



7D: LOCAL CENTRE HEALTHCHECKS

APPENDIX 7D: CORE STRATEGY PREFERRED APPROACH - LOCAL CENTRES

Annex B of Planning Policy Statement 4 (2009) defines District Centres as usually comprising of a group of shops often containing at least one supermarket or superstore and a range of non-retail services, such as banks, building societies and restaurants as well as local public facilities such as a library.

Local centres are defined as those that include a range of small shops of a local nature serving a small catchment. Local centres might include a small supermarket, a newsagent, a post office and a pharmacy. Other facilities may include takeaways and laundrettes. In rural areas large villages may perform the role of a local centre.

In discussion with officers, it was agreed that we should review local centres put forward in the Core Strategy Preferred Approach and consider boundary definitions for them and assess their role in the overall hierarchy. In so doing, and also in reassessing existing town centre definitions and a number put forward as potential town centre definitions, our analysis has led us to consider that local centres within Leeds should be sub-divided into higher order and lower order centres.

This is not simply a reflection of size, but also, and indeed mainly, to do with likely functions that they seem to be able to perform. The schedule of centres set out below, sets out higher order centres first, then lower order centres.

We would introduce into the definition of higher order local centres a number of those suggested as town centres in the CSPA which we do not consider merit that definition: these are Boston Spa, Harehills Corner, Kippax and Moortown Corner. Proposed boundaries for the local centres are included in appendix 7E

Small parades of shops of purely neighbourhood significance are not regarded as centres for the purpose of PPS4. The CSPA proposed neighbourhood parades have been reviewed and Colliers International conclude that these should remain as Neighbourhood Parades. A brief analysis of the neighbourhood parades is included in this section.

Higher Order Local Centres

Boston Spa

See town centre healthchecks for explanation.

Harehills Corner

See town centre healthchecks for explanation.

Kippax

See town centre healthchecks for explanation.

Moortown Corner

See town centre healthchecks for explanation.

Beeston

This is an easily defined centre consisting of a purpose built shopping centre dominated by a Co-op. A pub adjoins the shopping centre, it is proposed that this should be included in the local centre boundary.

Butcher Hill

Butcher Hill consists of two parades of shops, one around the junction between Butcher Hill/Spenn Lane and the other smaller one set back off Butcher Hill. The Butcher Hill/Spenn Lane parade provides the most services although the other parade includes the post office. The distance between the two parades is not excessive and therefore it is considered appropriate to draw a boundary around both areas.

Chapelton, Pudsey

A well defined centre comprising of a wide range of services for local residents which should be allocated as a local centre as defined in PPS4.

East Ardsley

This is a long linear centre located along Bradford Road and then along both Chapel Street and Royston Hill. The centre provides a range of services for local residents and should therefore be allocated as a local centre as defined in PPS4.

Hollins Park, Easterly Road

This is a well defined centre along Easterly Road and Oakwood Lane. The centre should be protected and allocated as a local centre due to the large range of services that are available in the parade, which include a small supermarket and services such as florists and an undertaker.

Horsforth, New Road Side

The centre corresponds well with the existing defined boundary and should continue to be allocated as a Local Centre. No change is proposed to the existing boundary despite there being a couple of shops located outside of it.

Kirkstall Road

The area comprises of a mixture of large stores, parades and end terraces which provide a wide range of services to the residents of Kirkstall. The area lacks public facilities and does not therefore meet the definition of a District Centre. It is therefore proposed to retain the existing boundary and that the centre should remain a local centre.

Montreal, Harrogate Road

The centre here is fairly definable comprising units on both sides of Harrogate Road. The eastern side of the road has a parade of shops and the western side mainly comprises of a pub and a Lidl.

This area provides the local residents with a wide range of services that should be allocated as a local centre.

Middleton Park Circus

This is a well defined local centre comprising a parade of shops located around a green. The centre corresponds well with the existing defined boundaries and no adjustments are proposed.

Lower Order Local Centres

Adel

The southern most parade of shops is located around the junction between Otley Road and The Crescent. It comprises several separate parades of shops which offer a range of services to the area.

