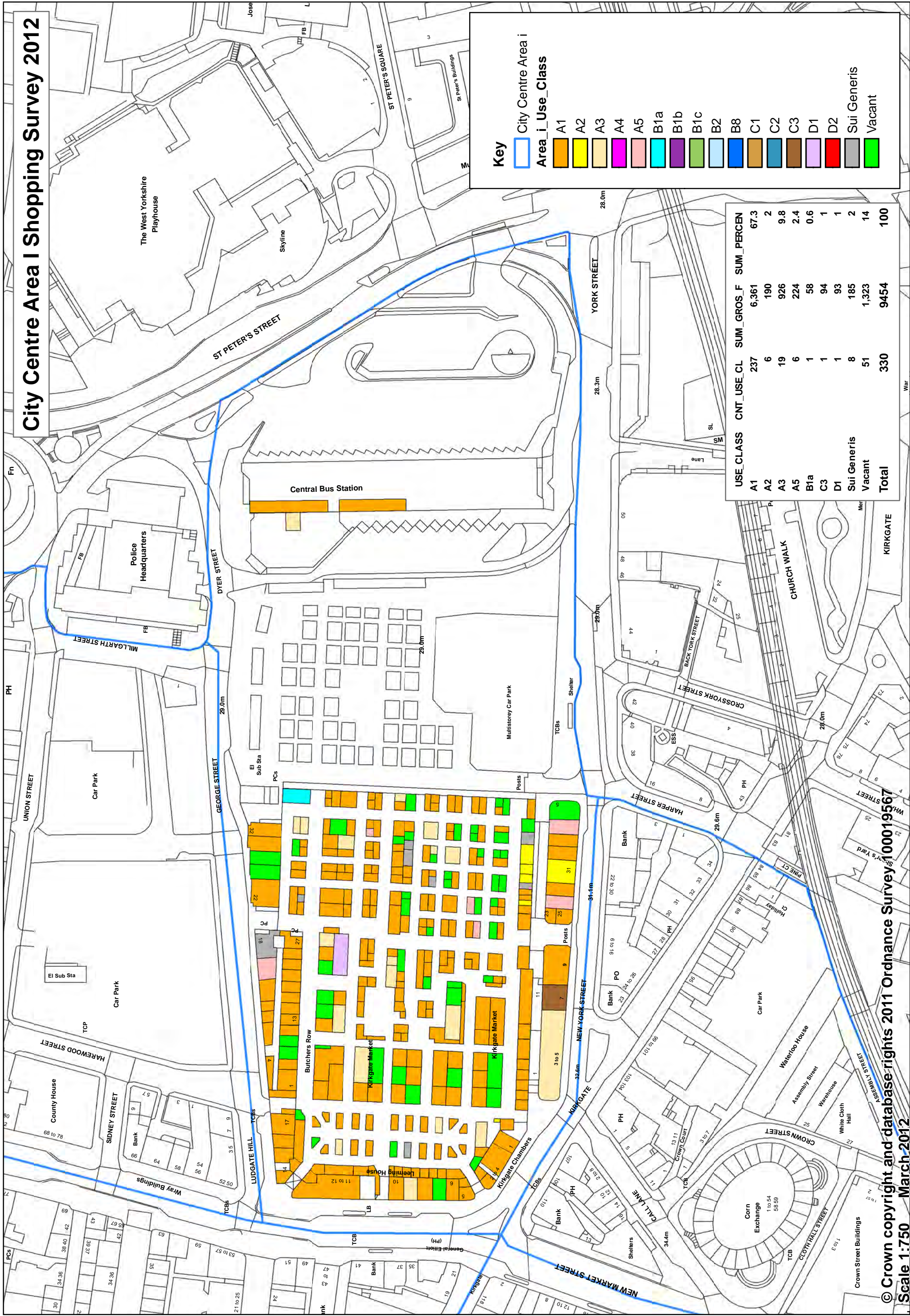
Area_i_Use_Type

- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	CNT	USE_TY	SUM_GROS_F	SUM_PERCEN
Community	1		25	0.3
Comparison	156		3826	40.5
Convenience	69		2214	23.4
Employment	1		58	0.6
HFTA	6		224	2.4
Residential	1		94	1
Service	45		1690	17.9
Vacant	51		1323	14
Total	330		9453.9	100



City Centre Area I Shopping Survey 2012



Key
City Centre Area i

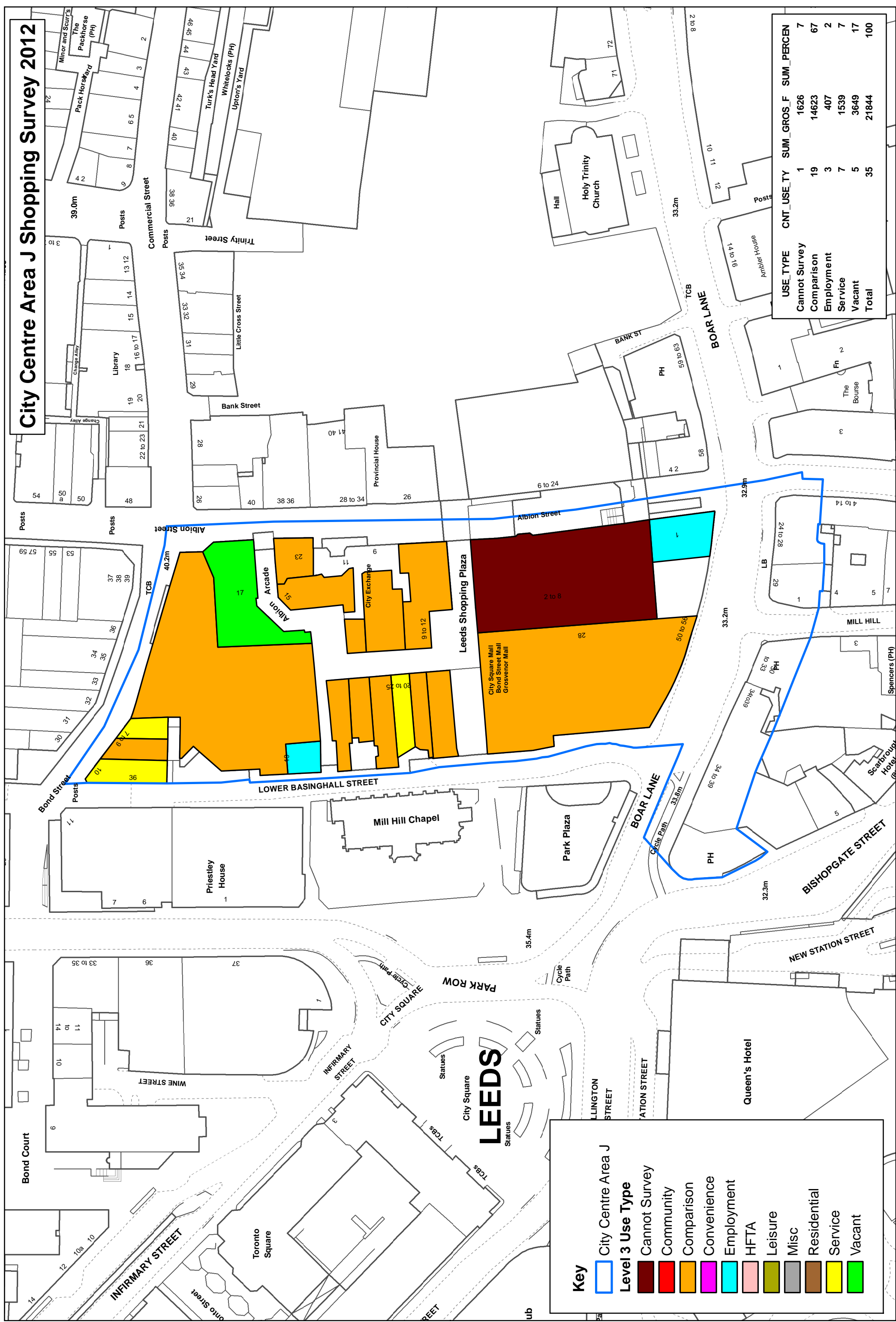
Area i Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE_CLASS	CNT_USE_CL	SUM_GROS_F	SUM_PERCEN
A1	237	6,361	67.3
A2	6	190	2
A3	19	926	9.8
A5	6	224	2.4
B1a	1	58	0.6
C3	1	94	1
D1	1	93	1
Sui Generis	8	185	2
Vacant	51	1,323	14
Total	330	9454	100



City Centre Area J Shopping Survey 2012

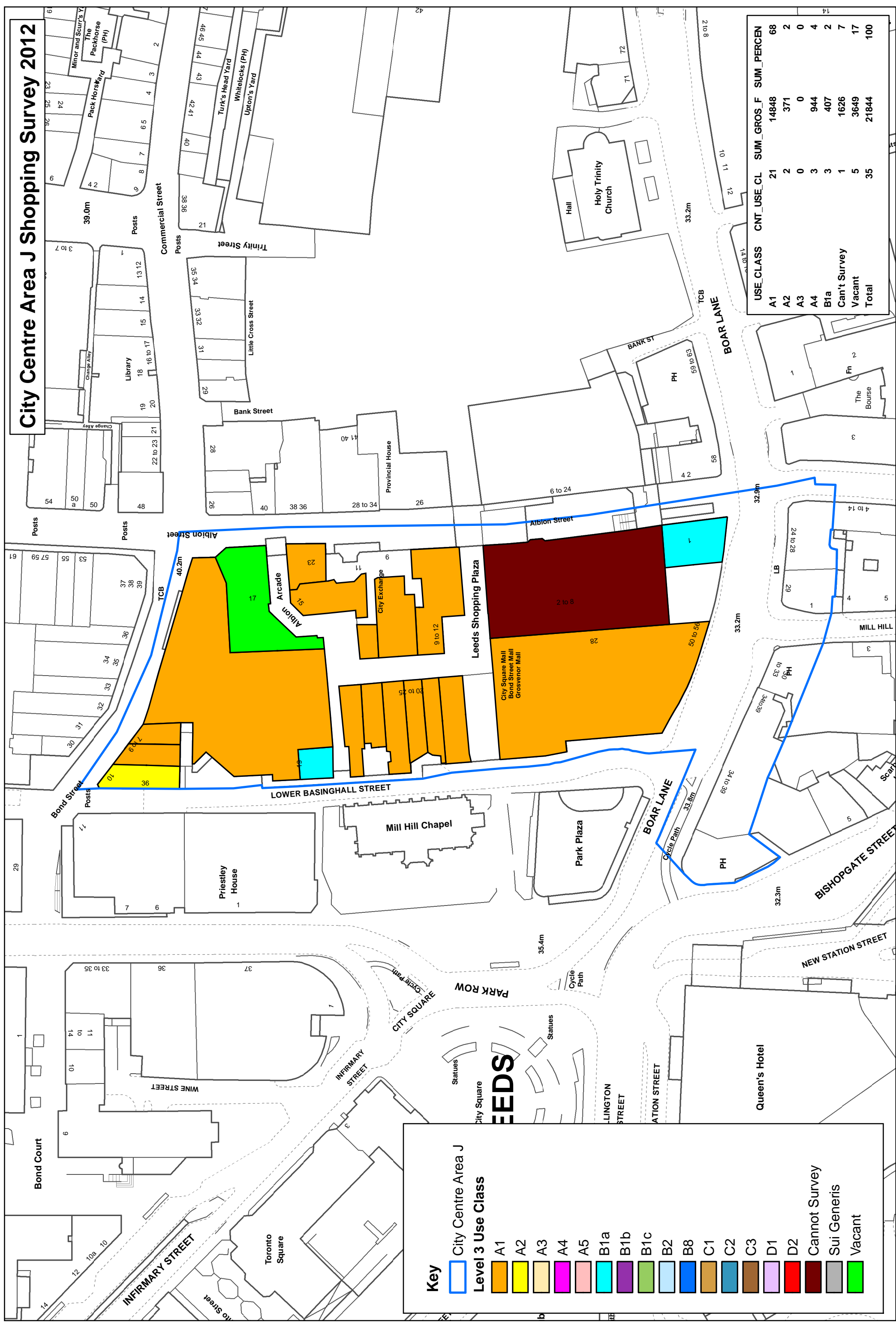


USE_TYPE	CNT_USE_TY	SUM_GROS_F	SUM_PERCEN
Cannot Survey	1	1626	7
Comparison	19	14623	67
Employment	3	407	2
Service	7	1539	7
Vacant	5	3649	17
Total	35	21844	100

Key

- City Centre Area J
- Level 3 Use Type**
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

City Centre Area J Shopping Survey 2012

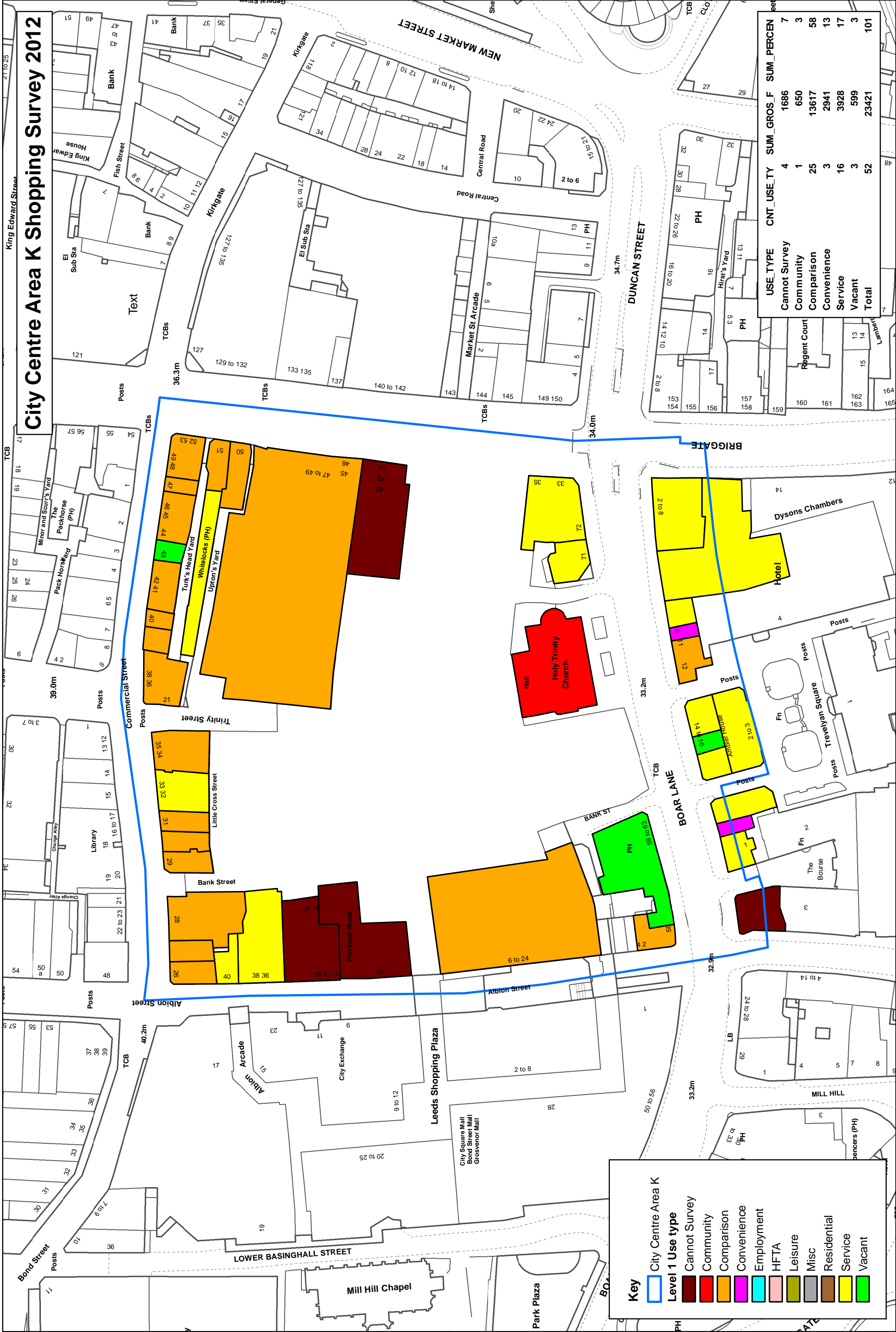


USE_CLASS	CNT_USE_CL	SUM_GROS_F	SUM_PERCEN
A1	21	14848	68
A2	2	371	2
A3	0	0	0
A4	3	944	4
B1a	3	407	2
Can't Survey	1	1626	7
Vacant	5	3649	17
Total	35	21844	100

Key

- City Centre Area J
- Level 3 Use Class**
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant

City Centre Area K Shopping Survey 2012

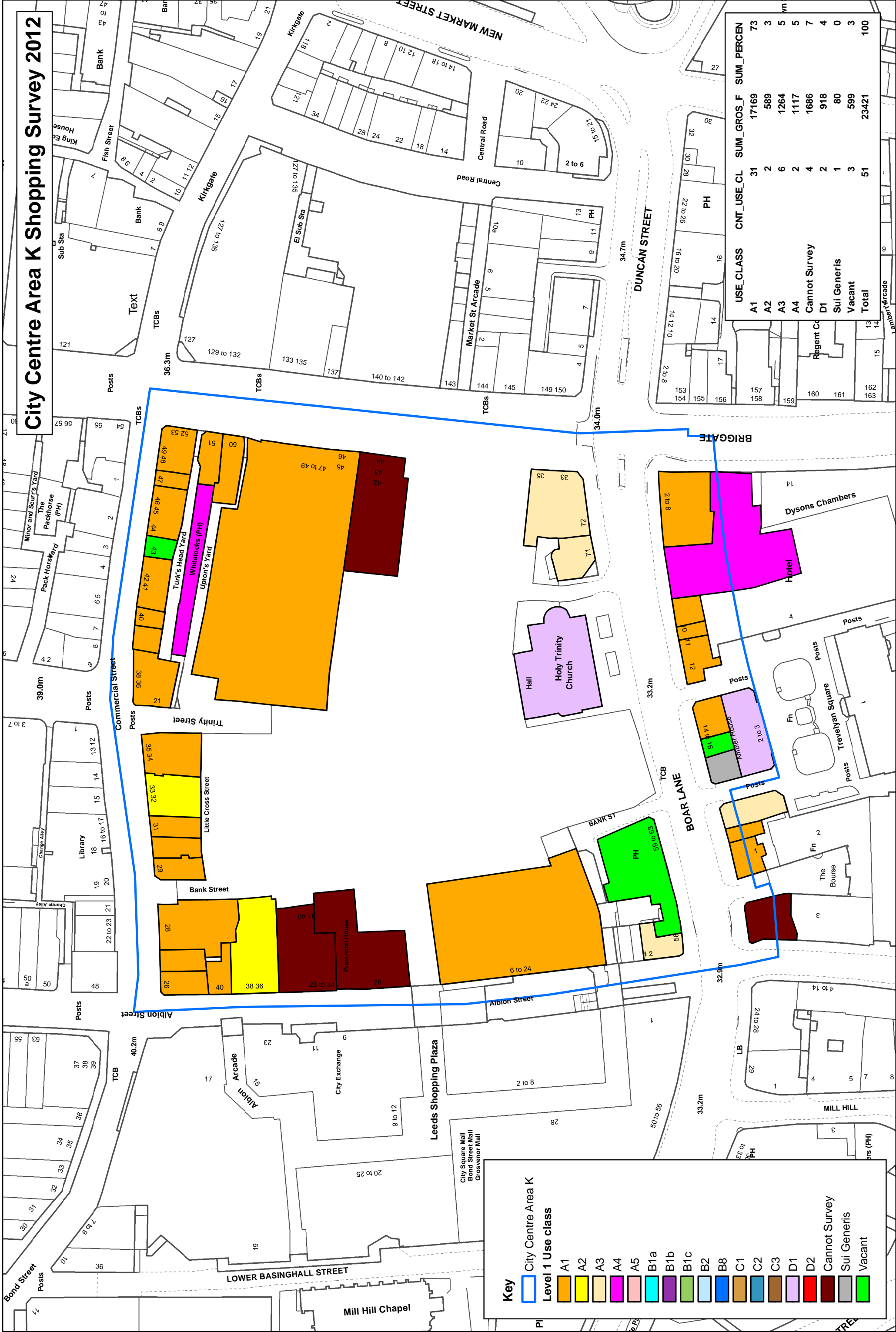


Key

- City Centre Area K
- Level 1 Use type
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	CNT	USE_TY	SUM_GROS_F	SUM_PERCEN
Cannot Survey	4		1686	7
Community	1		650	3
Comparison	25		13617	58
Convenience	3		2941	13
Service	16		3928	17
Vacant	3		599	3
Total	52		23421	101

