

Your city.  
Your say.

# Retail

Creating the right conditions to build on the success of Leeds city centre and to revitalise town and local centres

Your city. Your say.

Site Allocations Plan Consultation  
June/July 2013

**Possible new retail sites**  
A number of new retail sites have been suggested to the Council – have a look at the plans on the retail table and comment on these or any other sites that you think may be suitable for retail

**What has been done so far?**

We have reviewed the boundaries of all centres (City, Town and Local) and the classification of shopping frontages to ensure they reflect existing retail development and accommodate future retail opportunities where they exist. Some of the boundaries are out of date so we are suggesting they should be redrawn.

**Please have a look at the plans on the Retail table to see the full range of proposed changes.**

We must also identify where the main shopping activity and development is in each centre. These areas are called the Primary Shopping Areas. We have also identified primary shopping frontages (main shopping areas with the most shops, post offices, travel agencies etc) and secondary shopping frontages (more mixed areas on the edge of the main shopping areas) to help us protect the core of a centre for shopping.

If you are interested in any of these issues please have a look at the plans located on the Retail table

**What are we consulting you on?**  
There are four main aspects:

- Possible new sites for retail
- Proposed centre boundaries
- Primary Shopping Area boundaries
- New sites that you think could be developed for retail use

The city centre, town centres and smaller local centres are all at the heart of our communities and it is important that we plan for their sustainable and successful future.

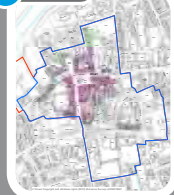
**What are we seeking to do?**

The City Centre will continue to be the main regional centre for shopping, culture, leisure and employment. The 27 town centres and 38 local centres in Leeds will continue to provide local, weekly and day-to-day facilities in easily accessible locations.

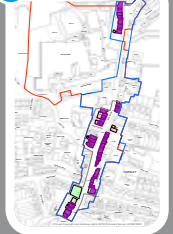
We aim to protect and improve shopping centres by:

- Enhancing the City Centre as the main regional shopping centre
- Focussing new shops in existing shopping centres (a 'centres first' approach)
- Resisting the loss of shop units that are in retail use, particularly in the key shopping streets in town centres (primary frontages)
- Promoting other complementary uses near the shopping core (secondary frontages).

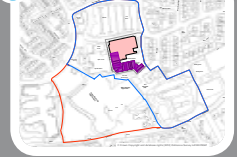
21 Otley



6 Farsley



12 Holt Park



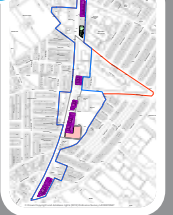
15 Kirkstall



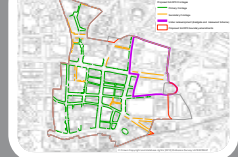
2 Bramley



5 Dewsbury Road



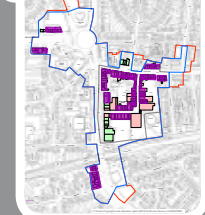
City Centre



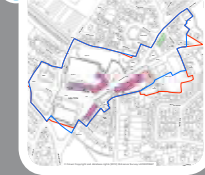
10 Harehills Lane



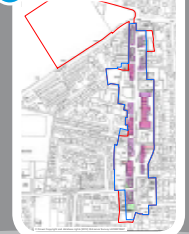
4 Cross Gates



9 Halton



7 Garforth



**Key**

- Existing LSCP Centre Boundary
- Existing LSCP Primary Frontage
- Existing LSCP Secondary Frontage
- Proposed SA DPD Frontages
- Primary
- Secondary
- Proposed Primary Shopping Area Boundary
- Proposed SA DPD Secondary Frontages

**Key**

- Town Centres
- Proposed Higher Order Local Centres
- Proposed Lower Order Local Centres

1 Anley	15 Kirkstall	24 Holbeck Park Green Local Centre
2 Beeston	16 Morley	25 Local Centre - 'Leeds Road'
3 Cross Gates	17 Roundhay	26 Local Centre - 'Leeds Road'
4 Cross Roads	18 Stanningley	27 Roundhill Local Centre
5 Dewsbury Road	19 Thorncliffe	28 Roundhill Local Centre
6 Farsley	20 Thryke	29 Roundhill Local Centre
7 Garforth	21 Wharfedale	30 Roundhill Local Centre
8 Gildersleepe (Oldby Road)	22 Wharfedale	31 Roundhill Local Centre
9 Halton	23 Wharfedale	32 Roundhill Local Centre
10 Harehills Lane	24 Wharfedale	33 Roundhill Local Centre
11 Headingley	25 Wharfedale	34 Roundhill Local Centre
12 Holt Park	26 Wharfedale	35 Roundhill Local Centre
13 Horsforth	27 Wharfedale	36 Roundhill Local Centre
14 Horsforth (Green Street)		

Type of Retail	2016 (sq.m net)	2021 (sq.m net)	2026 (sq.m net)
Convenience	19,626	30,747	41,515
Comparison	131,315	159,609	173,337

Table of retail need based on Employment Land Growth scenario, Leeds City Centre, Town and Local Centres Study 2011. These figures are cumulative.

**What does this mean?**

**'Centres first' approach:** This approach aims to focus new retail development within centres before considering out-of-centre locations.

**Leeds City Centre:** In the regional shopping centre and the main focus for employment as well as education, entertainment, leisure, culture, industry, culture, entertainment and transport.

**Town Centres:** provide weekly and day to day shopping and services needs. They have a wide range of uses and are the focus of a variety of services and community facilities.

**Local Centres:** cater for daily shopping needs, often as 'top-up' shops to complement weekly shopping. The range of uses and scale of units is much less than Town Centres.

**Primary Shopping Quarter:** is an identified area of the city centre where new retail development is directed to first. Development of cross-retail uses will be retained. Other town centre uses including hotels, offices and leisure are retained in the city centre as a public but not specifically to the primary shopping quarter.

**Shopping Frontages:** are an element of town and local centres designed within the city centre and town centres where the focus is to meet local and regional needs. The aim is to control the mix of uses. Frontages are classed as having primary or secondary frontages.

It is too early to assess the impact of the recently opened Trinity shopping centre and await to see the future effect of the Victoriagate (Eastgate) proposal.