The second parade of shops lies further to the north on the western side of Otley Road in-between its junction with Farrar Lane and Holt Lane, it consists of several small parades of shops which again provides a reasonable range of services to the local area.

The gap in between the two parades of shops is too great for this to be classed as one local centre as there is no connection between the two due to residential premises being located in between. However, it is considered that the northern parade should be allocated as a local centre.

Alwoodley, King Lane

The shops here are located along King Lane around its junction with The Avenue. The centre would consist of two parades of shops on either side of the junction. The existing shops provide a range of services and there is a proposal for a Tesco store on the former garage on King Lane which will provide an anchor to the centre. We consider the shops should be allocated as a local centre.

Beeston Hill

A well defined centre located to the south of Beeston Road which provides a wide range of services in this area of the town. At present there is no anchor store and therefore we consider the parade should remain a local centre within the proposed boundary defined.

Burley Lodge (Woodsley Rd)

This is a fairly large centre with easily defined boundaries. The centre would consist of the parade of shops along Woodsley Road from the junction with Burley Road to the junction with Millbank Street. It would also include the parade of shops along Hyde Park Road from the junction with Woodsley Road to the junction with Alexandra Road

It provides a wide range of services to the residents and should be allocated as a local centre as defined in PPS4

Chapelton Road

This consists of a number of parades of shops providing a range of services along Chapelton Road that corresponds well with the existing defined centre.

No changes to the boundaries are proposed, and the location should continue to be defined as a local centre.

Coldcotes Circus (Gipton)

This is a very small centre with well defined boundaries which provides a good range of services. The area should be allocated as a local centre.

Collingham Village Centre

The village has a strong centre situated around Elizabeth Court and Hastings Court. The parades provide a wide range of services to the local residents and should be allocated as a Local Centre as defined in PPS4.

Drighlington

This is a large definable local centre located around the cross roads between Whitehall Road and Bradford Road/King Street. The centre provides a wide range of services to the local residents in this village and is worth preserving and allocating as a local centre as defined in PPS4.

Galloway Lane, Pudsey

A well defined parade of shops set back off the road on Galloway Lane which offer a range of services to the local neighbourhood and should therefore be allocated as a local centre as defined in PPS4.

Guiseley, Oxford Road

The centre is well defined around the shops along Towngate and Oxford Street. There is potential to extend the centre to the north to include the shop parade along Lands Lane and to the south to include Red Lion Pub. The centre provides a range of services to local residents of Guiseley and should be retained as a local centre.

Hawksworth Estates Centre

This is a relatively well defined local centre consisting of two parades of shops and a co-op. The centre provides a good range of shops which meet the PPS4 definition and should be allocated as a local centre.

Holbeck

There are several shops and businesses in a long line along Domestic Street. However there are a lot of vacant properties mixed amongst the properties as well. The existing shops are of purely neighbourhood significance, however, the council are seeking better local provision in the area and therefore it is proposed to allocate the area as a local centre to assist retail development.

Horsforth, Station Road

The site should continue to be allocated as a Local Centre due to the wide range of services that are available

Hyde Park Corner

A well defined centre around the cross roads with Woodhouse Street and Woodhouse Lane that corresponds well with the other existing centres and provides a wide range of services to the local residents. The existing boundaries should be retained and the wide range of services here means that it would be suitable for the site to be defined as a local centre

Ireland Wood

This comprises a small parade of shops including a post office, a garage and a dentist set back from the road. Whilst the area lacks a supermarket it is considered to be suitable to be allocated as a small local centre due to the range of services that are available here.

Lincoln Green

This is a 1960s style shopping centre located off Lincoln Green Road with a nearby Co-op which provides a wide range of services in a deprived area. The site is easily definable including the health centre as a local centre due to the range of services provided here.

Lower Wortley

This area comprises a number of parades of shops along Lower Wortley Road. If all the parades were included within a centre boundary this would create a very long centre.

It is proposed that the central parades immediately to the east and west of Co-operation Street and the warehouse area to the rear should be defined as a local centre.