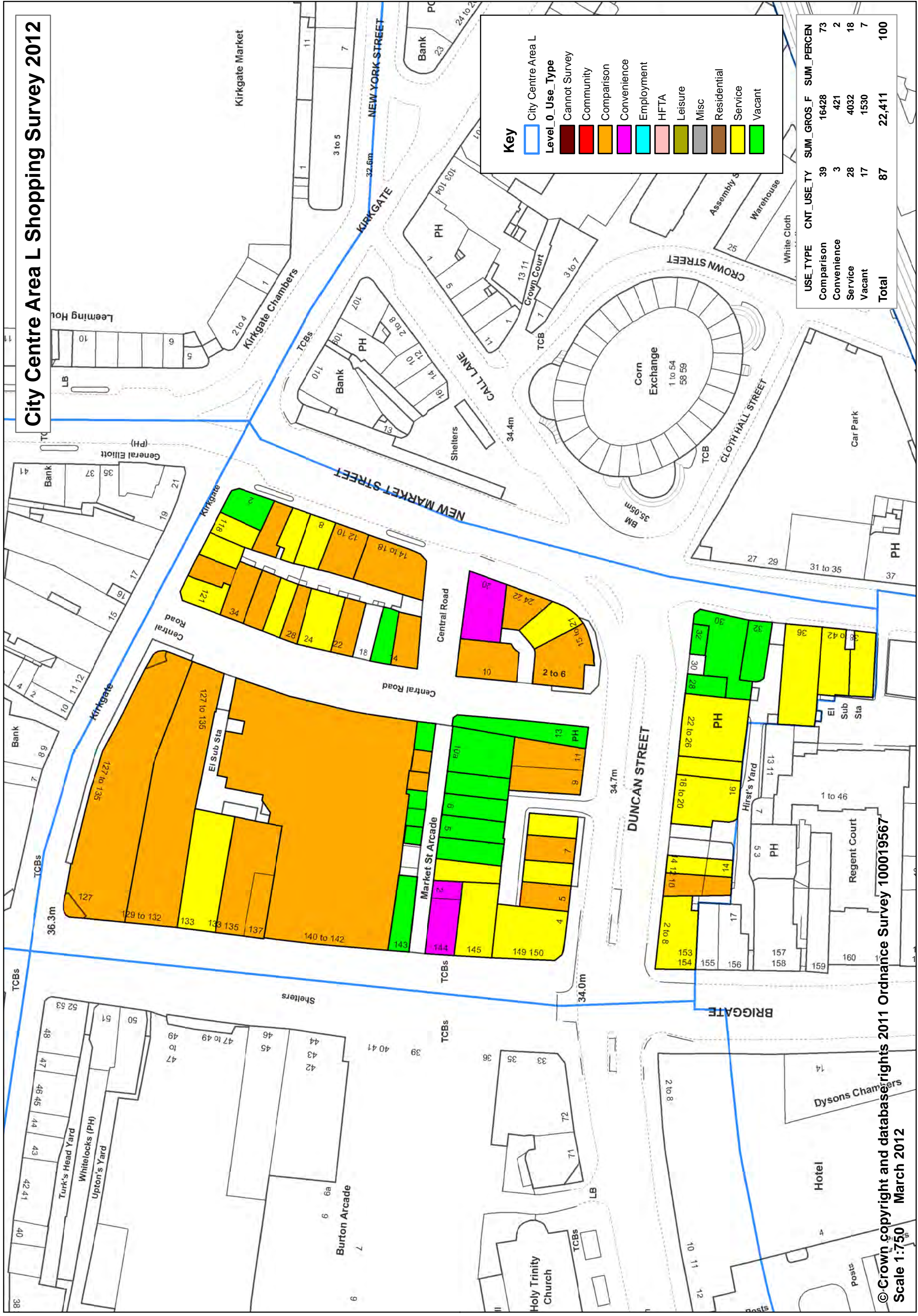
City Centre Area K Shopping Survey 2012



USE_CLASS	CNT_USE_CL	SUM_GROS_F	SUM_PERCEN
A1	31	17169	73
A2	2	589	3
A3	6	1264	5
A4	2	1117	5
Cannot Survey	4	1686	7
D1	2	918	4
Sui Generis	1	80	0
Vacant	3	599	3
Total	51	23421	100

Key	Level 1 Use class
[Blue outline]	City Centre Area K
[Orange]	A1
[Yellow]	A2
[Light Orange]	A3
[Pink]	A4
[Light Purple]	A5
[Cyan]	B1a
[Purple]	B1b
[Green]	B1c
[Light Blue]	B2
[Blue]	B8
[Light Green]	C1
[Green]	C2
[Light Green]	C3
[Light Purple]	D1
[Red]	D2
[Dark Red]	Cannot Survey
[Grey]	Sui Generis
[Light Green]	Vacant

City Centre Area L Shopping Survey 2012

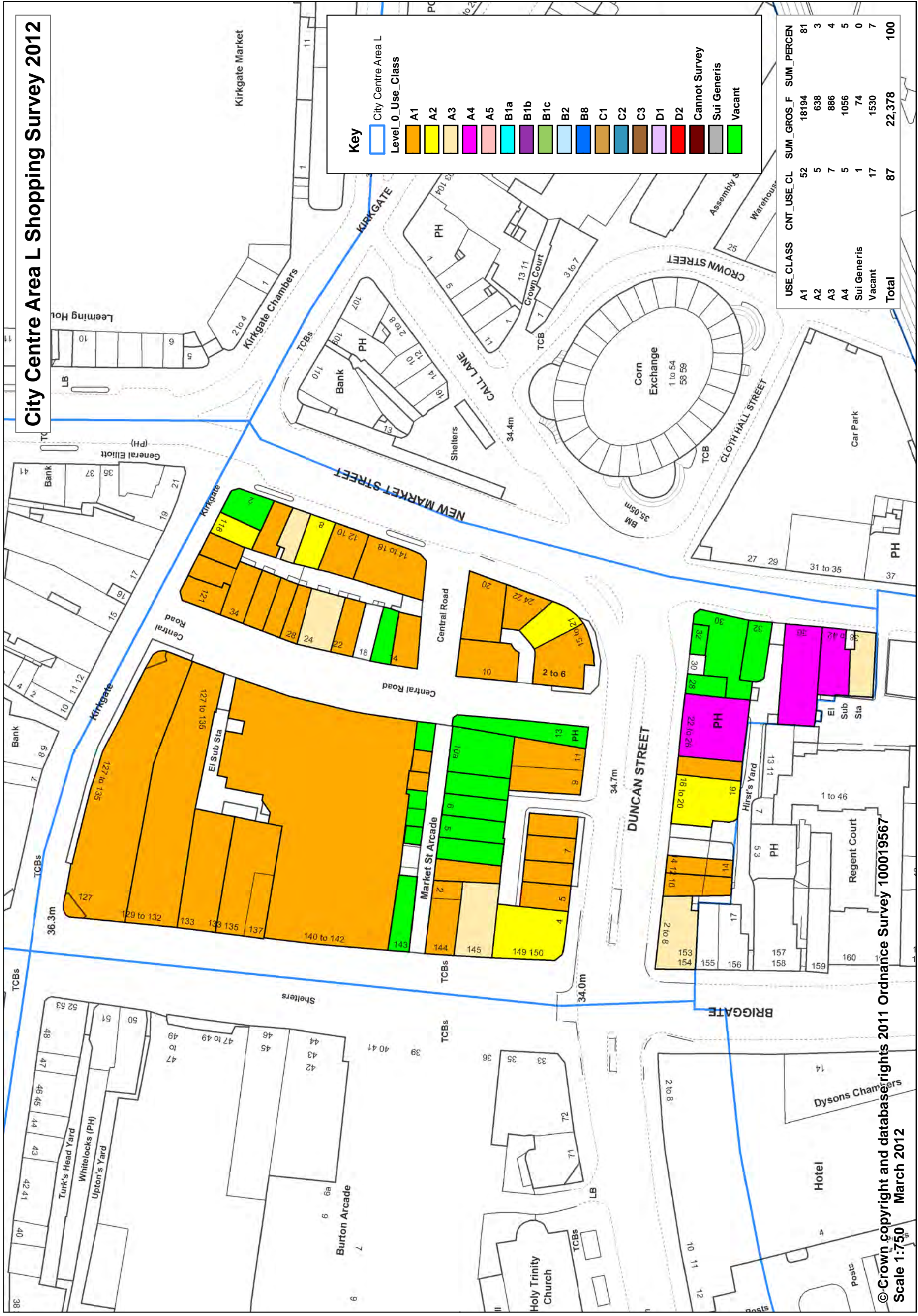


Key

- City Centre Area L
- Level_0_Use_Type
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	CNT_USE_TY	SUM_GROS_F	SUM_PERCEN
Comparison	39	16428	73
Convenience	3	421	2
Service	28	4032	18
Vacant	17	1530	7
Total	87	22,411	100

City Centre Area L Shopping Survey 2012

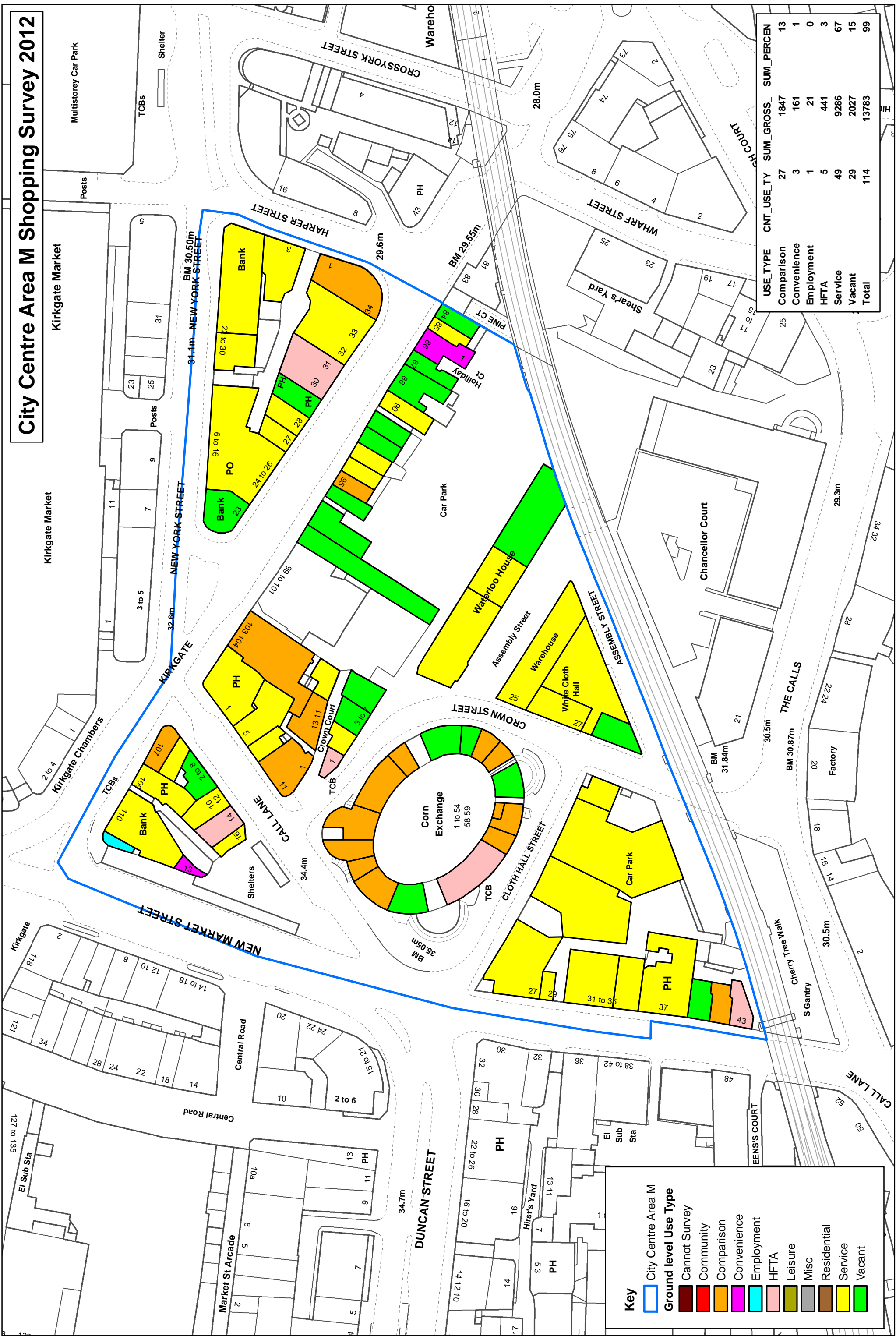


Key

- City Centre Area L
- Level_0_Use_Class
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant

USE_CLASS	CNT_USE_CL	SUM_GROS_F	SUM_PERCEN
A1	52	18194	81
A2	5	638	3
A3	7	886	4
A4	5	1056	5
Sui Generis	1	74	0
Vacant	17	1530	7
Total	87	22,378	100

City Centre Area M Shopping Survey 2012

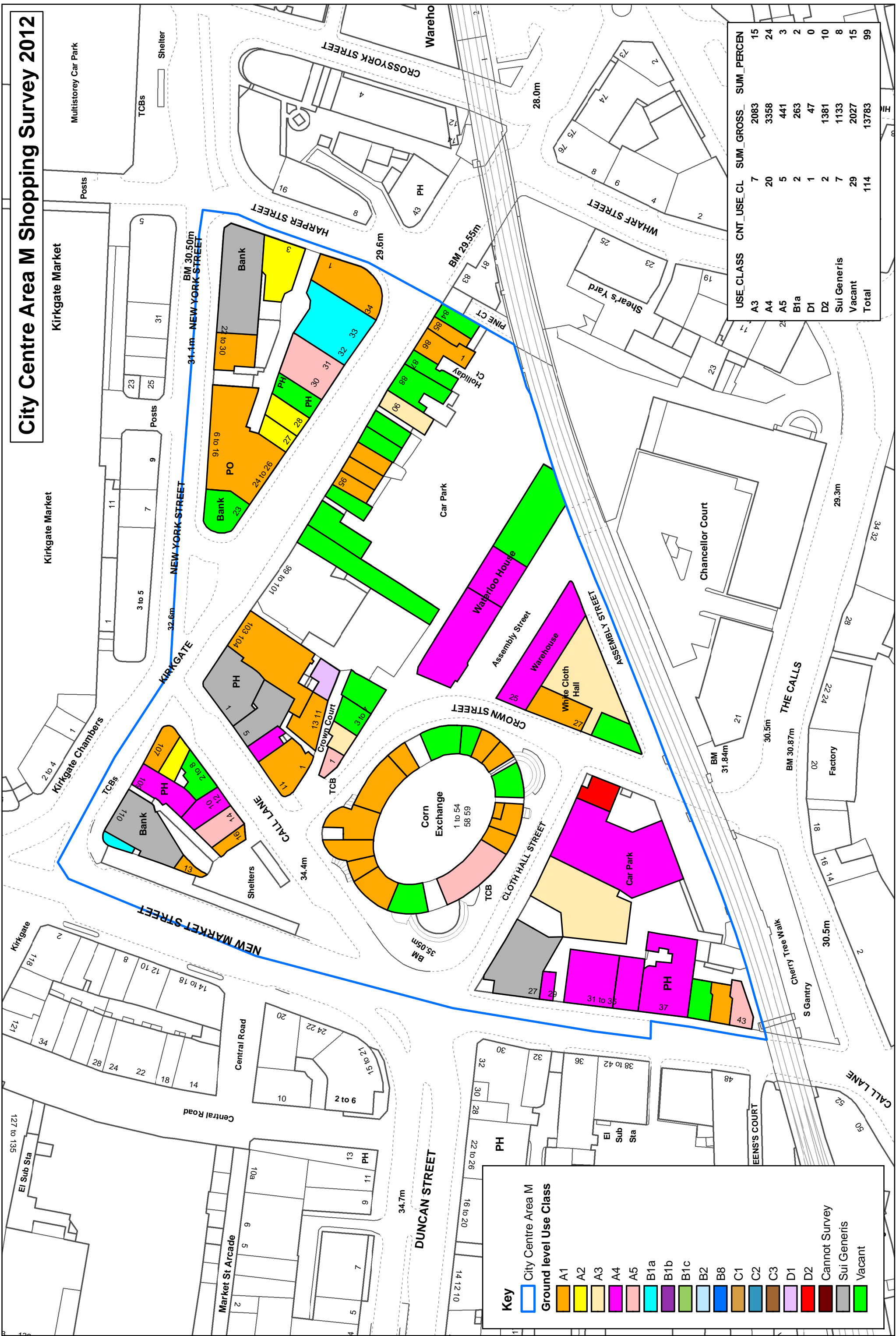


Key

- City Centre Area M
- Cannot Survey
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

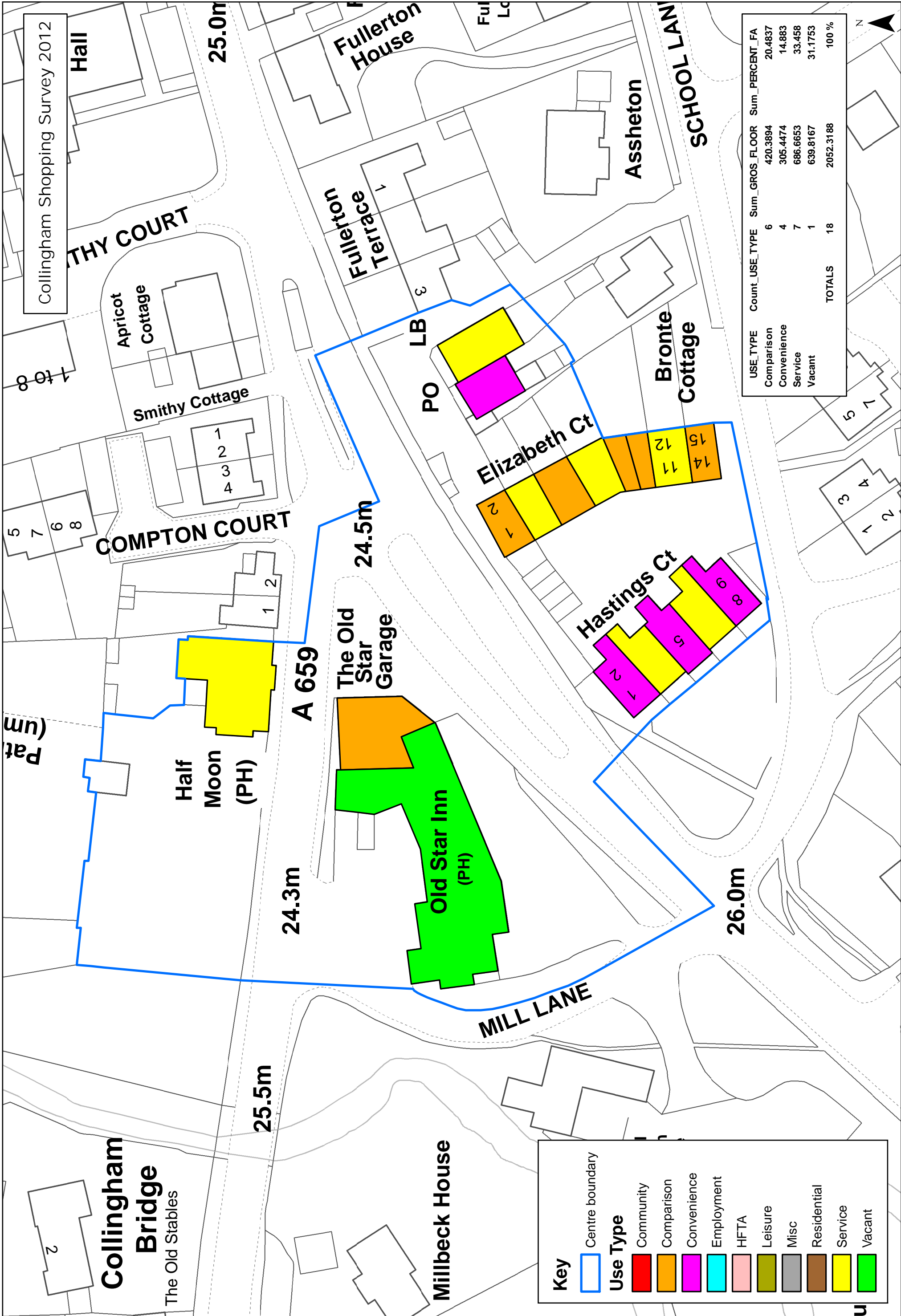
USE_TYPE	CNT_USE_TY	SUM_GROSS	SUM_PERCN
Comparison	27	1847	13
Convenience	3	161	1
Employment	1	21	0
HFTA	5	441	3
Service	49	9286	67
Vacant	29	2027	15
Total	114	13783	99