Rawdon, Leeds Road

The area seems to be well served by the existing local centre boundaries and no change is proposed.

Royal Parks

There are two clear parades of shops, one along Brudenell Road which includes a small Sainsbury's and another along Brudenell Grove which incorporates an International supermarket. It is considered that there is potential to define two local centres here, one around the Sainsbury's and the other around the international supermarket.

The isolated takeaways on Queens Road should not be allocated or protected.

Slaid Hill

This is a clear parade of shops along Wike Ridge Lane on both sides of the road, the centre is easily definable and provides a wide range of services appropriate for this location. The local centre would only be small in scale but would provide a wide range of services to meet the needs of the local people.

Stanningley Bottom

There is a definable parade here around the junction between Town Street and Richardshaw Lane, the proposed boundary of the centre goes under the railway viaduct and up the hill along Richardshaw Lane. The centre provides a range of services worthy of protection through an allocation.

Street Lane

This is a well defined centre along Street Lane which provides a wide range of services to the local residents. No changes are proposed to the boundaries that are already in

place. The wide range of services here means that it would be suitable for the site to be defined as a local centre

Tommy Wass (Dewsbury Road)

The parade comprises a mixture of semi detached and detached shops to the north of the junction and a parade of shops to the south of Dewsbury Road and along the eastern side of Ring Road Beeston Park. The shops provide a reasonable range of services to the local area and it is considered that a centre can be defined around the crossroads.

Weetwood, Far Headingley

A range of facilities and services are located along the eastern side of Otley Road in between The New Inn on the corner of Cottage Road to the south and Chad's Court to the north which justify allocation as a local centre. It is considered that the centre boundary should also extend up Weetwood Lane to Bryans fish and chip shop. The area offers a good range of services which are slightly different to those in Headingley District Centre, which is in very close proximity.

Woodlesford

This is an easily definable indoor shopping centre off Church Street which provides a reasonable range of services for the local area. This site should be allocated as a local centre as defined in PPS4 as it provides a wide range of services.

Neighbourhood Parades

Burley Village

The shops here are spread out with no parades or clusters. The shops therefore are purely of neighbourhood significance and should not be regarded as being a centre.

Broadgate Lane, Horsforth

Two small parades of shops, one along Broadgate Lane and the other along Alexandra Road. Both are small in scale and the distance between the two is too great to count it as one centre. We believe that both parades are of purely neighbourhood significance which do not meet the PPS4 definition and should not be regarded as being a centre.

Calverley

This reflects the pattern of development in many villages where shops are interspersed by residential development, in this case along Carr Road. The shops are purely of neighbourhood significance with no definable centre and should not be regarded as being a local centre.

Cardigan Road

Provision consists of end terraces along Cardigan Road, a large number of which are estate agents. The shops are of neighbourhood significance which should not be regarded as being a centre.

Churwell

Whilst the shops in the area cover a relatively large area the variety of shops and services offered are poor. There is an extant permission for a Tesco Express on the site of the Old Golden Fleece public house at the junction of Elland Road and Little Lane. However, despite this is considered that the services provided in the area do not meet a PPS4 definition and therefore the centre should not be defined.

Cottingley

The shops here are purely of neighbourhood significance and should not be regarded as being a centre.

Gildersome

The shops are spread out throughout the centre of Gildersome and are of mainly neighbourhood significance and should not be regarded as a centre.

Gipton (Amberton/Fearnville)

The shops here are purely of neighbourhood significance and should not be regarded as a centre.

Harehills Road

The shops are purely of neighbourhood significance being mostly small scale end terrace stores.

Little London

There is a small parade of shops along Meanwood Street including a convenience store and pharmacy.

Lowtown, Pudsey

Given its close proximity to Pudsey Local Centre and the lack of shops and services here facilities here do not seem to serve any other purpose than being of neighbourhood significance and should not therefore be defined as a local centre.

Middleton, Town Street

These shops do not seem to serve any other purpose than being of neighbourhood significance.

New Farnley

There is a small Co-op and a handful of other services which are fragmented and provide shopping parades. Given the relative lack of services within the area it does not justify allocation as a local centre.