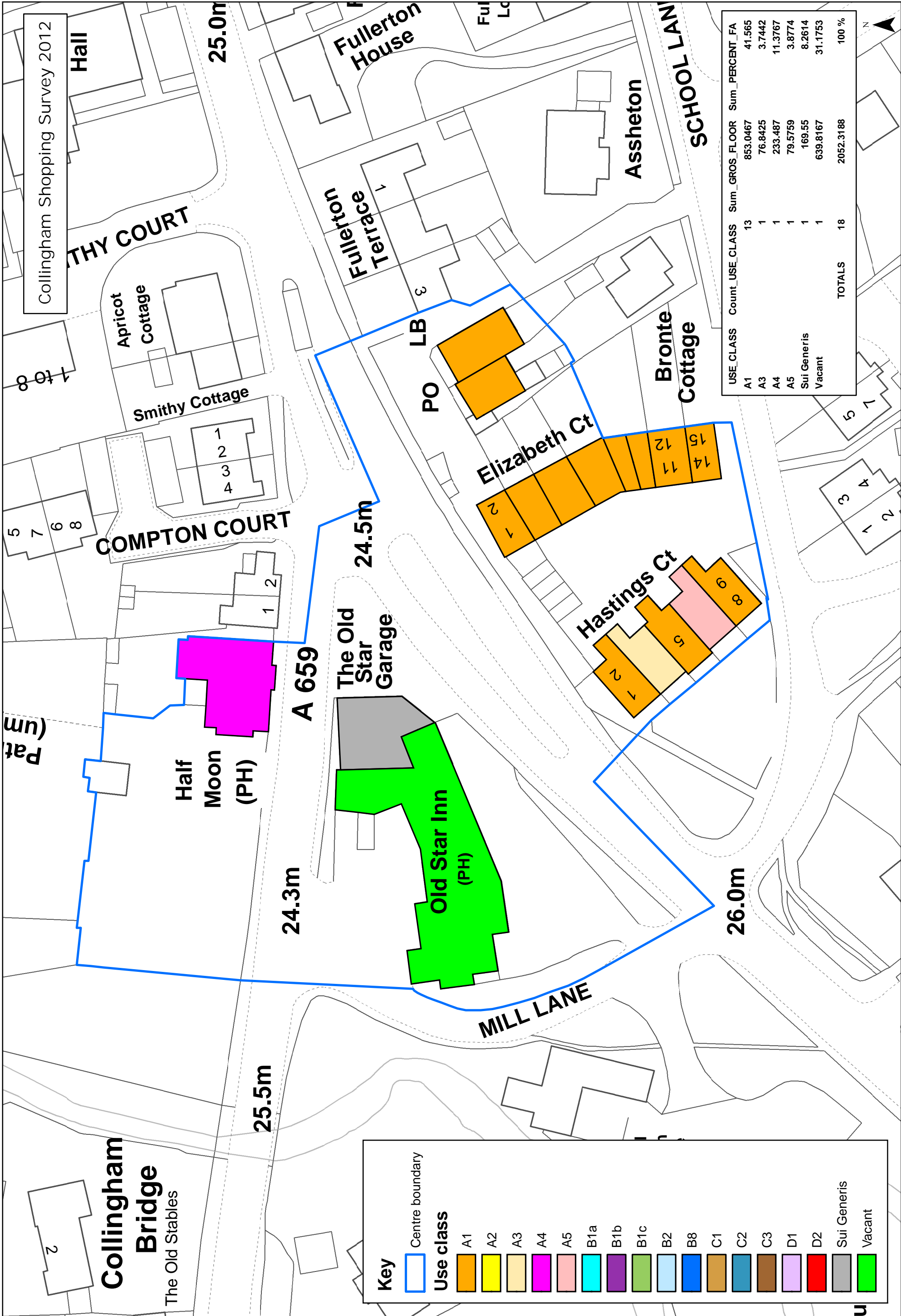
City Centre Area M Shopping Survey 2012

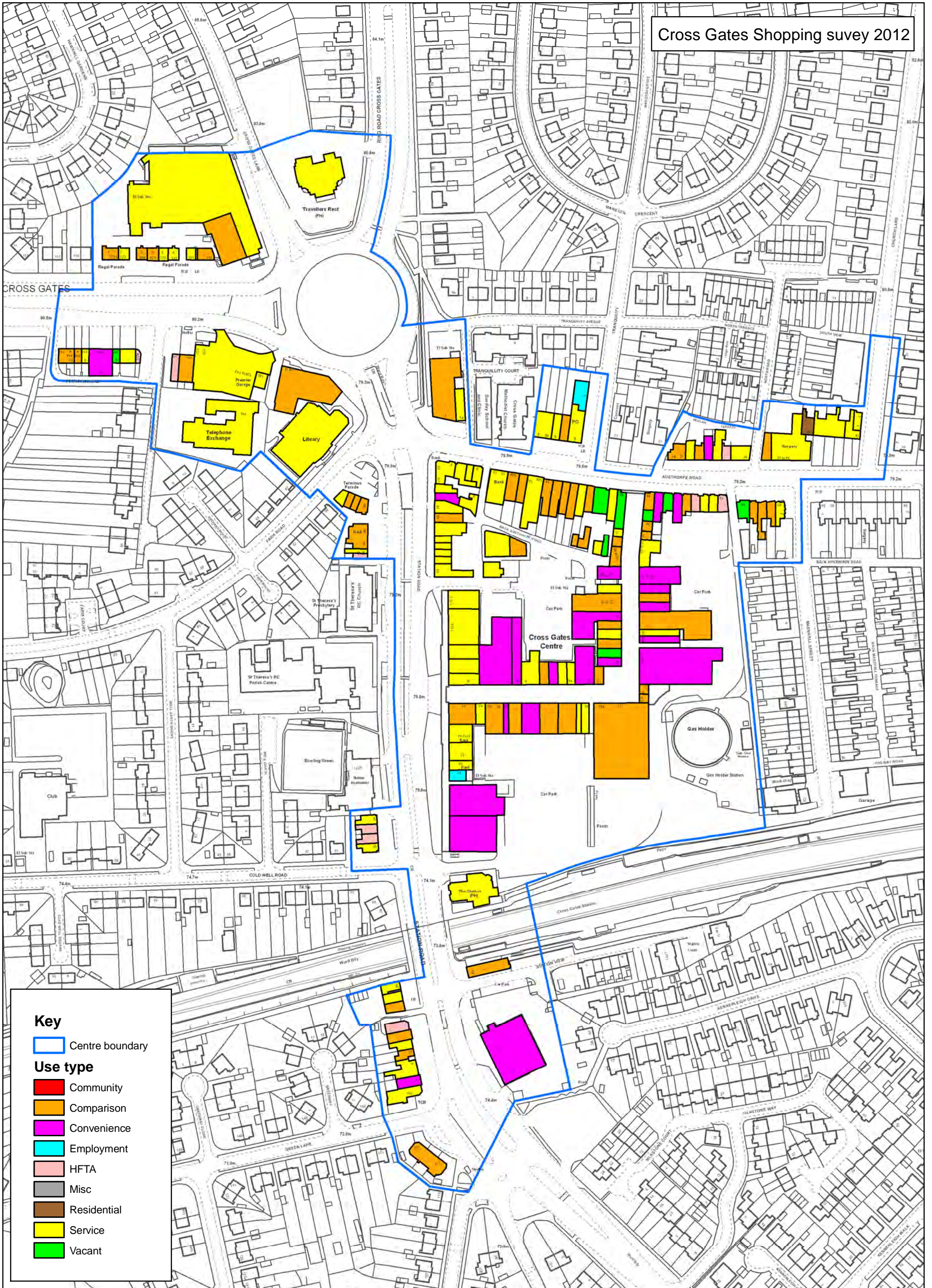


USE_CLASS	CNT_USE_CL	SUM_GROSS	SUM_PERCEN
A3	7	2083	15
A4	20	3358	24
A5	5	441	3
B1a	2	263	2
D1	1	47	0
D2	2	1381	10
Sui Generis	7	1133	8
Vacant	29	2027	15
Total	114	13783	99

Ground level Use Class
A1
A2
A3
A4
A5
B1a
B1b
B1c
B2
B8
C1
C2
C3
D1
D2
Cannot Survey
Sui Generis
Vacant





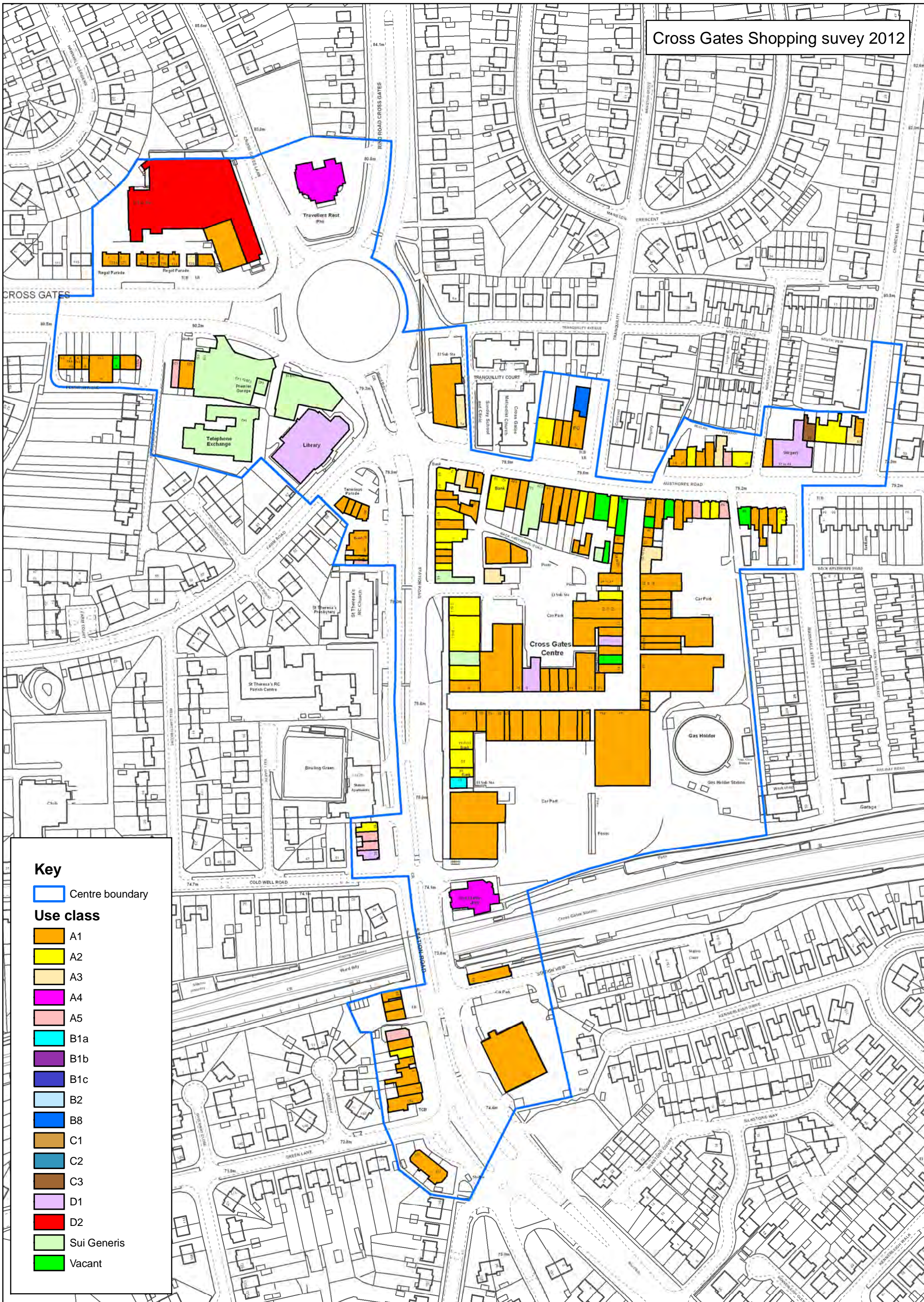


Key

- Centre boundary

Use type

- Community
- Comparison
- Convenience
- Employment
- HFTA
- Misc
- Residential
- Service
- Vacant

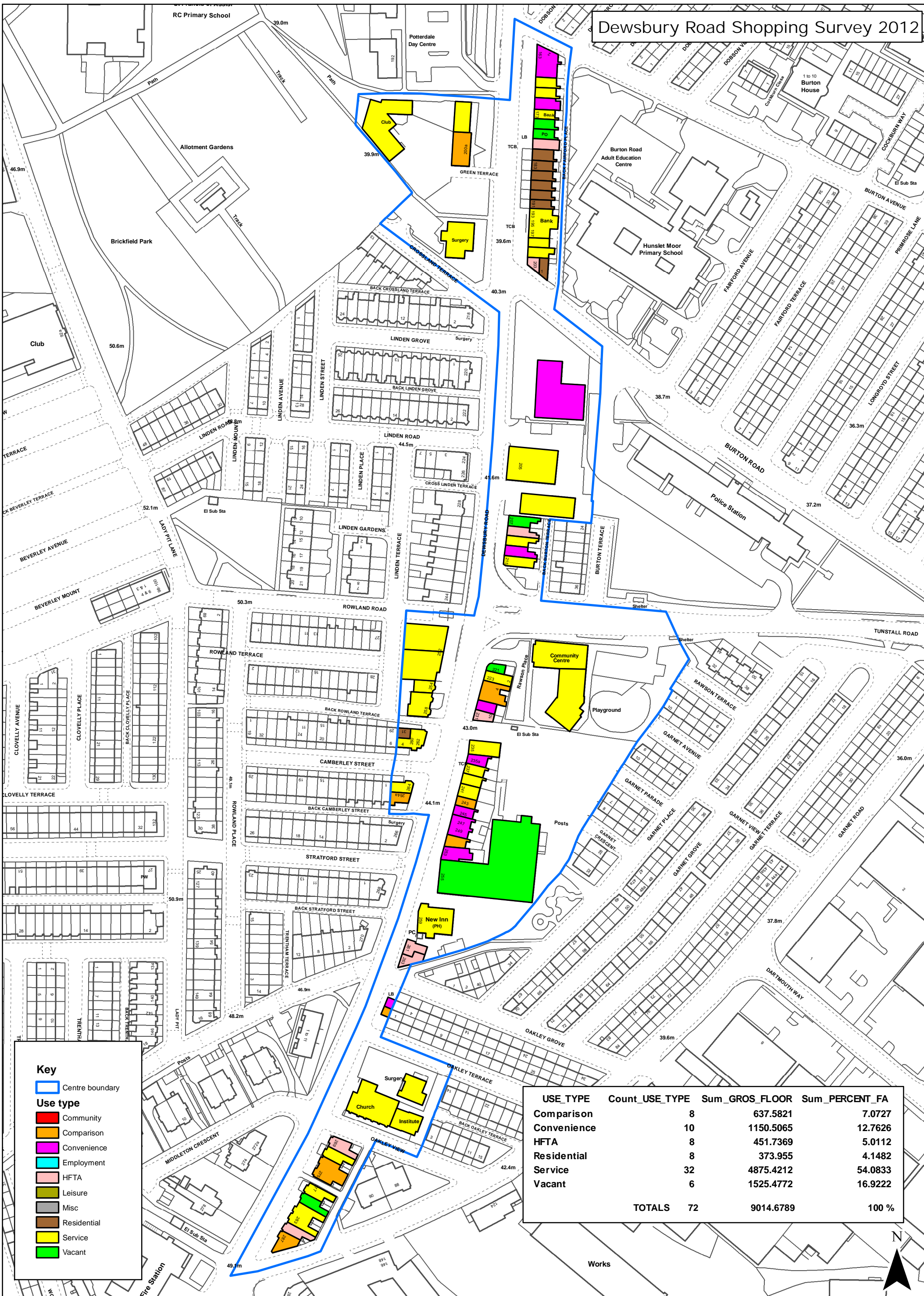


Key

Centre boundary

Use class

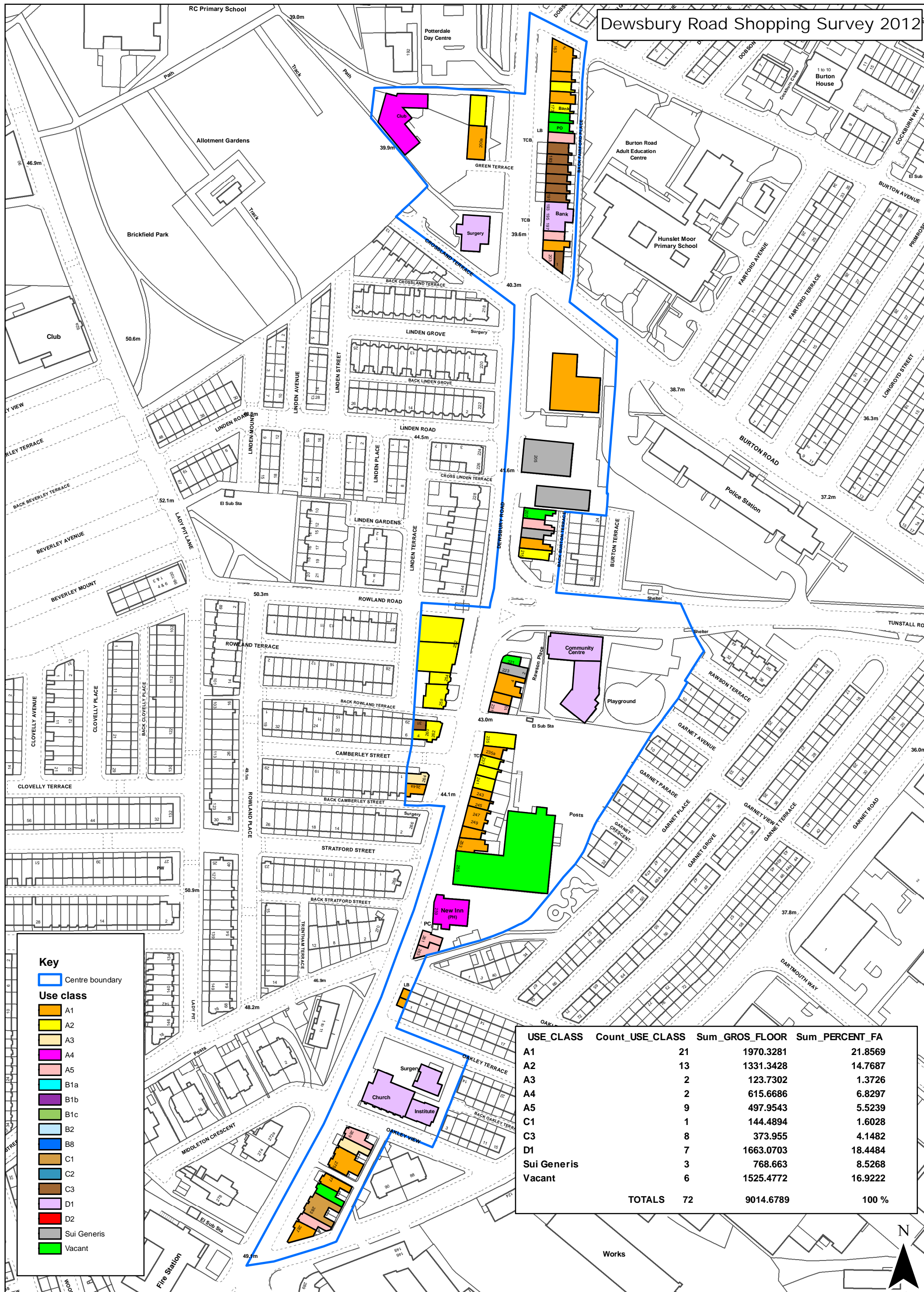
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant



Key

- Centre boundary
- Use type**
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	Count	USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Comparison	8		637.5821	7.0727
Convenience	10		1150.5065	12.7626
HFTA	8		451.7369	5.0112
Residential	8		373.955	4.1482
Service	32		4875.4212	54.0833
Vacant	6		1525.4772	16.9222
TOTALS	72		9014.6789	100 %



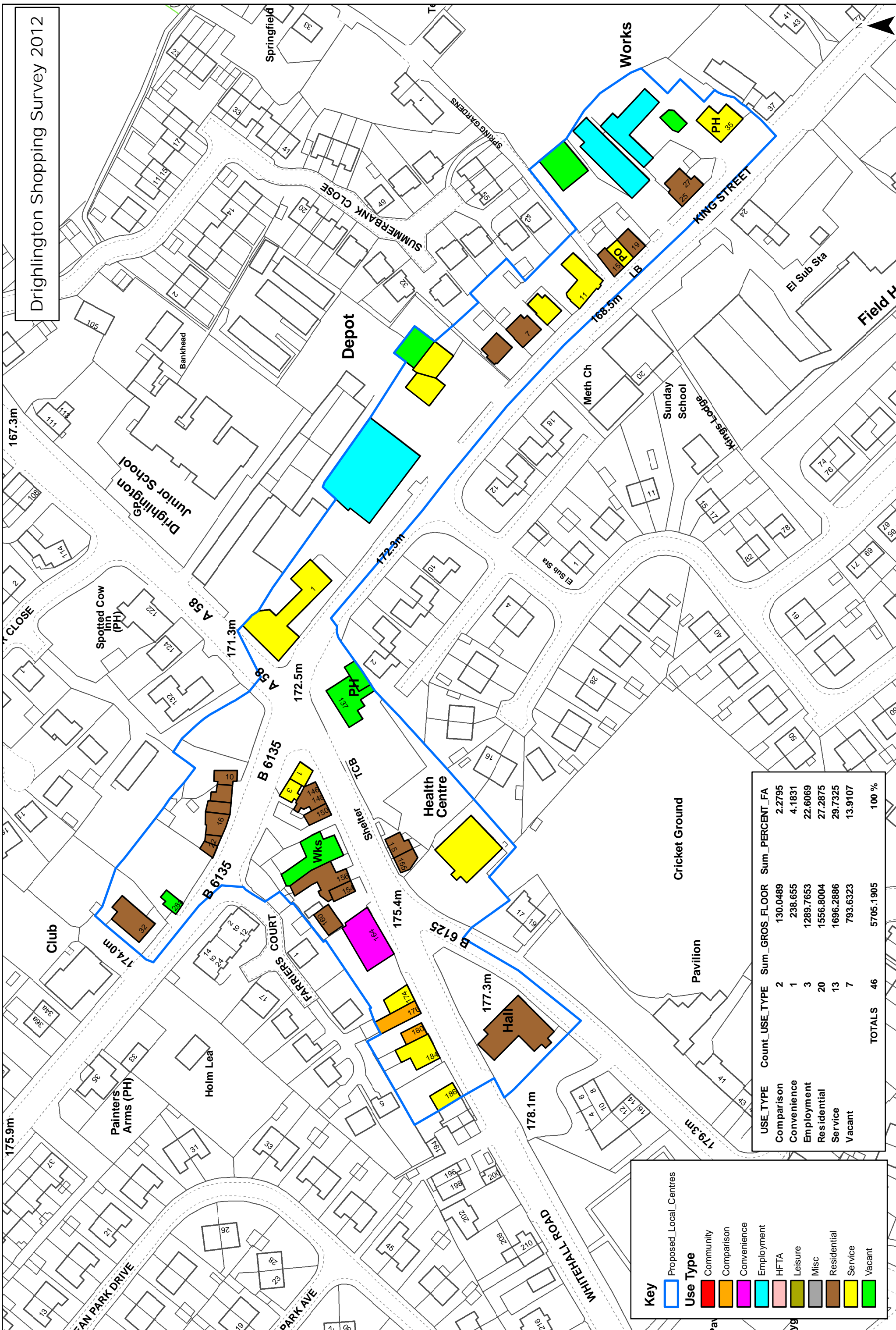
Key

- Centre boundary

Use class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

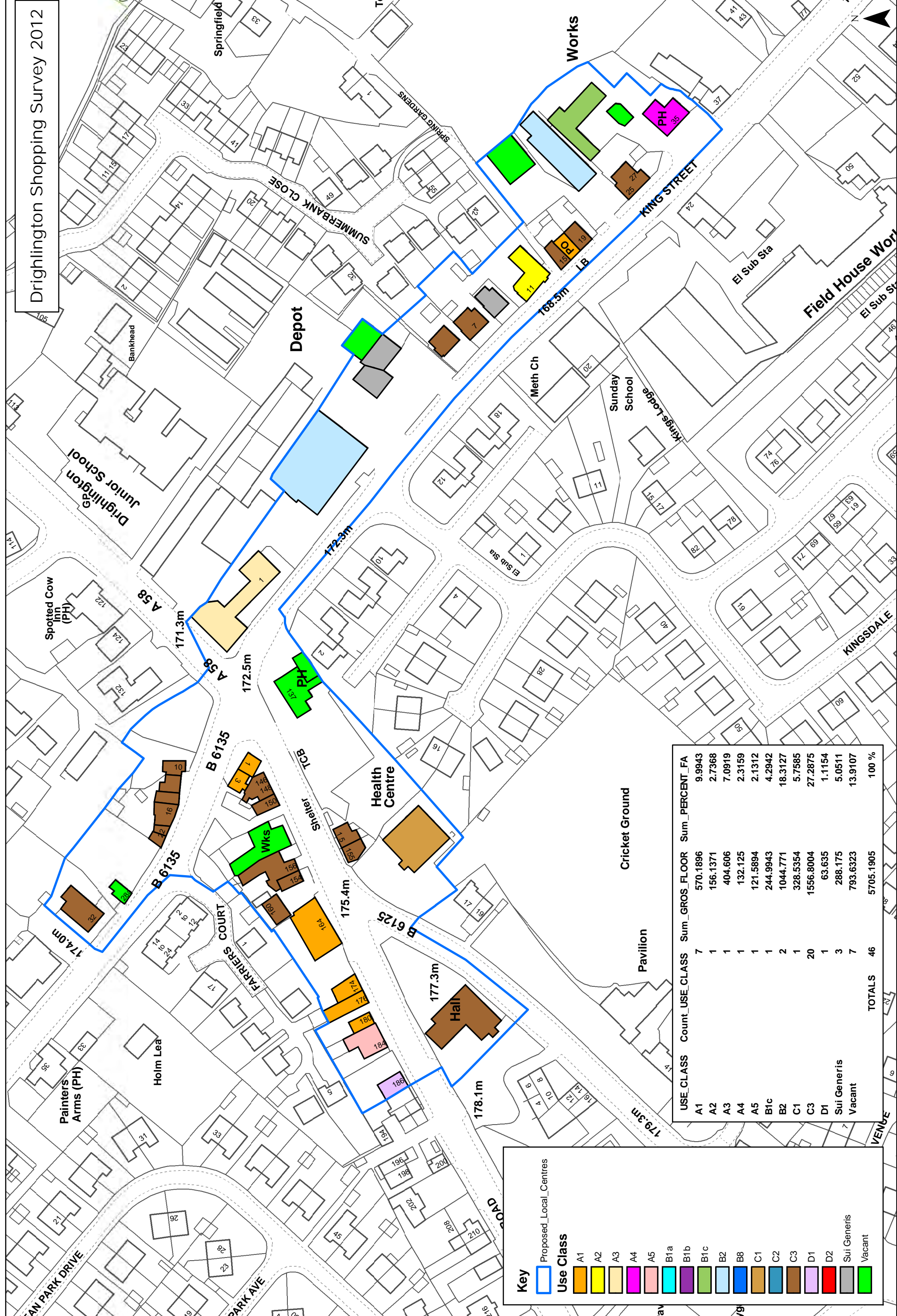
USE CLASS	Count	USE CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	21		1970.3281	21.8569
A2	13		1331.3428	14.7687
A3	2		123.7302	1.3726
A4	2		615.6686	6.8297
A5	9		497.9543	5.5239
C1	1		144.4894	1.6028
C3	8		373.955	4.1482
D1	7		1663.0703	18.4484
Sui Generis	3		768.663	8.5268
Vacant	6		1525.4772	16.9222
TOTALS	72		9014.6789	100 %



Key

- Proposed_Local_Centres
- Use Type**
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	Count	USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Comparison	2	130.0489	2.2795	
Convenience	1	238.655	4.1831	
Employment	3	1289.7653	22.6069	
Residential	20	1556.8004	27.2875	
Service	13	1696.2886	29.7325	
Vacant	7	793.6323	13.9107	
TOTALS	46	5705.1905	100 %	

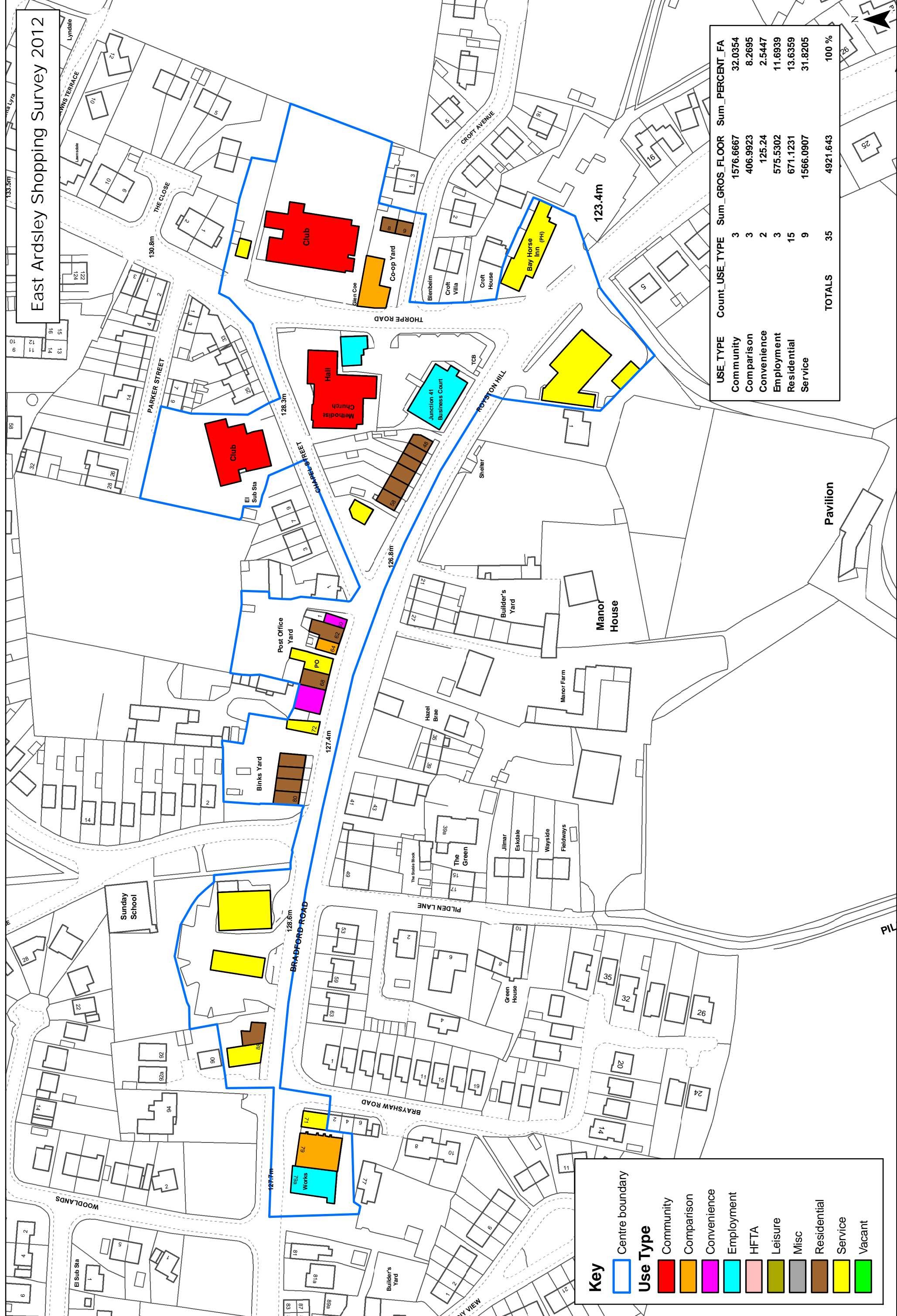


Key

- Proposed_Local_Centres
- Use Class**
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	7	A1	570.1896	9.9943
A2	1	A2	156.1371	2.7368
A3	1	A3	404.606	7.0919
A4	1	A4	132.125	2.3159
A5	1	A5	121.5894	2.1312
B1c	1	B1c	244.9943	4.2942
B2	2	B2	1044.771	18.3127
C1	1	C1	328.5354	5.7585
C3	20	C3	1556.8004	27.2875
D1	1	D1	63.635	1.1154
Sui Generis	3	Sui Generis	288.175	5.0511
Vacant	7	Vacant	793.6323	13.9107
TOTALS	46	TOTALS	5705.1905	100 %

East Ardsley Shopping Survey 2012



USE_TYPE	Count	USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Community	3		1576.6667	32.0354
Comparison	3		406.9923	8.2695
Convenience	2		125.24	2.5447
Employment	3		575.5302	11.6939
Residential	15		671.1231	13.6359
Service	9		1566.0907	31.8205
TOTALS	35		4921.643	100 %

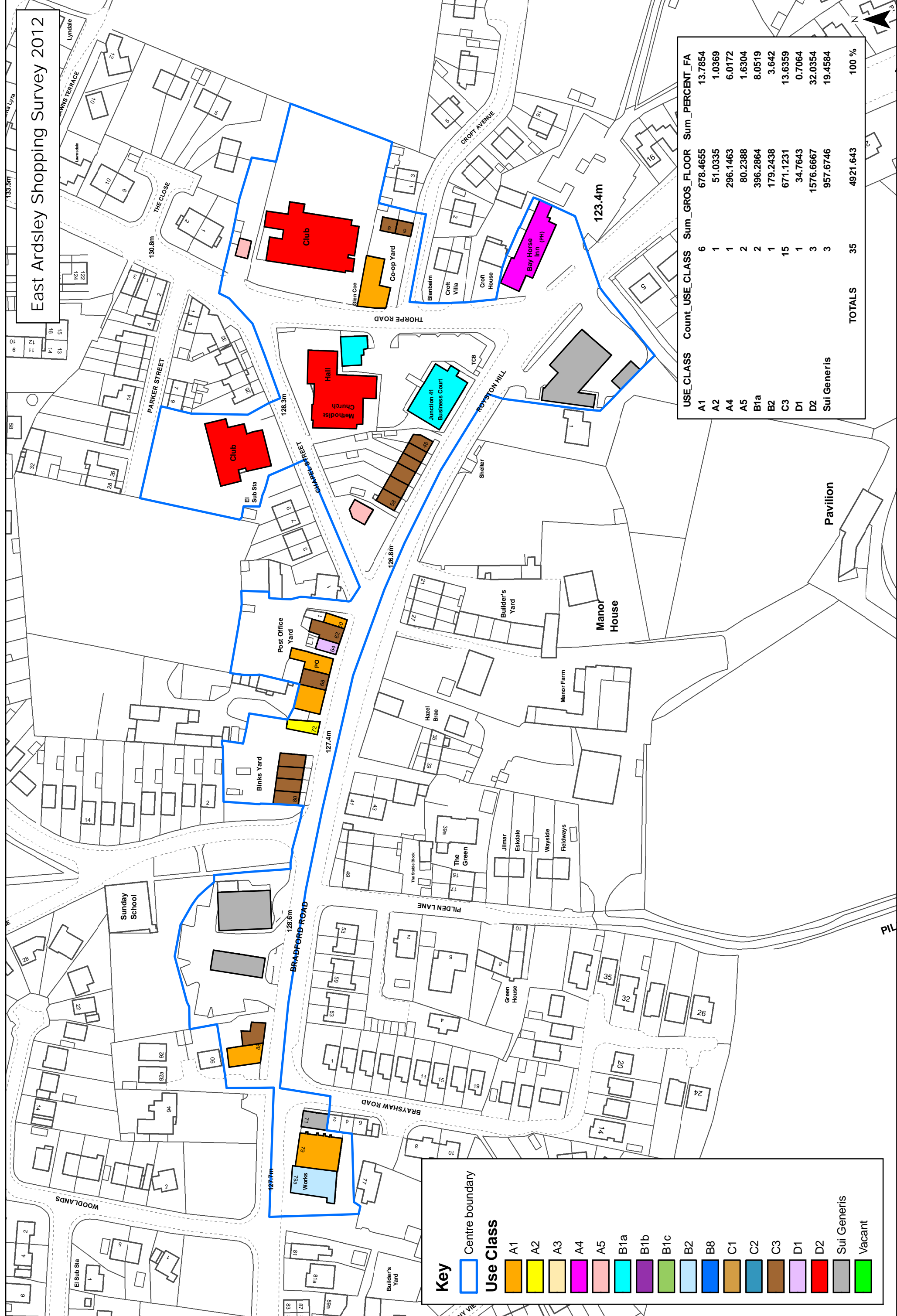
Key

- Centre boundary

Use Type

- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

East Ardsley Shopping Survey 2012



USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	6		678.4655	13.7854
A2	1		51.0335	1.0369
A4	1		296.1463	6.0172
A5	2		80.2388	1.6304
B1a	2		396.2864	8.0519
B2	1		179.2438	3.642
C3	15		671.1231	13.6359
D1	1		34.7643	0.7064
D2	3		1576.6667	32.0354
Sui Generis	3		957.6746	19.4584
TOTALS	35		4921.643	100 %

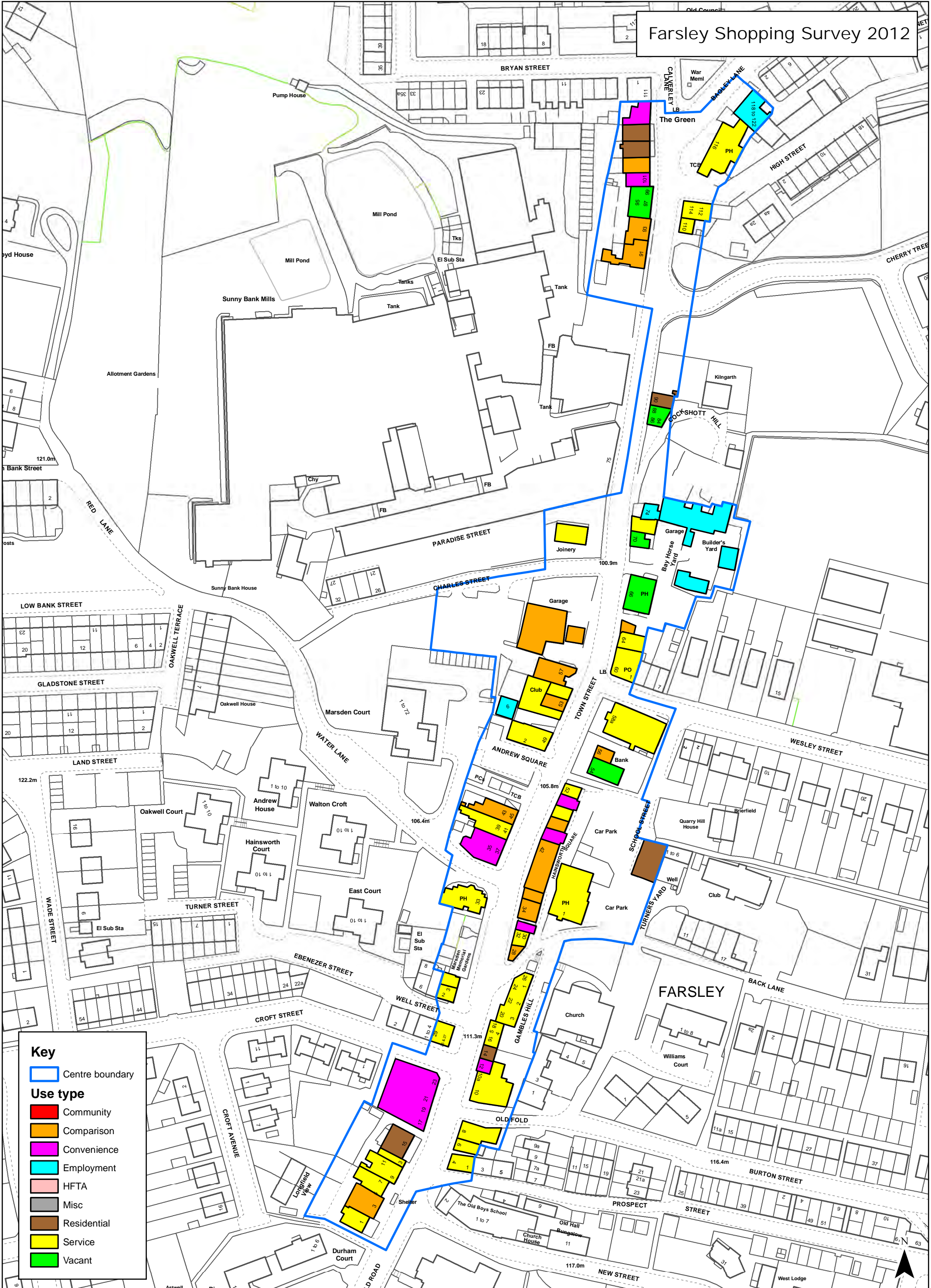
Key

Centre boundary

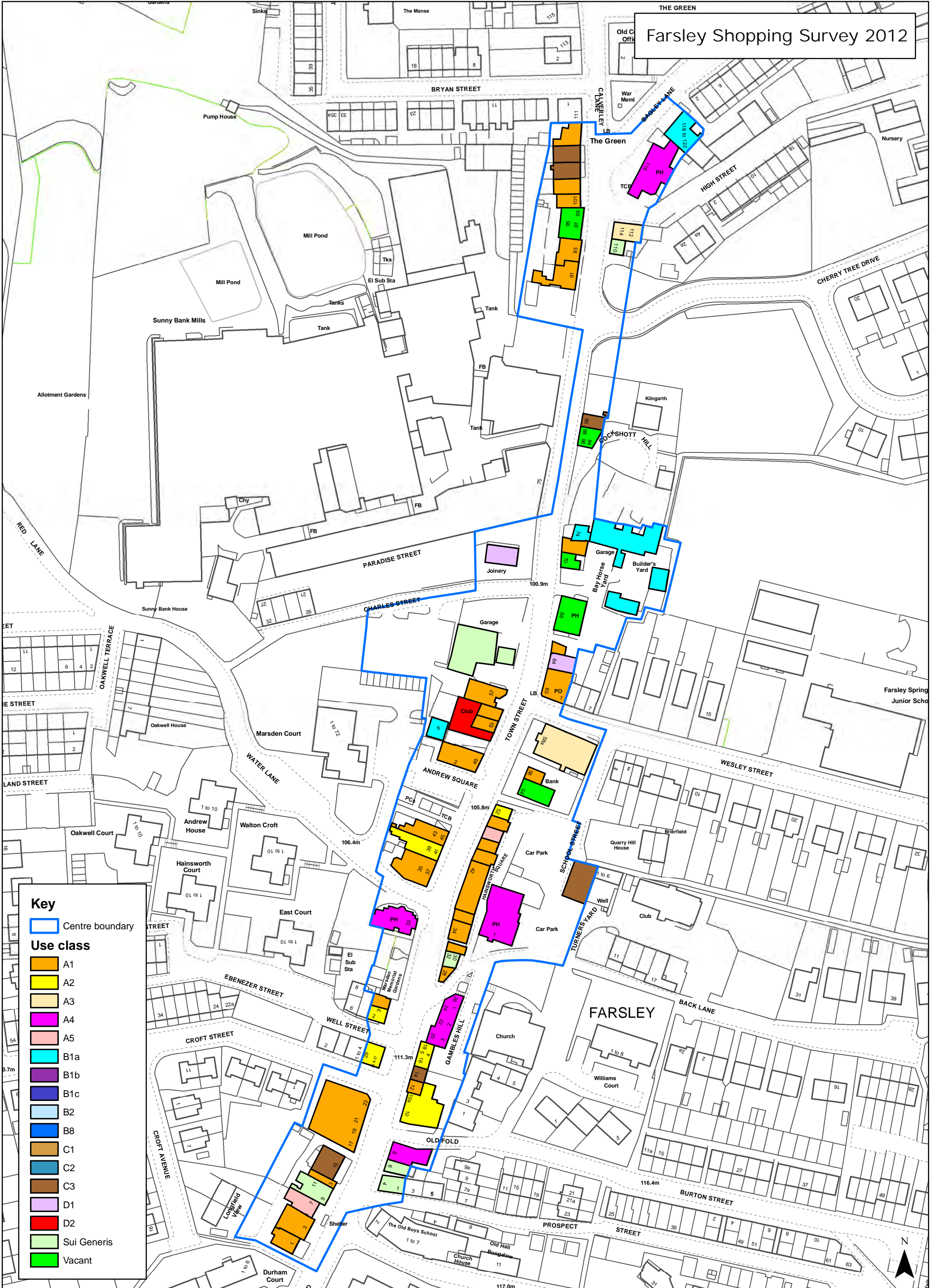
Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

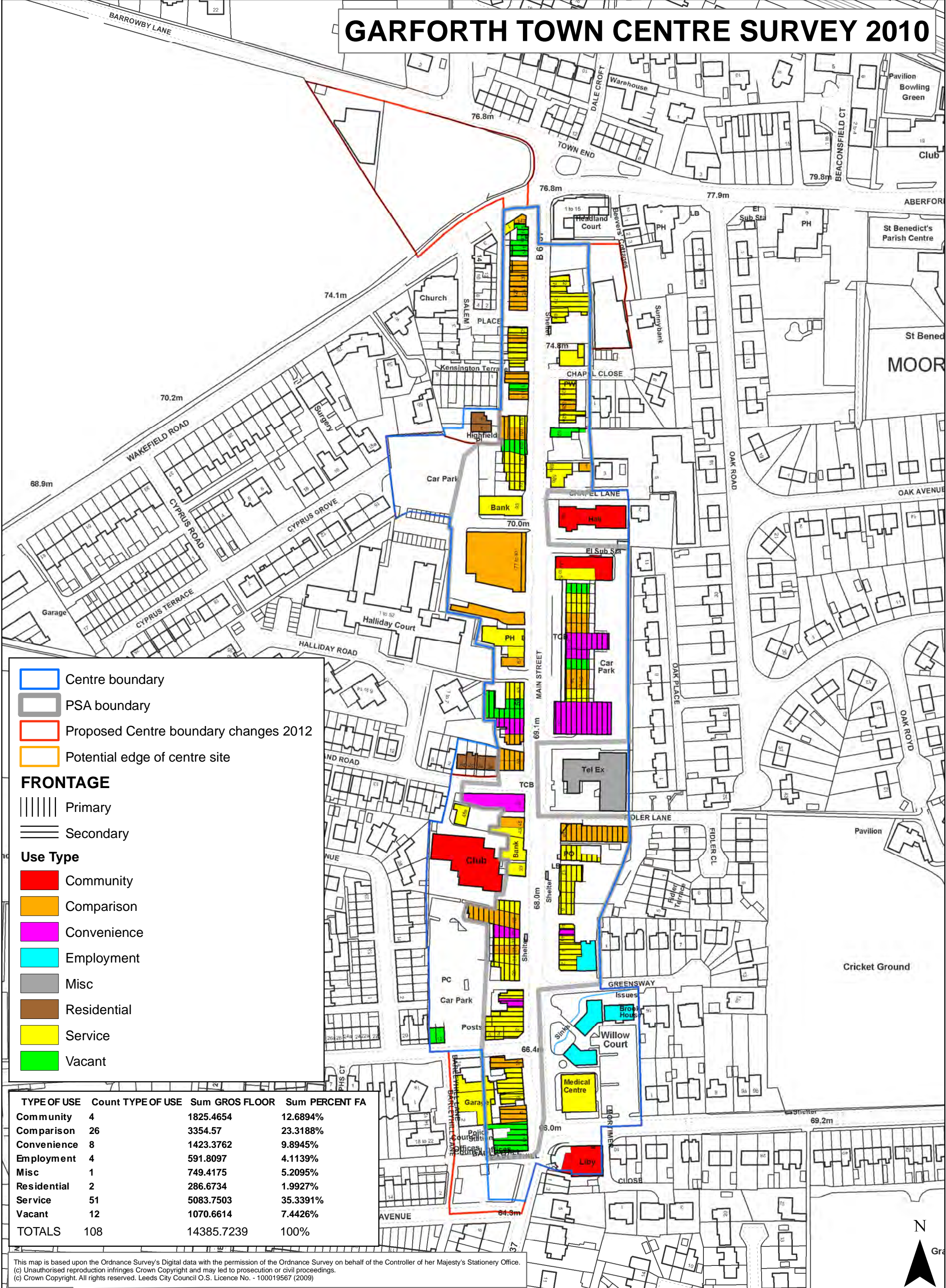
Farsley Shopping Survey 2012



Farsley Shopping Survey 2012



GARFORTH TOWN CENTRE SURVEY 2010



Centre boundary (Blue outline)

PSA boundary (Grey outline)

Proposed Centre boundary changes 2012 (Red outline)