New Wortley

There is a small parade of shops set back off Tong Road which consists of a post office, newsagents, general store and a takeaway of purely neighbourhood significance.

Oldfield Lane

Centre comprises of a Netto, 2 vacant units and a pet shop. The site is easily definable but despite there being a supermarket here the lack of other services suggests that it should not be allocated as a centre as it does not provide the range of services that the local community would require.

Oulton

No definable centre, the shops are spread out along Aberford Road with no obvious parade. The shops are of neighbourhood significance only.

Rawdon Village

There are a handful of shops spread out along Town Street, however, there is no parade of shops or definable centre. The shops here are therefore only of neighbourhood significance and do not justify allocation.

Richmond Hill

A small parade of shops with a number of vacant units along Upper Accommodation Road.

Due to the lack of services in this location it does not serve the needs of the local residents and does not justify local centre allocation.

Rodley

There are a number of shops located around the junction with Rodley Lane and Canal Road of neighbourhood significance only and should not be allocated as a centre.

Shaftesbury

There are two small parades of shops at the southern end of Harehills Lane. However, given its proximity to the proposed District Centre of Harehills Lane and the lack of services that the shops here are purely of neighbourhood significance this should not be regarded as a centre.

Swinnow

There are two small parades of shops, one on the corner of the junction between Swinnow Lane and Swinnow Road and the other further to the south along Swinnow Lane. The parade along Swinnow Lane provides a far wider range of services, however, it is too small to justify allocation and the parade next to the junction is very small in scale consisting of a Co-op, takeaways and tattoo parlour.

Given the relative lack of services at both parades neither parade justifies allocation as a local centre on their own and the distance between the two parades is too great for it all to be classified as one centre. It does not therefore meet the PPS4 definition for a local centre.

Upper Town Street, Armley

The area comprises two parades, most of the units are vacant and the parade is very run down and does not contribute to the vitality of Armley. It is not considered that the site should be allocated as a local centre as the few shops are of only neighbourhood importance and it is located in close proximity to the designated Armley Local Centre

Whingate Junction

There is a small parade of shops along Tong Road and some employment sites. The parade consists mainly of takeaways, cafes and electronic repair shops. There is no grocers or food shop in the parade therefore it does not meet the needs identified in PPS4.

Whinmoor

This is a small cluster of shops with a number of vacancies. The shops here are purely of neighbourhood significance and should not be regarded as a centre.

Woodhouse Street

This is a small 1960s shopping precinct with a very small range of shops. Given the lack of services at this site its proximity to both Hyde Park corner and Little London this site does not justify allocation as a local centre.

Summary of Local Centres

Proposed Higher Order Local Centres	Proposed Lower Order Local Centres	Neighbourhood parades.
Beeston	Adel	Burley Village
Boston Spa	Alwoodley, King Lane	Broadgate Lane, Horsforth
Harehills Corner	Beeston Hill	Calverley
Kippax	Burley Lodge	Cardigan Road
Moortown Corner	Chapelton Road	Churwell
Montreal, Harrogate Road	Coldcotes Circus	Cottingley
Chapelton, Pudsey	Collingham Village Centre	Gildersome
East Ardsley	Drighlington	Glpton
Hollins Park	Galloway Lane, Pudsey	Harehills Road
Horsforth, New Road Side	Guiseley, Oxford Road	Little London
Kirkstall Road	Hawthornthwaite Estate Centre	Lowtown, Pudsey
Middleton Park Circus	Holbeck	Middleton, Town Street
Butcher Hill	Horsforth, Station Road	New Farnley
	Hyde Park Corner	New Wortley
	Ireland Wood	Oldfield Lane
	Lincoln Green	Oulton
	Lower Wortley	Rawdon Village
	Rawdon, Leeds Road	Richmond Hill
	Royal Parks	Rodley
	Slaid Hill	Shaftesbury
	Stanningley Bottom	Swinnow
	Street Lane	Upper Town Street, Armley
	Tommy Wass	Whingate Junction
	Weetwood, Far Headingley	Whinmoor
	Woodlesford	Woodhouse Street