Potential edge of centre site (Orange outline)

FRONTAGE

- Primary (Vertical lines)
- Secondary (Horizontal lines)

Use Type

- Community (Red)
- Comparison (Orange)
- Convenience (Magenta)
- Employment (Cyan)
- Misc (Grey)
- Residential (Brown)
- Service (Yellow)
- Vacant (Green)

TYPE OF USE	Count	TYPE OF USE	Sum GROS FLOOR	Sum PERCENT FA
Community	4		1825.4654	12.6894%
Comparison	26		3354.57	23.3188%
Convenience	8		1423.3762	9.8945%
Employment	4		591.8097	4.1139%
Misc	1		749.4175	5.2095%
Residential	2		286.6734	1.9927%
Service	51		5083.7503	35.3391%
Vacant	12		1070.6614	7.4426%
TOTALS	108		14385.7239	100%

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)

GARFORTH TOWN CENTRE SURVEY 2010

Centre boundary
 Proposed Centre boundary changes 2012
 PSA boundary

FRONTAGE

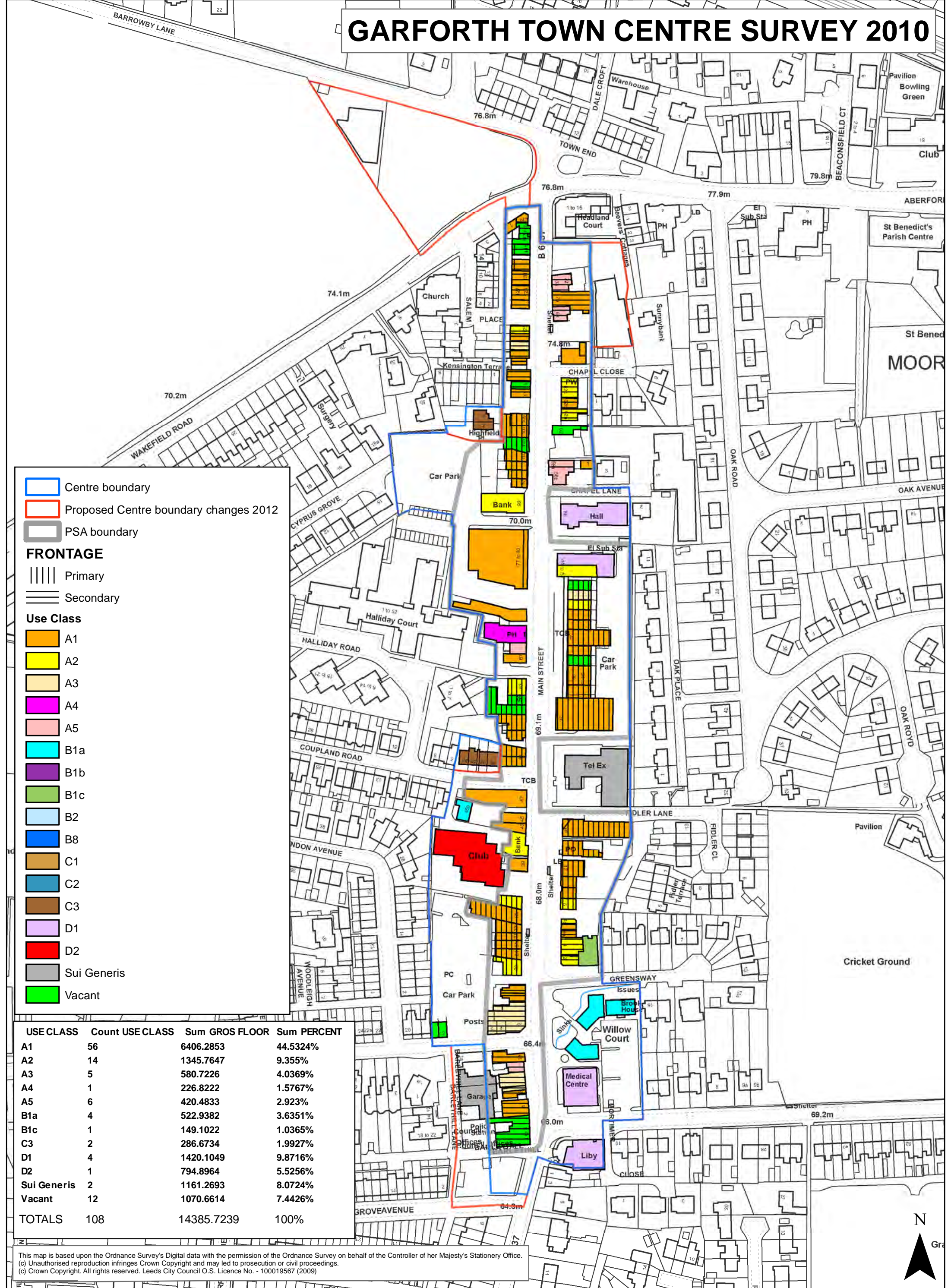
Primary
 Secondary

Use Class

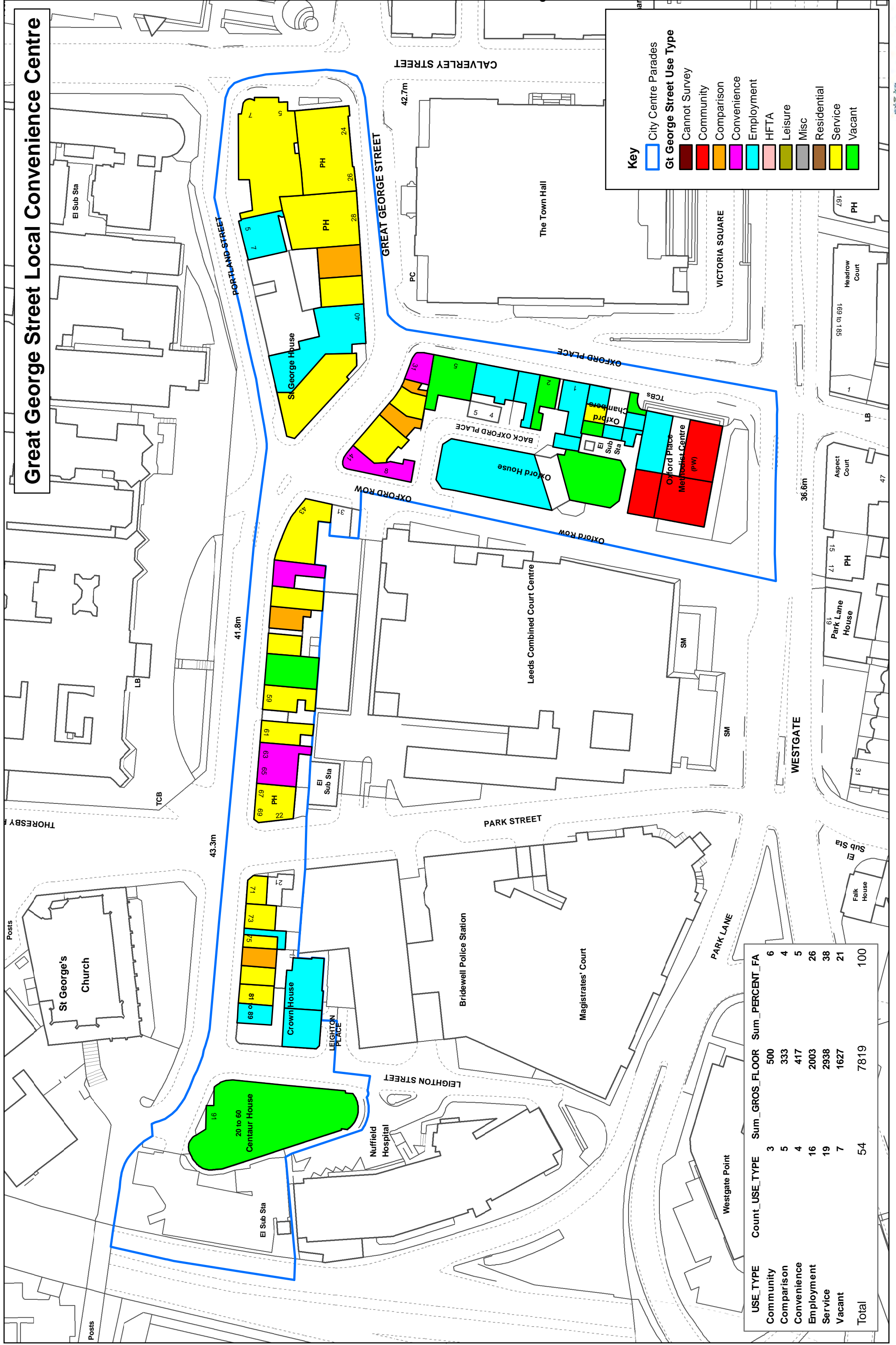
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE CLASS	Count	USE CLASS	Sum GROS FLOOR	Sum PERCENT
A1	56		6406.2853	44.5324%
A2	14		1345.7647	9.355%
A3	5		580.7226	4.0369%
A4	1		226.8222	1.5767%
A5	6		420.4833	2.923%
B1a	4		522.9382	3.6351%
B1c	1		149.1022	1.0365%
C3	2		286.6734	1.9927%
D1	4		1420.1049	9.8716%
D2	1		794.8964	5.5256%
Sui Generis	2		1161.2693	8.0724%
Vacant	12		1070.6614	7.4426%
TOTALS	108		14385.7239	100%

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)



Great George Street Local Convenience Centre

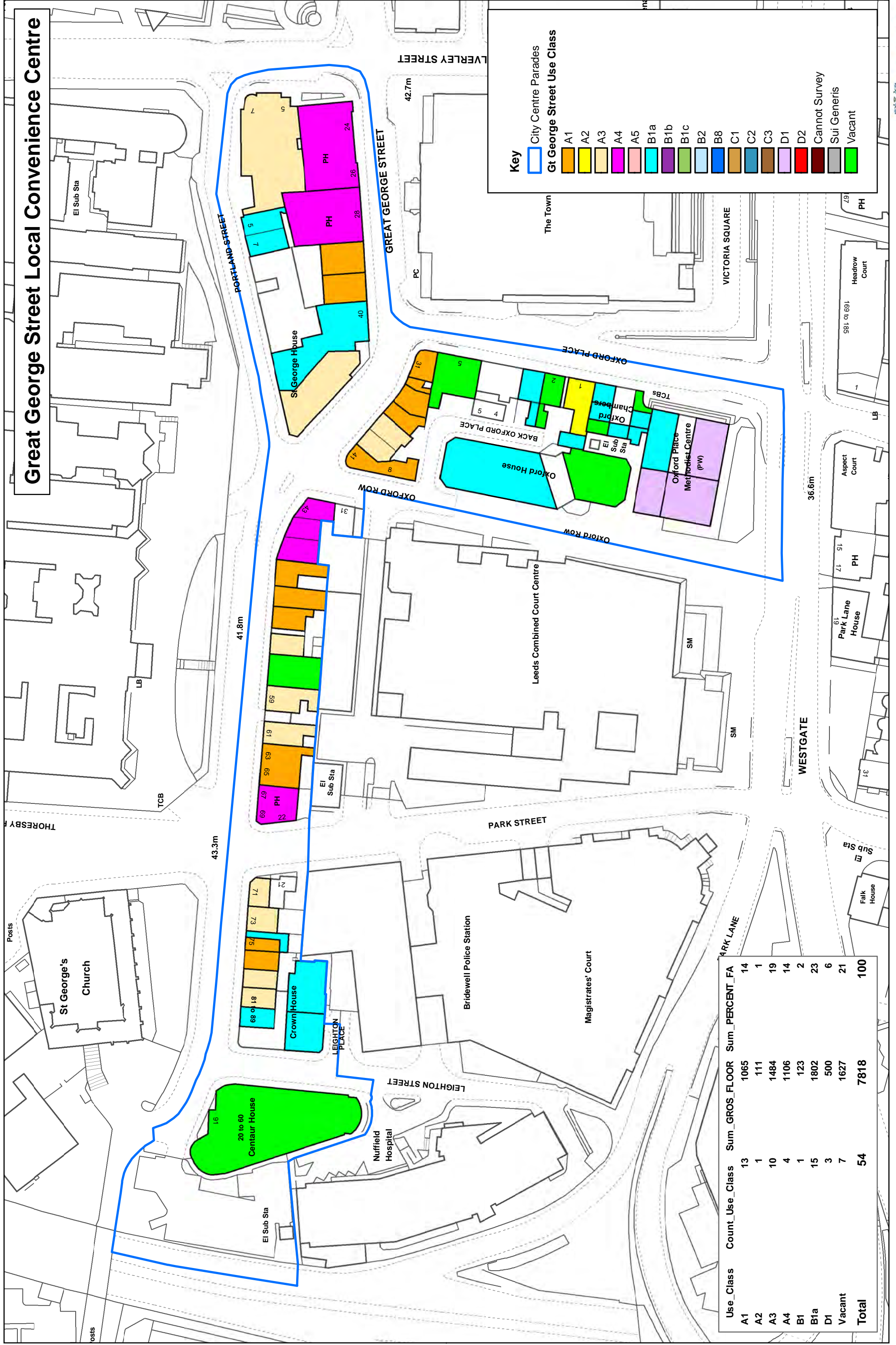


Key

City Centre Parades
Gt George Street Use Type
Cannot Survey
Community
Comparison
Convenience
Employment
HFTA
Leisure
Misc
Residential
Service
Vacant

USE_TYPE	Count_USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Community	3	500	6
Comparison	5	333	4
Convenience	4	417	5
Employment	16	2003	26
Service	19	2938	38
Vacant	7	1627	21
Total	54	7819	100

Great George Street Local Convenience Centre

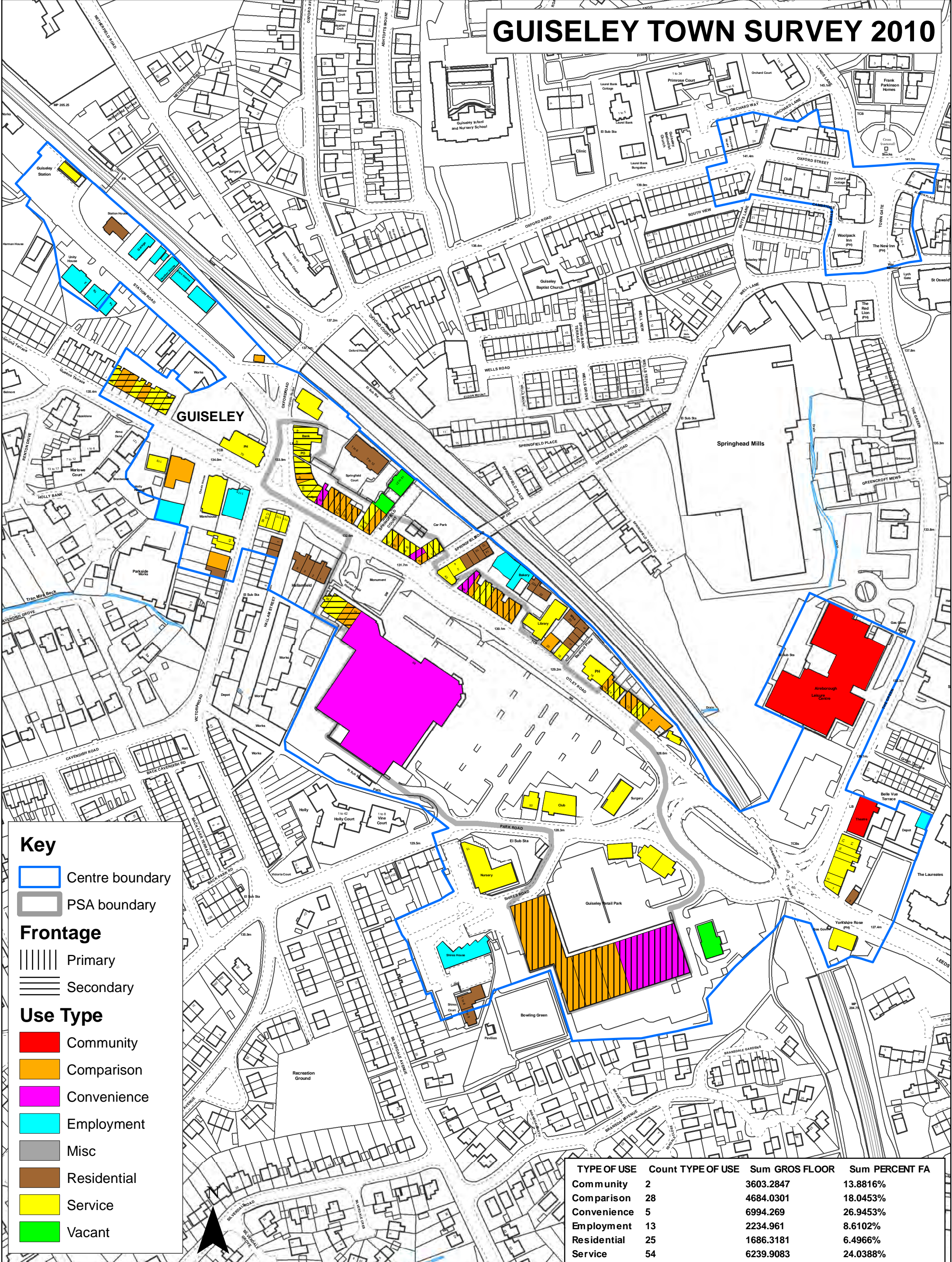


Key

- City Centre Parades
- Gt George Street Use Class
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Cannot Survey
- Sui Generis
- Vacant

Use_Class	Count	Use_Class	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	13		1065	14
A2	1		111	1
A3	10		1484	19
A4	4		1106	14
B1	1		123	2
B1a	15		1802	23
D1	3		500	6
Vacant	7		1627	21
Total	54		7818	100

GUISELEY TOWN SURVEY 2010



Key

- Centre boundary
- PSA boundary

Frontage

- Primary
- Secondary

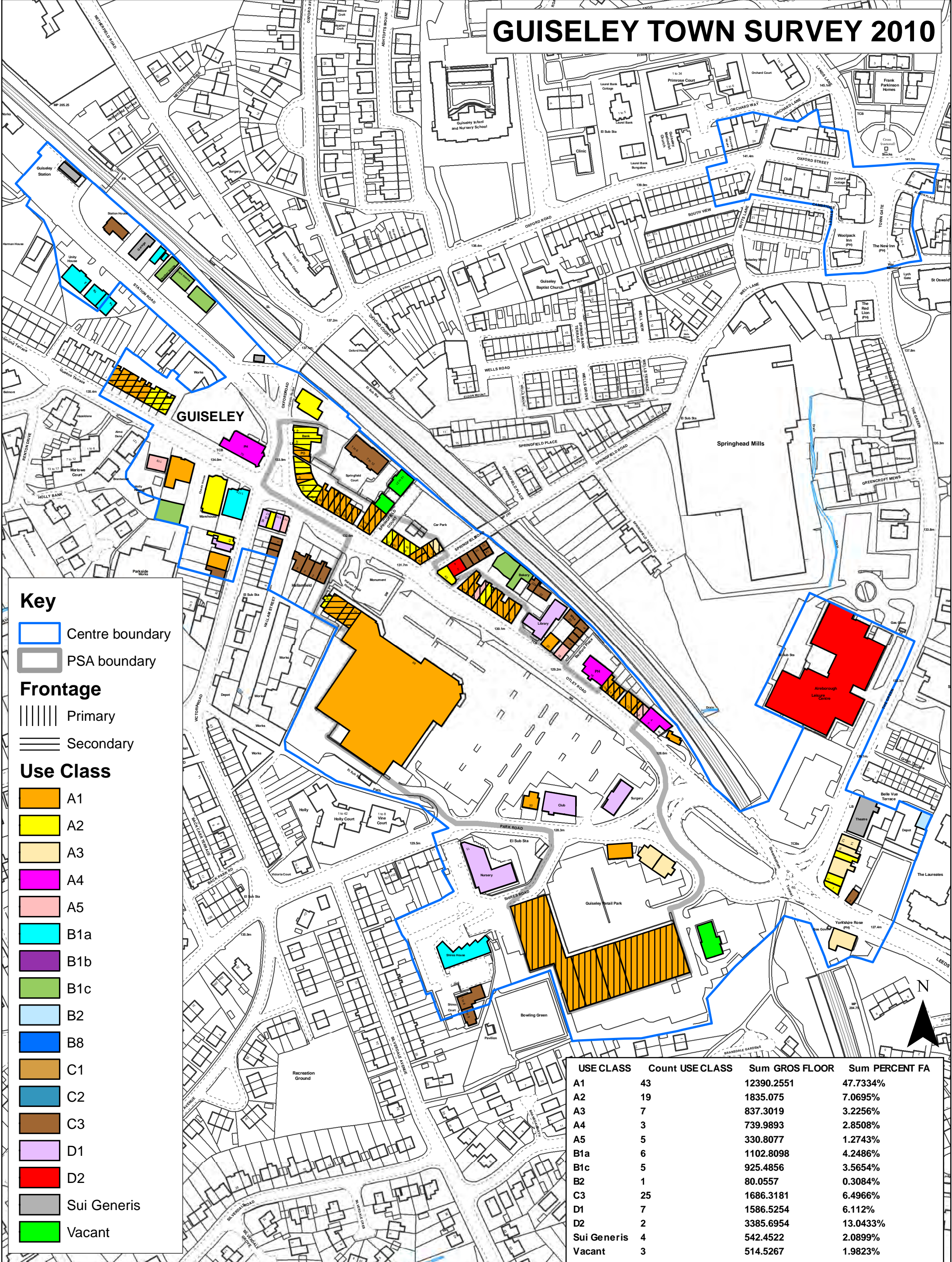
Use Type

- Community
- Comparison
- Convenience
- Employment
- Misc
- Residential
- Service
- Vacant

TYPE OF USE	Count	TYPE OF USE	Sum GROS FLOOR	Sum PERCENT FA
Community	2		3603.2847	13.8816%
Comparison	28		4684.0301	18.0453%
Convenience	5		6994.269	26.9453%
Employment	13		2234.961	8.6102%
Residential	25		1686.3181	6.4966%
Service	54		6239.9083	24.0388%
Vacant	3		514.5267	1.9823%
TOTALS	130		25957.2979	100%

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)

GUISELEY TOWN SURVEY 2010



Key

- Centre boundary
- PSA boundary

Frontage

- Primary
- Secondary

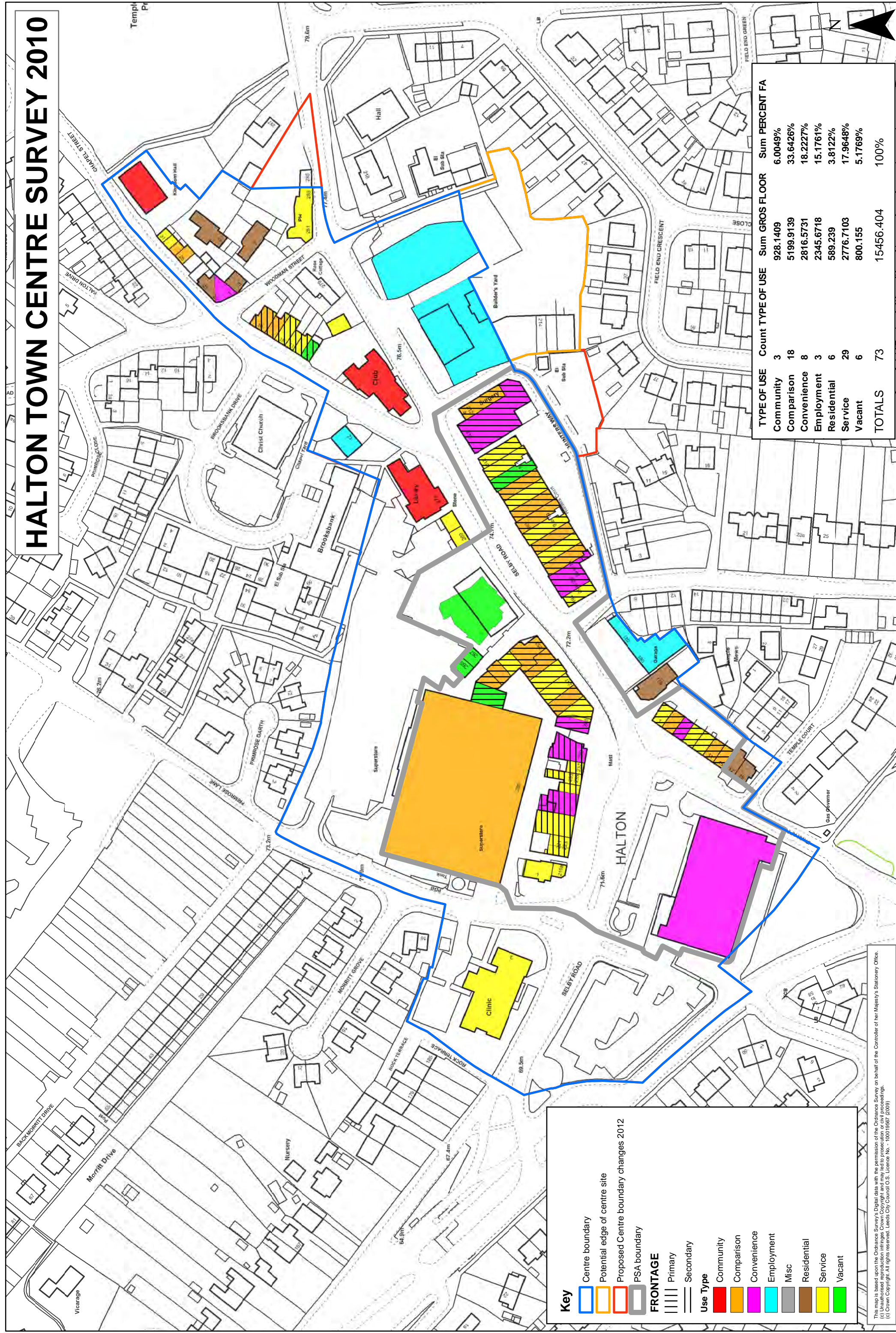
Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE CLASS	Count	USE CLASS	Sum GROS FLOOR	Sum PERCENT FA
A1	43	A1	12390.2551	47.7334%
A2	19	A2	1835.075	7.0695%
A3	7	A3	837.3019	3.2256%
A4	3	A4	739.9893	2.8508%
A5	5	A5	330.8077	1.2743%
B1a	6	B1a	1102.8098	4.2486%
B1c	5	B1c	925.4856	3.5654%
B2	1	B2	80.0557	0.3084%
C3	25	C3	1686.3181	6.4966%
D1	7	D1	1586.5254	6.112%
D2	2	D2	3385.6954	13.0433%
Sui Generis	4	Sui Generis	542.4522	2.0899%
Vacant	3	Vacant	514.5267	1.9823%
TOTALS	130		25957.2979	100%

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)

HALTON TOWN CENTRE SURVEY 2010



TYPE OF USE	Count	TYPE OF USE	Sum GROS FLOOR	Sum PERCENT FA
Community	3	Community	928.1409	6.0049%
Comparison	18	Comparison	5199.9139	33.6426%
Convenience	8	Convenience	2816.5731	18.2227%
Employment	3	Employment	2345.6718	15.1761%
Residential	6	Residential	589.239	3.8122%
Service	29	Service	2776.7103	17.9648%
Vacant	6	Vacant	800.155	5.1769%
TOTALS	73	TOTALS	15456.404	100%

Key

- Centre boundary
- Potential edge of centre site
- Proposed Centre boundary changes 2012
- PSA boundary

FRONTAGE

- Primary
- Secondary

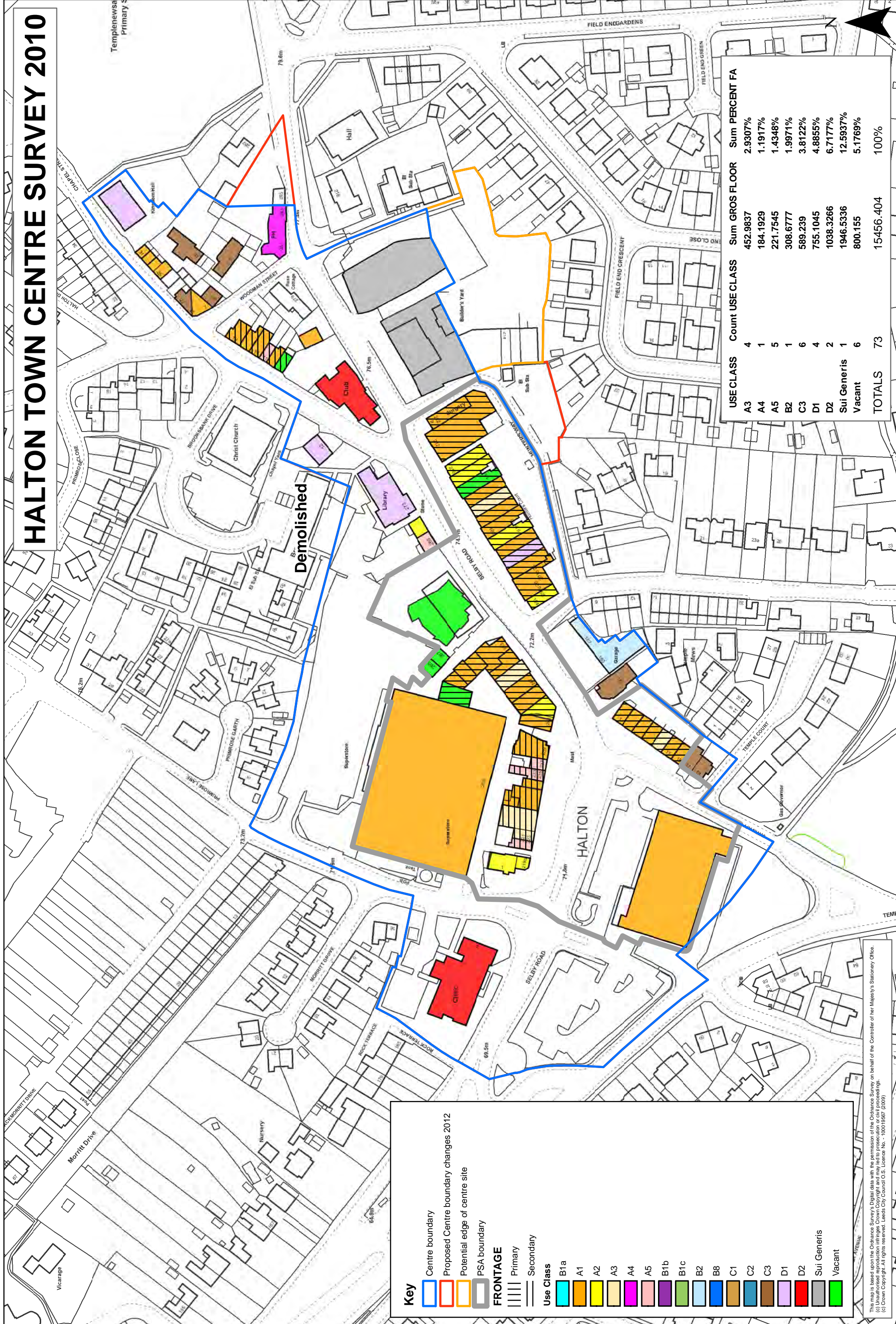
Use Type

- Community
- Comparison
- Convenience
- Employment
- Misc
- Residential
- Service
- Vacant

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All Rights reserved. Leeds City Council O.S. Licence No. 100019597 (2009)



HALTON TOWN CENTRE SURVEY 2010



USE CLASS	Count	USE CLASS	Sum GROS FLOOR	Sum PERCENT FA
A3	4	A3	452.9837	2.9307%
A4	1	A4	184.1929	1.1917%
A5	5	A5	221.7545	1.4348%
B2	1	B2	308.6777	1.9971%
C3	6	C3	589.239	3.8122%
D1	4	D1	755.1045	4.8855%
D2	2	D2	1038.3266	6.7177%
Sui Generis	1	Sui Generis	1946.5336	12.5937%
Vacant	6	Vacant	800.155	5.1769%
TOTALS	73	TOTALS	15456.404	100%

Key

- Centre boundary
- Proposed Centre boundary changes 2012
- Potential edge of centre site
- PSA boundary

FRONTAGE

- Primary
- Secondary















Use Class

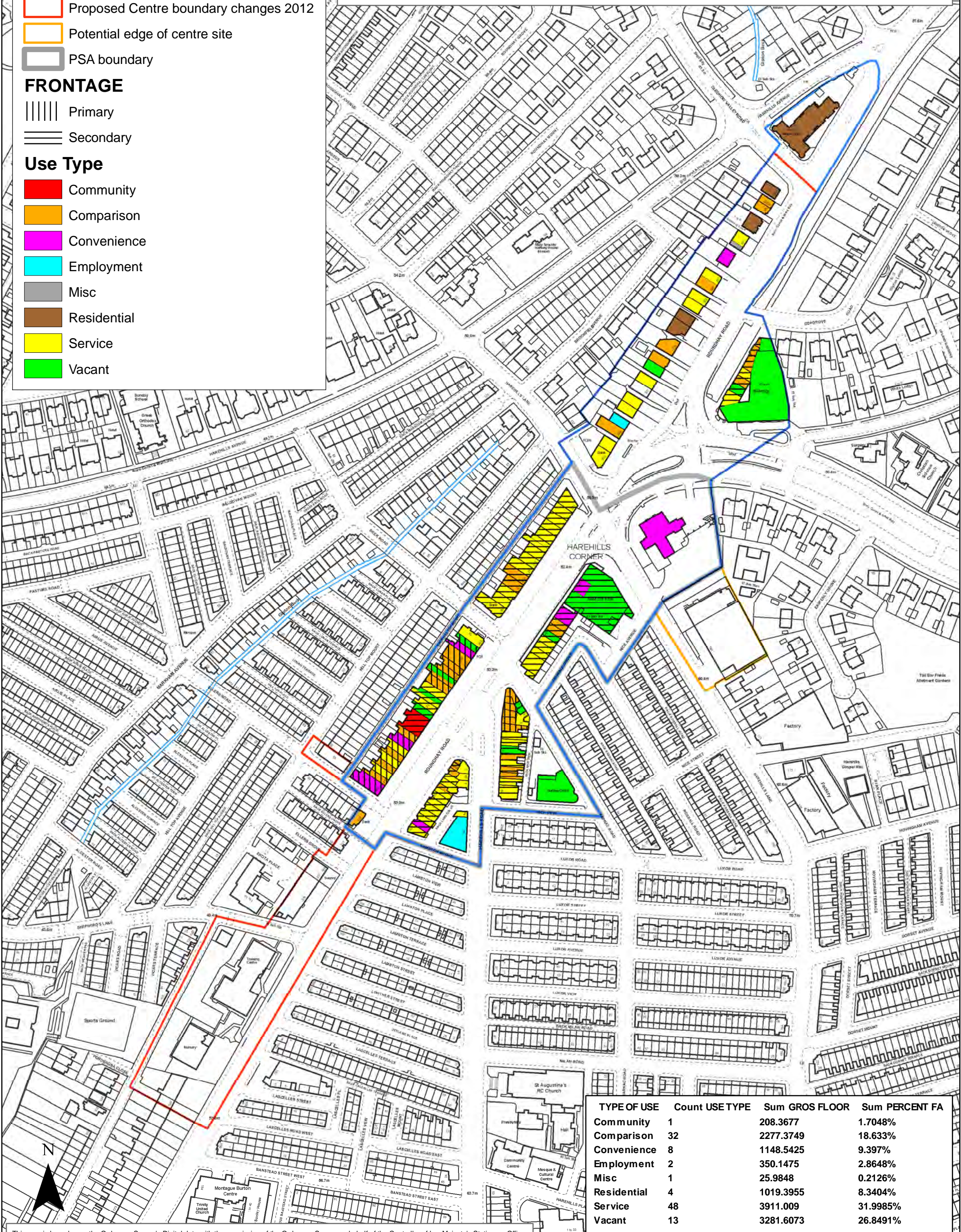
- B1a
- A1
- A2
- A3
- A4
- A5
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Leeds City Council O.S. Licence No. 100019597 (E09)



HAREHILLS CORNER TOWN SURVEY 2010

-  Centre boundary
 -  Proposed Centre boundary changes 2012
 -  Potential edge of centre site
 -  PSA boundary
- FRONTAGE**
-  Primary
 -  Secondary
- Use Type**
-  Community
 -  Comparison
 -  Convenience
 -  Employment
 -  Misc
 -  Residential
 -  Service
 -  Vacant



TYPE OF USE	Count	USE TYPE	Sum GROS FLOOR	Sum PERCENT FA
Community	1		208.3677	1.7048%
Comparison	32		2277.3749	18.633%
Convenience	8		1148.5425	9.397%
Employment	2		350.1475	2.8648%
Misc	1		25.9848	0.2126%
Residential	4		1019.3955	8.3404%
Service	48		3911.009	31.9985%
Vacant	13		3281.6073	26.8491%
TOTALS	109		12222.4292	100%

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)

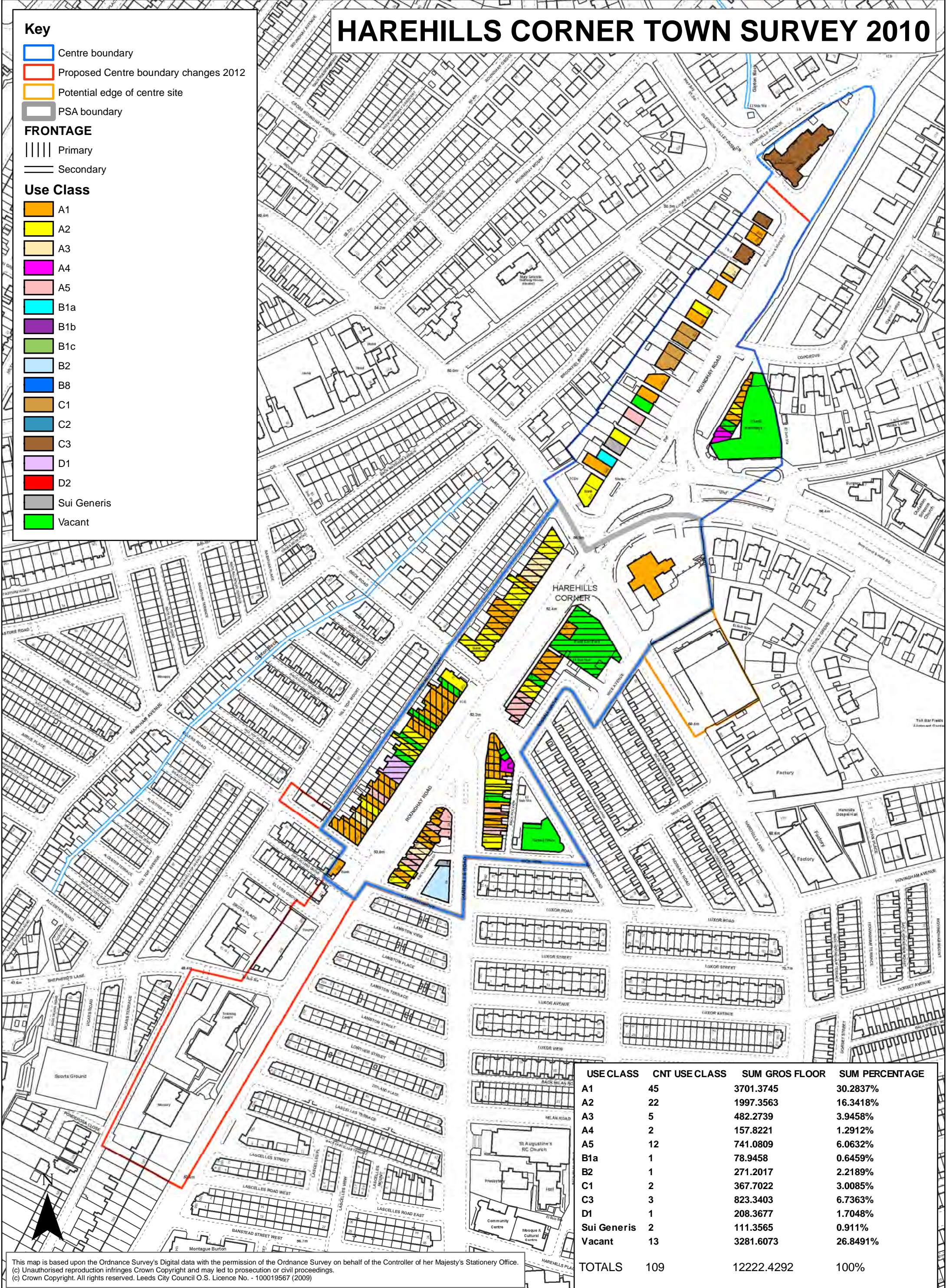
HAREHILLS CORNER TOWN SURVEY 2010

Key

- Centre boundary
 - Proposed Centre boundary changes 2012
 - Potential edge of centre site
 - PSA boundary
- FRONTAGE**
- Primary
 - Secondary

Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant







USE CLASS	CNT USE CLASS	SUM GROS FLOOR	SUM PERCENTAGE
A1	45	3701.3745	30.2837%
A2	22	1997.3563	16.3418%
A3	5	482.2739	3.9458%
A4	2	157.8221	1.2912%
A5	12	741.0809	6.0632%
B1a	1	78.9458	0.6459%
B2	1	271.2017	2.2189%
C1	2	367.7022	3.0085%
C3	3	823.3403	6.7363%
D1	1	208.3677	1.7048%
Sui Generis	2	111.3565	0.911%
Vacant	13	3281.6073	26.8491%
TOTALS	109	12222.4292	100%

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)

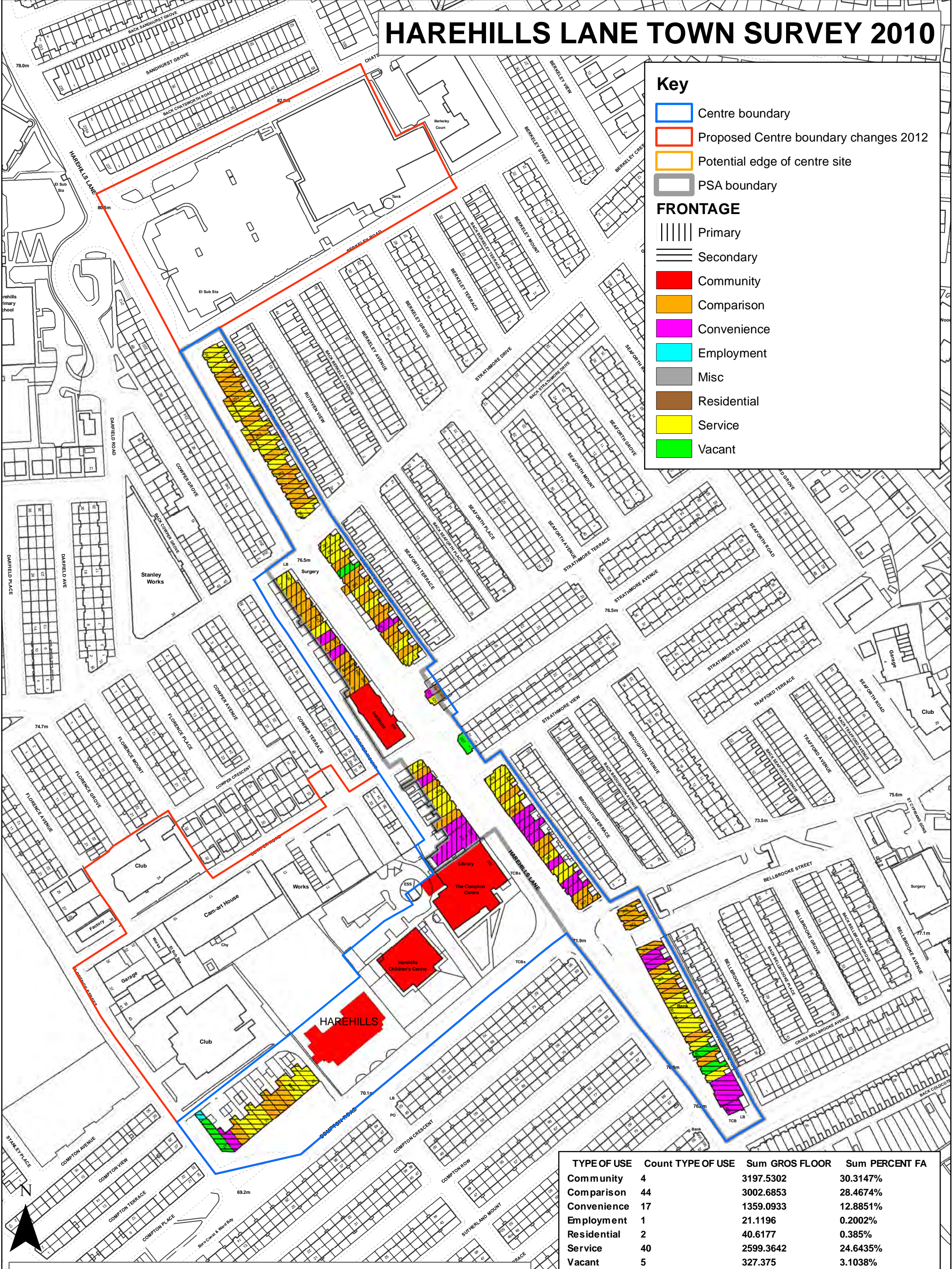
HAREHILLS LANE TOWN SURVEY 2010

Key

-  Centre boundary
-  Proposed Centre boundary changes 2012
-  Potential edge of centre site
-  PSA boundary

FRONTAGE

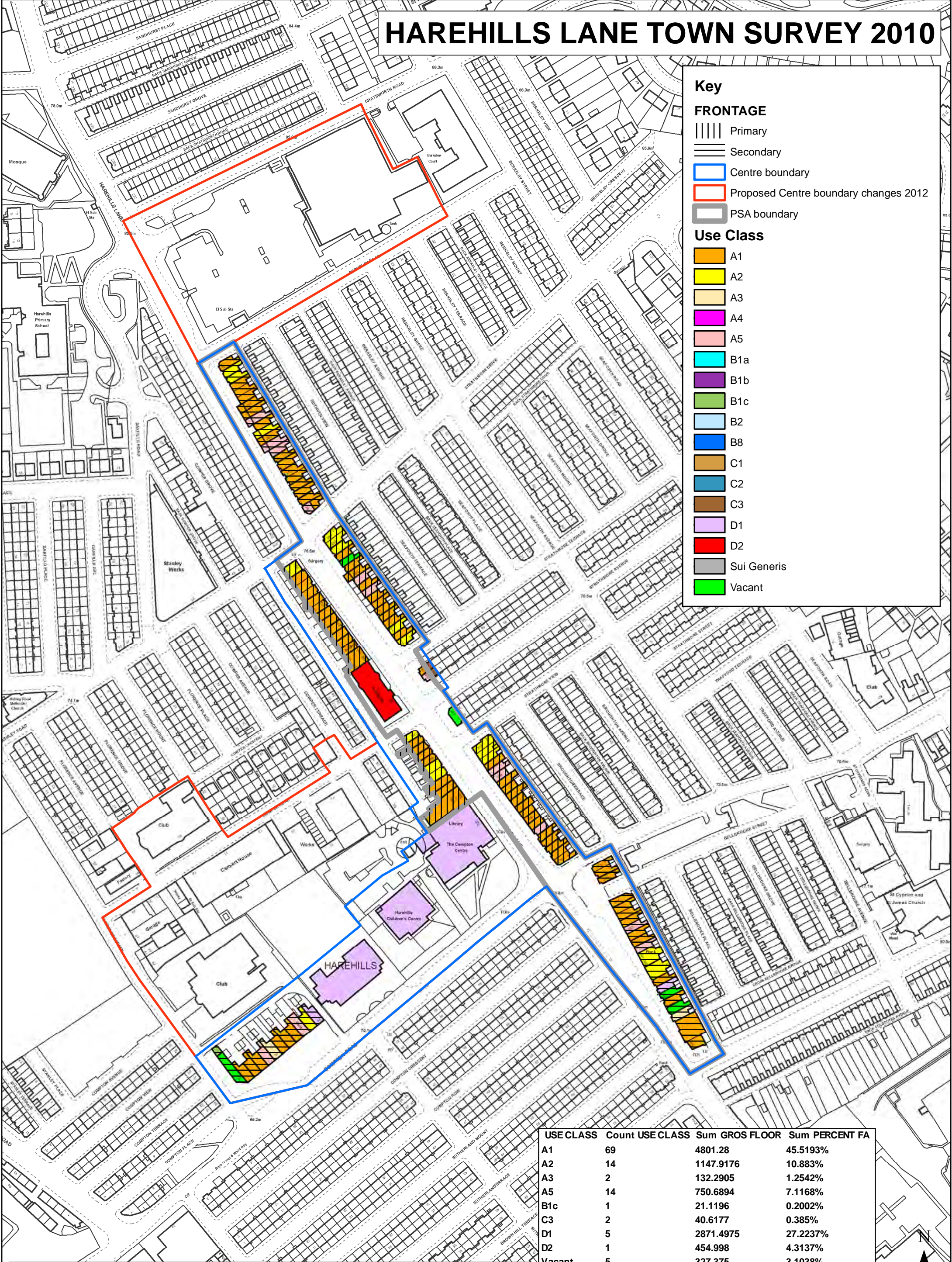
-  Primary
-  Secondary
-  Community
-  Comparison
-  Convenience
-  Employment
-  Misc
-  Residential
-  Service
-  Vacant



TYPE OF USE	Count	TYPE OF USE	Sum GROS FLOOR	Sum PERCENT FA
Community	4		3197.5302	30.3147%
Comparison	44		3002.6853	28.4674%
Convenience	17		1359.0933	12.8851%
Employment	1		21.1196	0.2002%
Residential	2		40.6177	0.385%
Service	40		2599.3642	24.6435%
Vacant	5		327.375	3.1038%
TOTALS	113		10547.7853	100%

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)

HAREHILLS LANE TOWN SURVEY 2010



Key

FRONTAGE

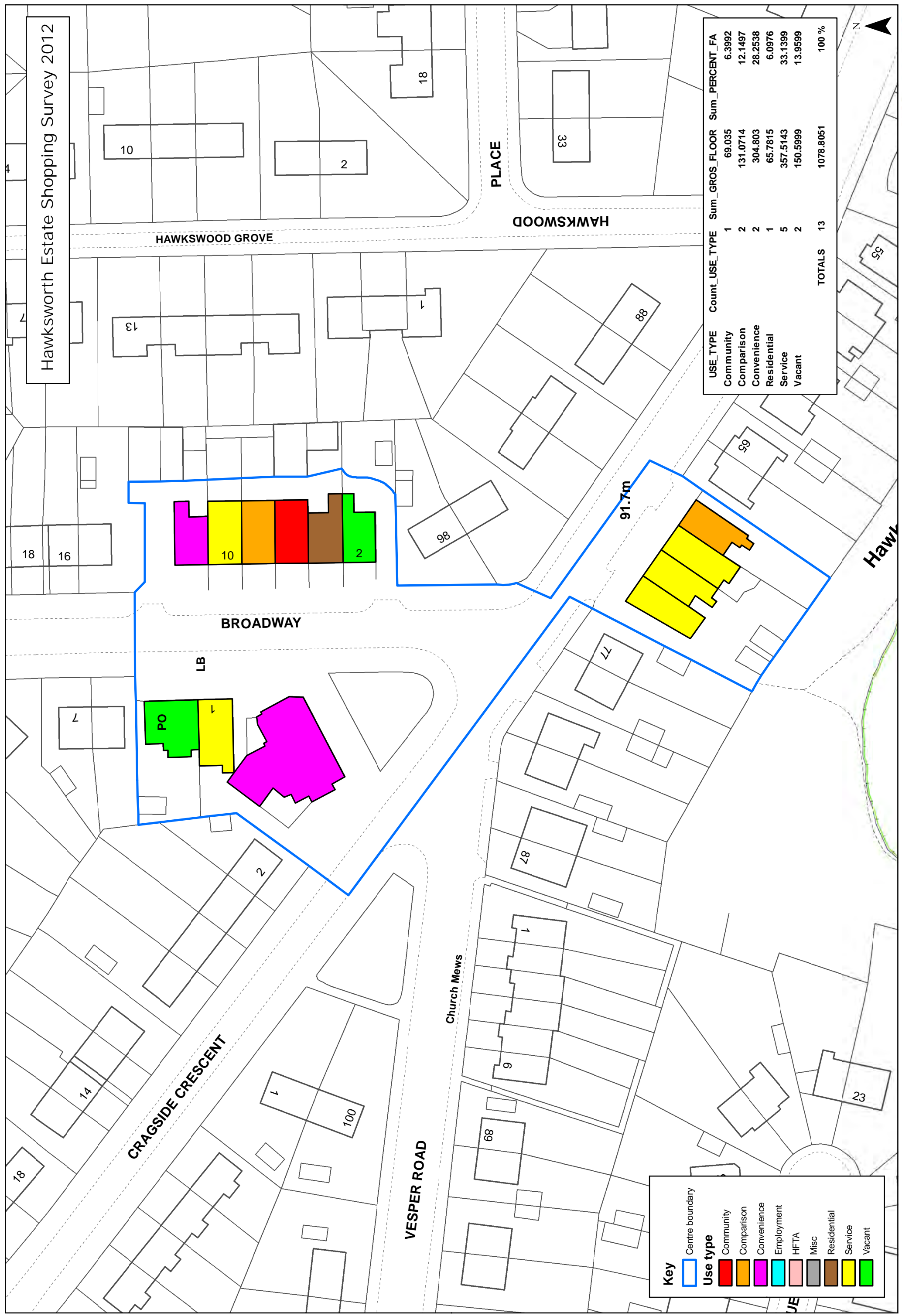
- |||| Primary
- ==== Secondary
- Centre boundary
- Proposed Centre boundary changes 2012
- PSA boundary

Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE CLASS	Count	USE CLASS	Sum GROS FLOOR	Sum PERCENT FA
A1	69	A1	4801.28	45.5193%
A2	14	A2	1147.9176	10.883%
A3	2	A3	132.2905	1.2542%
A5	14	A5	750.6894	7.1168%
B1c	1	B1c	21.1196	0.2002%
C3	2	C3	40.6177	0.385%
D1	5	D1	2871.4975	27.2237%
D2	1	D2	454.998	4.3137%
Vacant	5	Vacant	327.375	3.1038%
TOTALS	113		10547.7853	100%

This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567 (2009)



USE_TYPE	Count	USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Community	1		69.035	6.3992
Comparison	2		131.0714	12.1497
Convenience	2		304.803	28.2538
Residential	1		65.7815	6.0976
Service	5		357.5143	33.1399
Vacant	2		150.5999	13.9599
TOTALS	13		1078.8051	100 %

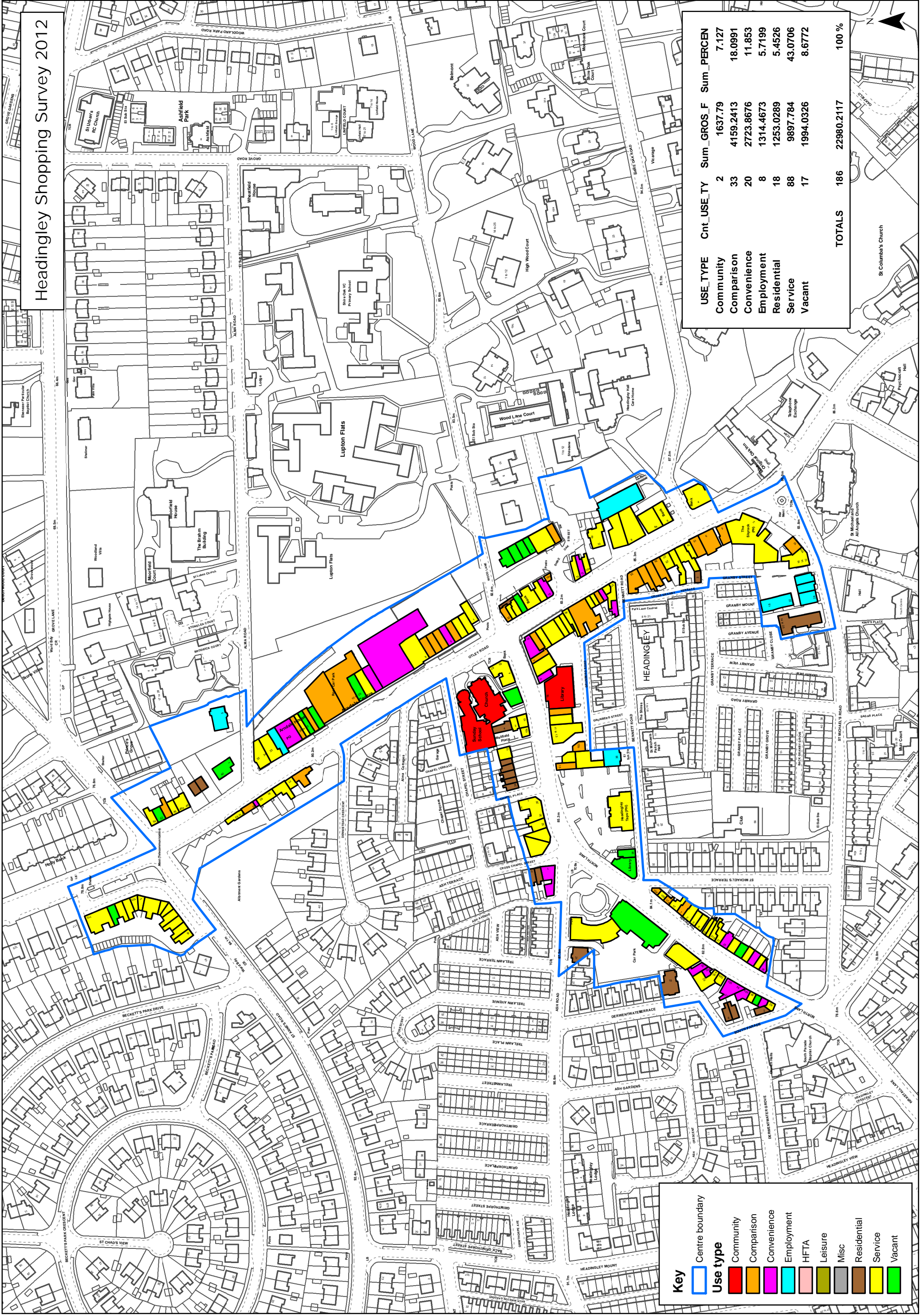
Key	Use type
	Centre boundary
	Community
	Comparison
	Convenience
	Employment
	HFTA
	Misc
	Residential
	Service
	Vacant



USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	5		508.5425	47.1395
A5	3		215.1362	19.9421
C3	1		65.7815	6.0976
D2	1		69.035	6.3992
Sui Generis	1		69.71	6.4618
Vacant	2		150.5999	13.9599
TOTALS		13	1078.8051	100 %

Key	
	Centre boundary
Use class	
	A1
	A2
	A3
	A4
	A5
	B1a
	B1b
	B1c
	B2
	B8
	C1
	C2
	C3
	D1
	D2
	Sui Generis
	Vacant

Headingley Shopping Survey 2012

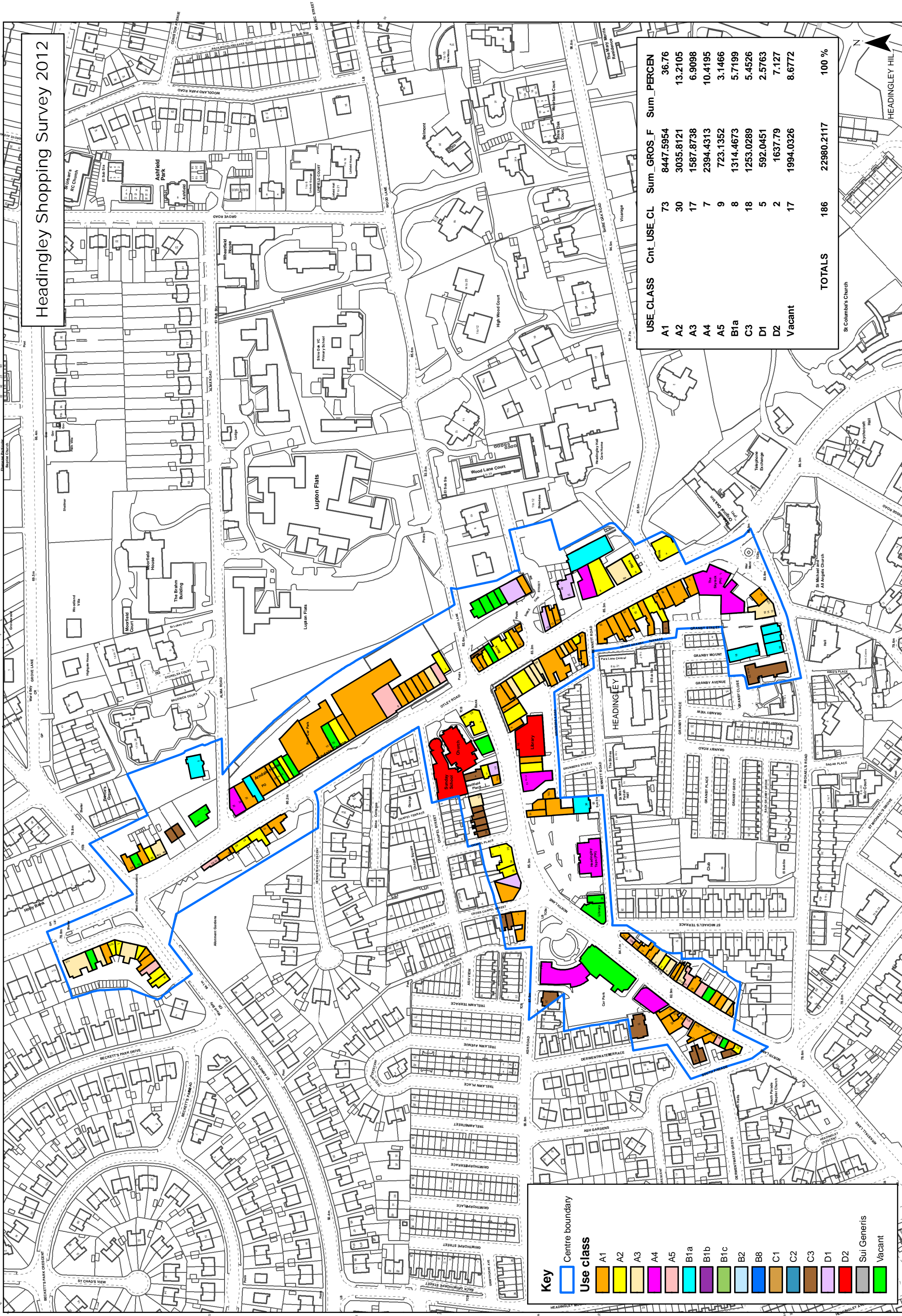


USE_TYPE	Cnt_USE_TY	Sum_GROS_F	Sum_PERCEN
Community	2	1637.79	7.127
Comparison	33	4159.2413	18.0991
Convenience	20	2723.8676	11.853
Employment	8	1314.4673	5.7199
Residential	18	1253.0289	5.4526
Service	88	9897.784	43.0706
Vacant	17	1994.0326	8.6772
TOTALS	186	22980.2117	100 %

Key

- Centre boundary
- Use type**
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

Headingley Shopping Survey 2012



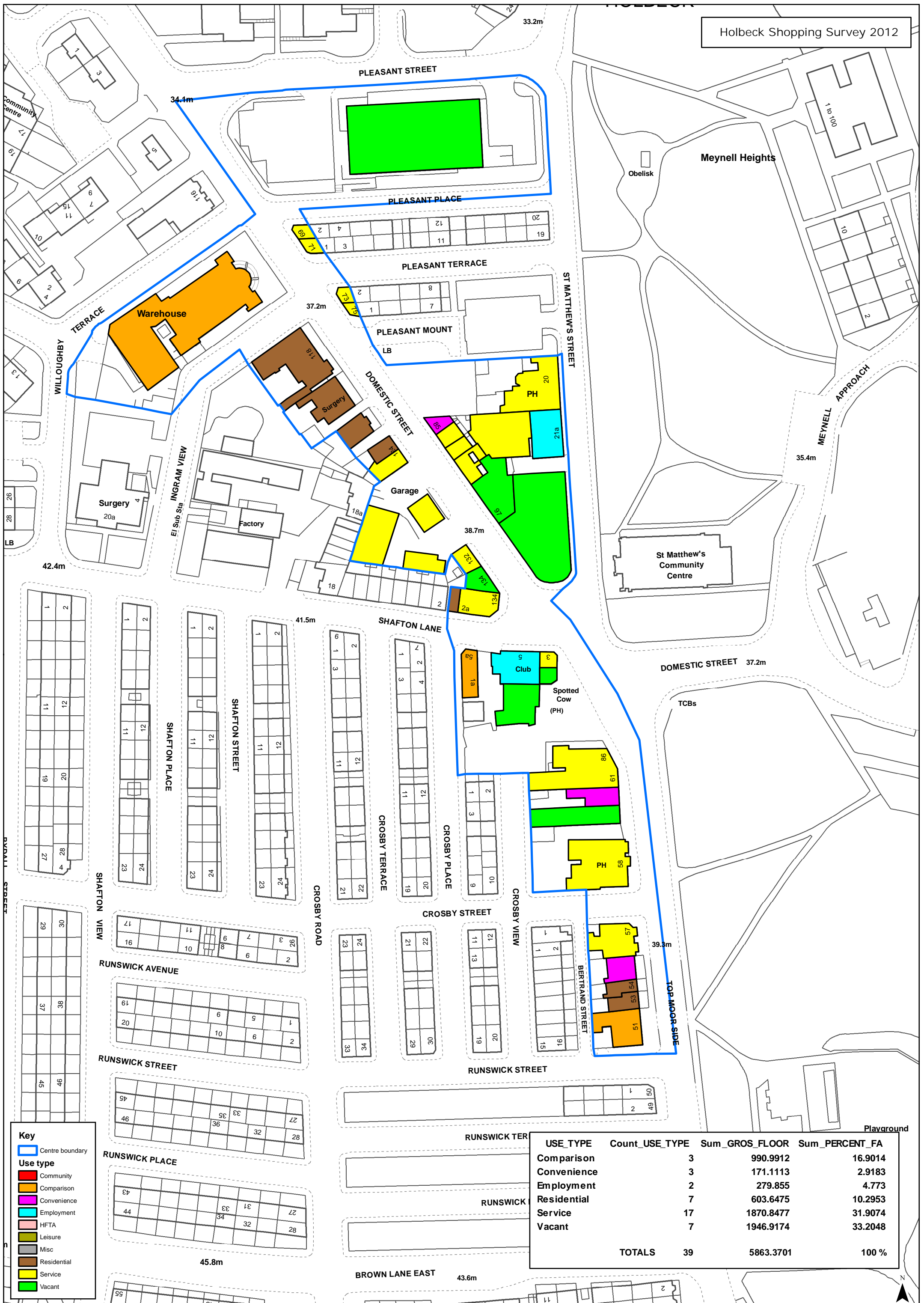
USE_CLASS	Cnt_USE_CL	Sum_GROS_F	Sum_PERCEN
A1	73	8447.5954	36.76
A2	30	3035.8121	13.2105
A3	17	1587.8738	6.9098
A4	7	2394.4313	10.4195
A5	9	723.1352	3.1466
B1a	8	1314.4673	5.7199
C3	18	1253.0289	5.4526
D1	5	592.0451	2.5763
D2	2	1637.79	7.127
Vacant	17	1994.0326	8.6772
TOTALS	186	22980.2117	100 %

Key

Centre boundary

Use class

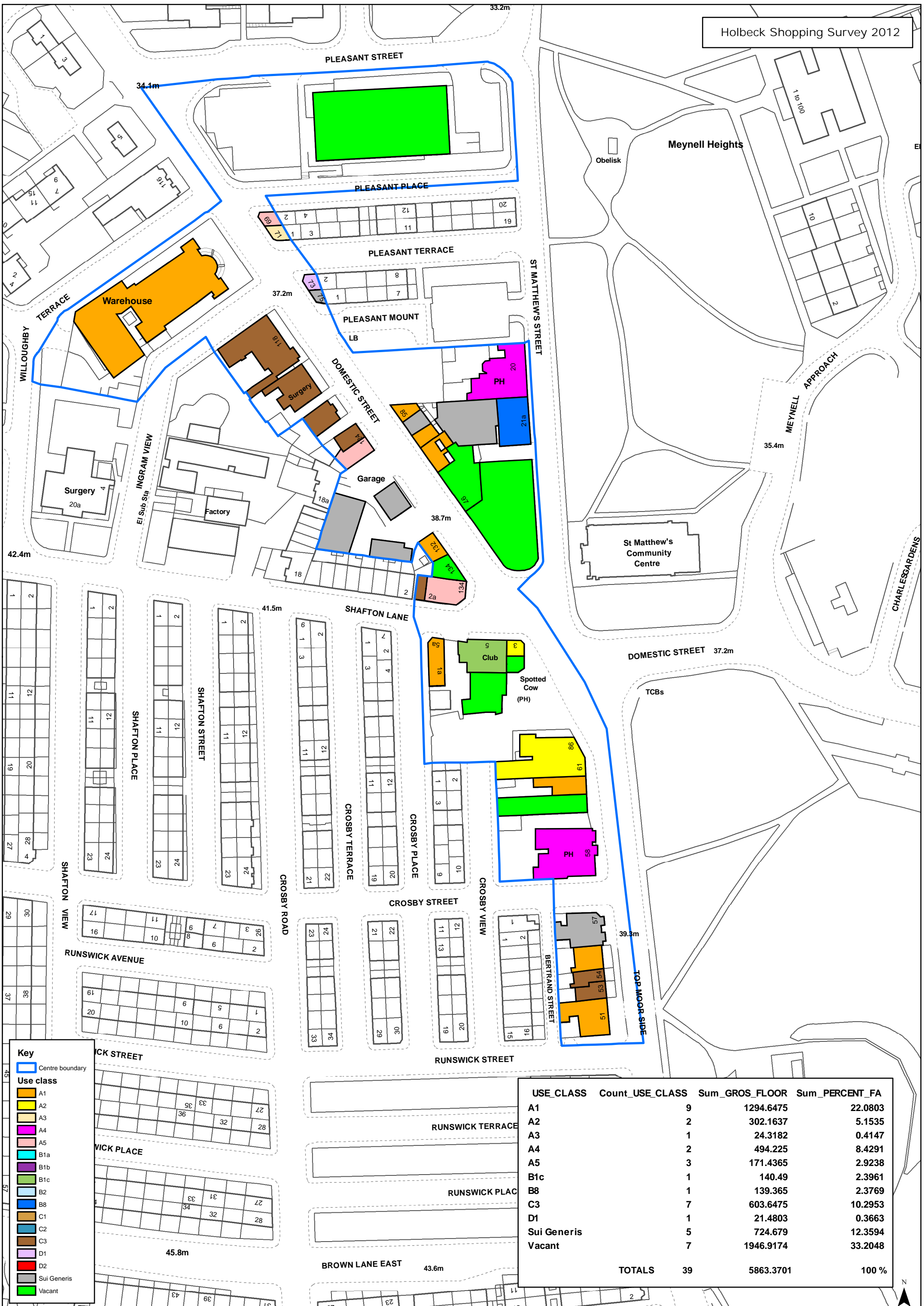
- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant



Key

- Centre boundary
- Use type**
- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE	Count_USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Comparison	3	990.9912	16.9014
Convenience	3	171.1113	2.9183
Employment	2	279.855	4.773
Residential	7	603.6475	10.2953
Service	17	1870.8477	31.9074
Vacant	7	1946.9174	33.2048
TOTALS	39	5863.3701	100 %



Key

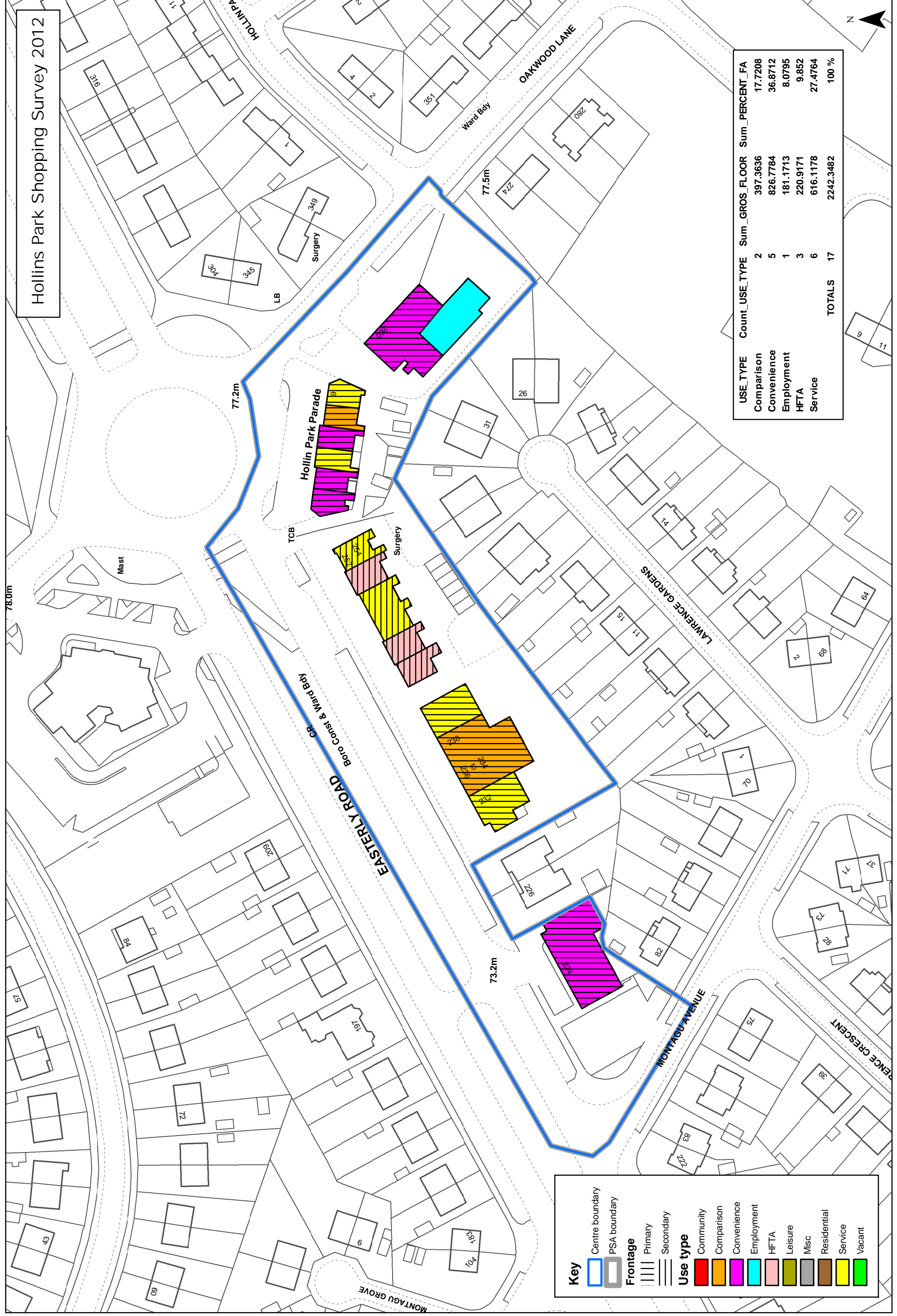
Centre boundary

Use class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE_CLASS	Count_USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	9	1294.6475	22.0803
A2	2	302.1637	5.1535
A3	1	24.3182	0.4147
A4	2	494.225	8.4291
A5	3	171.4365	2.9238
B1c	1	140.49	2.3961
B8	1	139.365	2.3769
C3	7	603.6475	10.2953
D1	1	21.4803	0.3663
Sui Generis	5	724.679	12.3594
Vacant	7	1946.9174	33.2048
TOTALS	39	5863.3701	100 %

Hollins Park Shopping Survey 2012



USE_TYPE	Count	USE_TYPE	Sum_GROS_FLOOR	Sum_PERCENT_FA
Comparison	2		397.3636	17.7208
Convenience	5		826.7784	36.8712
Employment	1		181.1713	8.0795
HFTA	3		220.9171	9.852
Service	6		616.1178	27.4764
TOTALS	17		2242.3482	100 %

Key

- Centre boundary
- PSA boundary

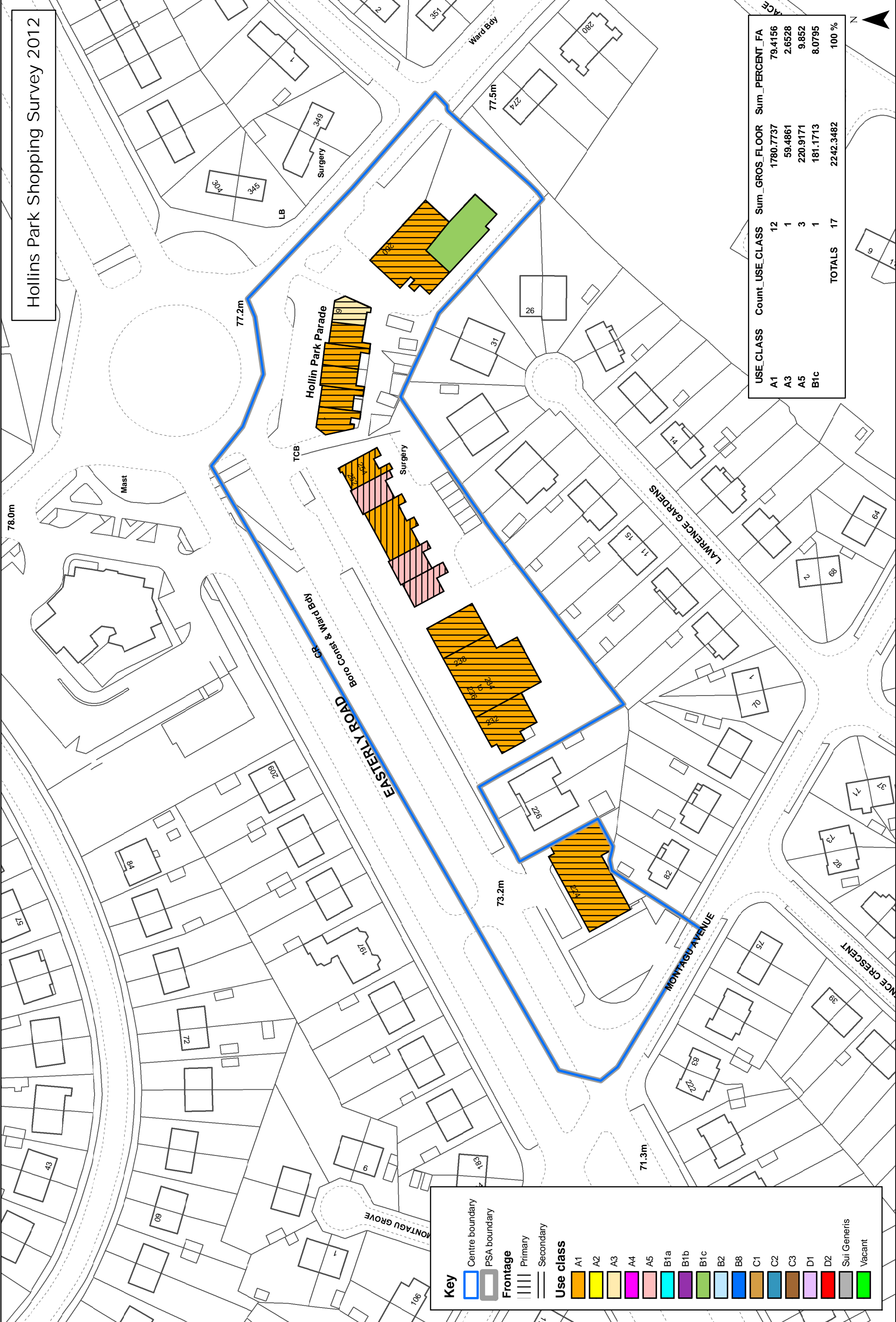
Frontage

- Primary
- Secondary

Use type

- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

Hollins Park Shopping Survey 2012



USE_CLASS	Count	USE_CLASS	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	12		1780.7737	79.4156
A3	1		59.4861	2.6528
A5	3		220.9171	9.852
B1c	1		181.1713	8.0795
TOTALS				100 %
			2242.3482	

Key

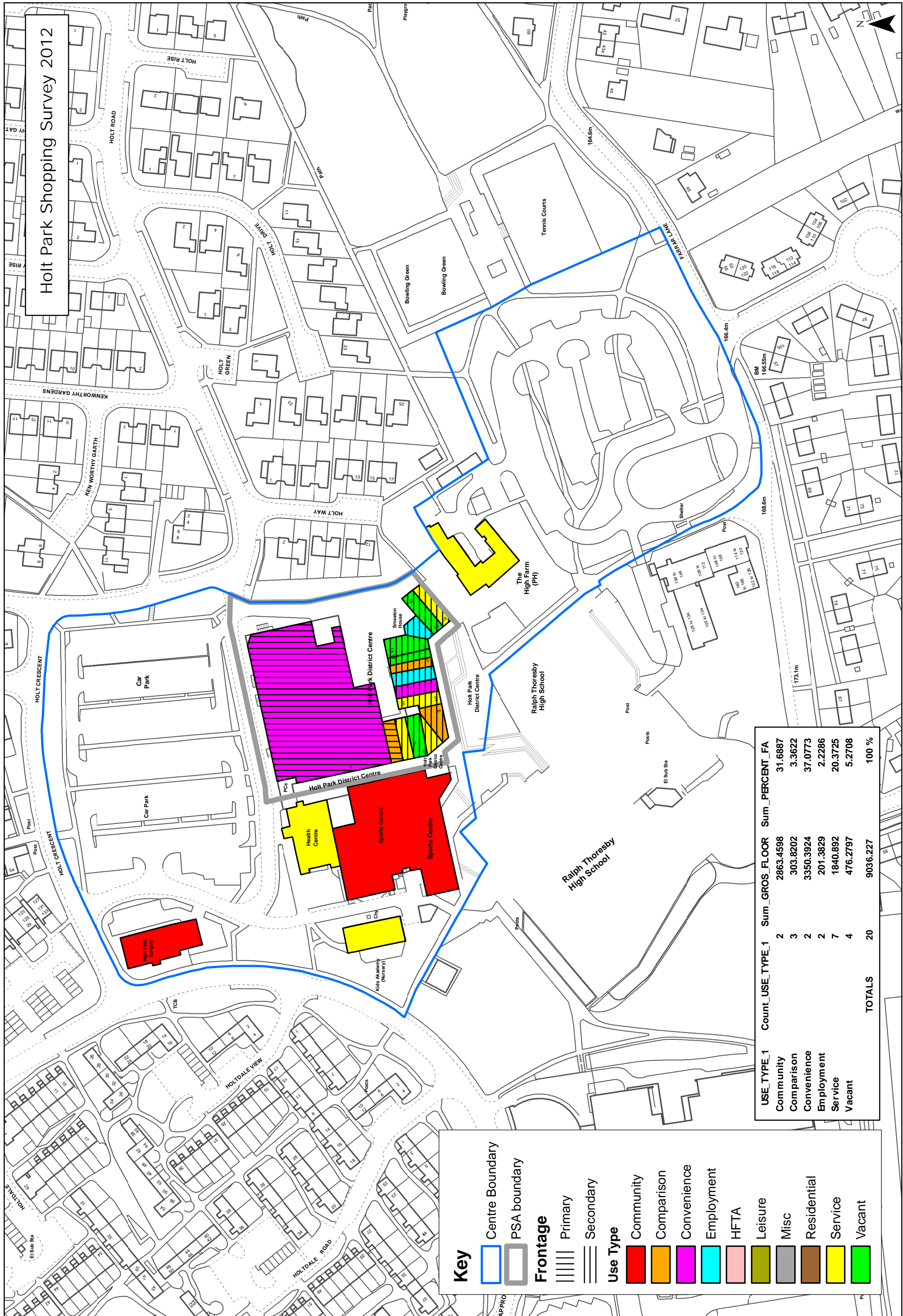
- Centre boundary
- PSA boundary

Frontage

- Primary
- Secondary

Use class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant



Holt Park Shopping Survey 2012

Key

- Centre Boundary
- PSA boundary

Frontage

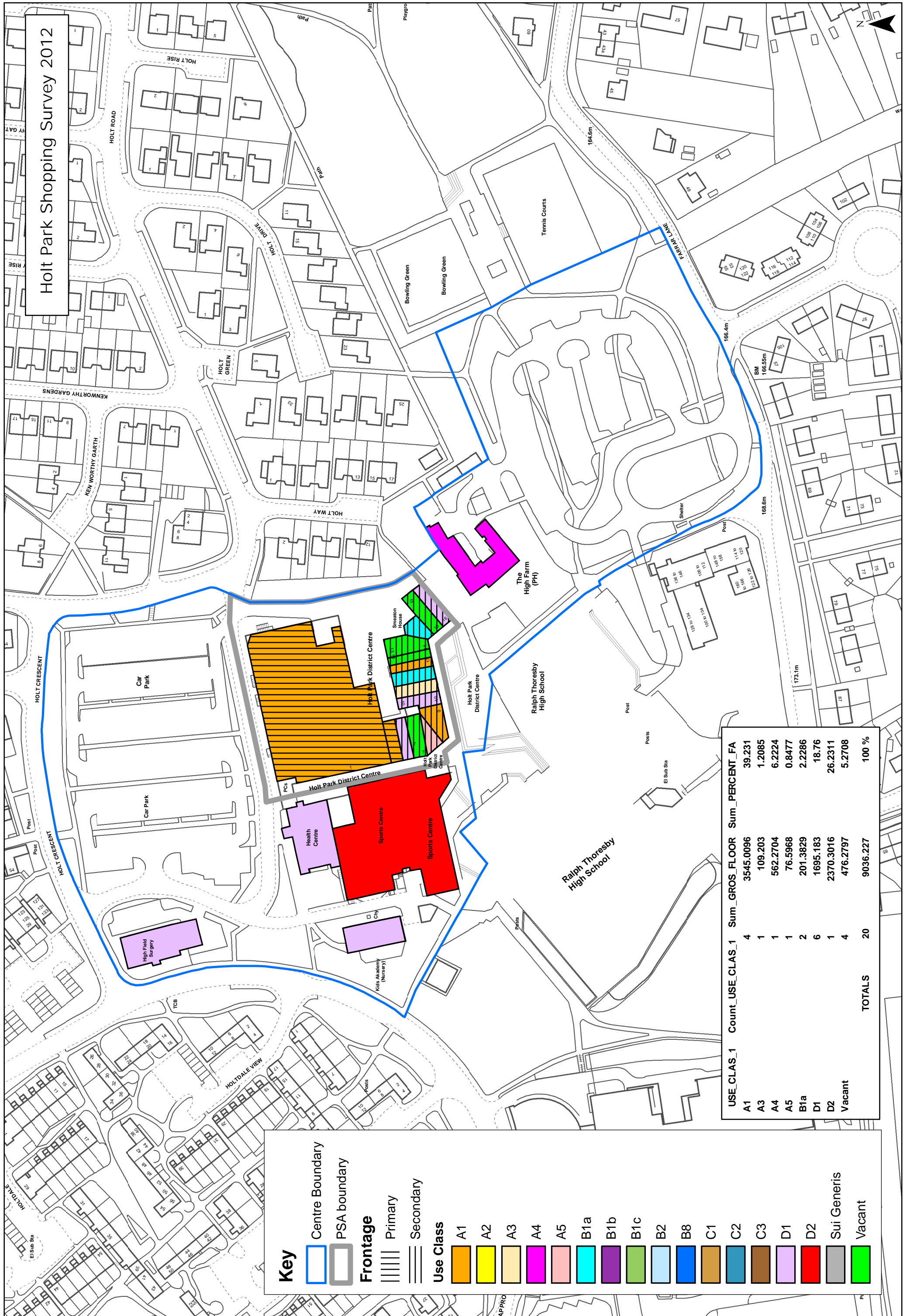
- Primary
- Secondary

Use Type

- Community
- Comparison
- Convenience
- Employment
- HFTA
- Leisure
- Misc
- Residential
- Service
- Vacant

USE_TYPE_1	Count_USE_TYPE_1	Sum_GROS_FLOOR	Sum_PERCENT_FA
Community	2	2863.4598	31.6887
Comparison	3	303.8202	3.3622
Convenience	2	3350.3924	37.0773
Employment	2	201.3829	2.2286
Service	7	1840.892	20.3725
Vacant	4	476.2797	5.2708
TOTALS	20	9036.227	100 %

Holt Park Shopping Survey 2012



Key

- Centre Boundary
- PSA boundary

Frontage

- Primary
- Secondary

Use Class

- A1
- A2
- A3
- A4
- A5
- B1a
- B1b
- B1c
- B2
- B8
- C1
- C2
- C3
- D1
- D2
- Sui Generis
- Vacant

USE_CLAS_1	Count_USE_CLAS_1	Sum_GROS_FLOOR	Sum_PERCENT_FA
A1	4	3545.0096	39.231
A3	1	109.203	1.2085
A4	1	562.2704	6.2224
A5	1	76.5968	0.8477
B1a	2	201.3829	2.2286
D1	6	1695.183	18.76
D2	1	2370.3016	26.2311
Vacant	4	476.2797	5.2708
TOTALS	20	9036.227	100 %

For more information, please contact:

Policy and Plans Group
The Leonardo Building
2 Rossington Street
Leeds LS2 8HD

Email: sap@leeds.gov.uk

Web: www.leeds.gov.uk/yourcity



Site Allocations Plan

Retail Background Paper

Submission Draft

Leeds Local Plan
Development Plan Document

May 2017