

Summary of qualitative comments received from stakeholders

Stakeholder comments:

Comments from:	Summary of points raised
Bar owner	<p>Whilst the idea is well meaning and progressive the reality is it will close many businesses.</p> <p>LCC have killed the city centre with its road closures. It is impossible to visit Leeds as a shopper or even as a tradesman to carry out work.</p> <p>On the back of Covid debt, utility prices & a reversal decline in the high street, LCC chose to alienate everyone that doesn't live in the city centre or use public transport.</p> <p>The respondent currently has six bars but are now looking at new cities after operating solely in Leeds for the past 18 years</p>
LCC	<p>No comments from a business perspective but sets out licensing, police and asb advice</p> <p>Access around the one in York is poor so LCC must consider accessibility as part of the planning process</p> <p>Requested early involvement, highlighted building control issues with two sites in Sheffield</p>
External partner	<p>The current restricted opening hours/days (i.e. closed on Sundays) let the market down. LCC should consider doing something different rather than a boxpark e.g. the space could be made available for entrepreneurs and start ups. If the proposal goes ahead the box park could bridge the gap between John Lewis and Kirkgate market and enhance public realm in area. However could negatively impact on existing food businesses in the city. Need to get design right</p>
External partner	<p>Some concerns about the impact on the existing market traders. The proposal will generate rent income from the operator but LCC may lose trader income if they subsequently leave the market as a result of the competition - unfair competition as the operator will be able to open evenings and Sundays but the market does not.</p> <p>Suggestion to split outdoor market into sections for different themed areas in particular target the 'hipster' type of new customers. Current connectivity between indoor and outdoor market is poor - this could be improved as part of the proposal. Suggestion to flip the layout of the container concept by 90 degrees to improve connectivity/sight lines etc.</p>

Trader comments:

Indoor traders	<p>Visited Bristol boxpark and was a positive experience - quirky eateries the trader wanted to try.</p>
	<p>Visited one nr Hunslet, seemed nice. Will not drive footfall as it will not complement existing offer, will likely detract/damage existing market business in the Market Kitchen.</p>
	<p>Trader states the proposal will drive footfall to the market but comments do not then support this as trader goes onto say the only benefactor will be the operator of the box park and not the market or the Market kitchen (MK) - will cause 'collateral damage'. Trader also states that this is a betrayal to the MK traders but then says has mixed feelings as it is a good idea and good use of space but will damage the market and in particular the MK.</p>
	<p>Overall the proposal is a positive idea. Ideas to support the market are to install signage to boxpark through the indoor rather than George street and then maps and indexes of market stalls inside boxpark.</p>
	<p>Excellent concept, will hopefully increase footflow, could do cross promotions with the market. It will be a missed opportunity if the proposal does not go ahead and the outdoor market will need to downsize.</p>

	<p>May turn footfall away from the market, their own business may not be affected significantly but worry about the Market kitchen collectively. Eventually may lead to the end of the market. Refurbish the outdoor market.</p> <p>Visited Spark in York, this proposal will not drive footfall to the indoor market but the outdoor market will benefit, will not affect their business as to far away and the trader already has a target market. If the proposal goes ahead then make available an area to advertise other areas of the market.</p>
Open market traders	<p>The proposal will not benefit this trader, customers to boxpark wont buy their fruit and veg, and feel it 'will kill the market' . Suggestion is to knock the rotting stalls down and make the market smaller with clean, purpose built stalls and room for deliveries and maybe a roof.</p>
	<p>Anything that attracts customers with money is a good idea, will attract a better type of customer. Will help or hinder business but must take into consideration market businesses. Ensure all included in advertising and free flow access through market so both operations merge and work off each other. Make market fit for purpose and ensure traders adhere to rules</p>
	<p>There are enough food places. Make the market smaller, more advertising, attract more traders</p>
	<p>Will increase custom and bring new customers</p> <p>Did not know about the trader consultation meetings. People don't eat and shop. No mention if the containers will be open for breakfast, lunch and evenings. Will be disastrous for the market, will squash the market under the shadow of the multi storey car park the most unpopular stalls, why cant the container go in the shadow of the car park? What about all the food/cafe stalls in the market - wont this take trade away from these?. This trader has a prime stall - will she be offered a prime stall? Shrink market but not from George street, shrink it from the multi story. Put ready parking - short stay there. Another nail in the coffin of the outdoor market. LCC is turning the city centre into a no go zone for elderly people who cant walk so far to the 'loop' for buses, and cycle lanes are a joke.</p>

Leeds Councillor comments

Cllr A	Containers will sell overpriced 'hipster' food
	Need to drill down into the specifics of gentrification
Cllr B	Will change the outdoor market which could be to the detriment to some of the outdoor traders.
	Council need to understand what they want and require from the market.
	It will attract a different kind of customer and worry about the overall mix.

External partners				
Stakeholder	Date survey sent	Date returned	Will the proposal enhance their business?	Summary of points raised
Bar Owner	14/12/2022	15/12/2022	no	<p>Thinks the idea was well meaning and progressive, but the reality is it will close many businesses.</p> <p>LCC have killed the city centre with its road closures.</p> <p>It is impossible to visit Leeds as a shopper or even as a tradesman to carry out work.</p> <p>We currently have 6 (bars?) and are now looking at new cities after operating solely on Leeds for the past 18 years</p> <p>On the back of Covid debt, utility prices & a reversal decline in the high street, LCC chose to alienate everyone that doesn't live in the city centre or use public transport.</p>
LCC	14/12/2022	15/12/2022	n/a	No comments from a business perspective but sets out licensing, police and asb advice - see emails for details
LCC	n/a	15/12/2022	n/a	Commented after seeing post on line that access around the one in York is poor and this must be picked up as part of the planning process
LCC	n/a	16/12/2022	n/a	Requested early involvement, highlighted issues with two sites in Sheffield
External Partner	14/12/2022	21/12/2022	n/a	Market restricted opening hours (close Sunday) let it down. Should do something different rather than boxpark and space should be made available for entrepreneurs and start ups. If it goes ahead the proposal could bridge the gap between JL and KM and enhance public realm in area. Could impact on existing food businesses in the city. Need to get design right
External Partner	14/12/2022	meeting held 21/12/22	n/a	Some concerns about the impact on the existing market traders. The proposal will generate rent income from the operator but LCC may lose trader income if they leave the market. Unfair competition as the operator will be able to open evenings and Sundays but the market does not. Split outdoor market into sections for different themed areas in particular target the hipster type of new customers. Current connectivity between indoor and outdoor market is poor - could be improved as part of the proposal. Suggestion to flip the layout of the container concept by 90 degrees to improve connectivity/sight lines etc.

Trader Consultation	Date returned	Will the proposal drive footfall to the market?	Affect on their market business?	Impact on market if build elsewhere	Summary of points raised
Indoor returns					
Trader Indoor 1	15/12/2022	yes	yes (positive)	negative	Visited Bristol, positive experience - quirky eateries she wanted to try.
Trader Indoor 2	15/12/2022	no	no (most likely)	none	Visited one nr Hunslet, seemed nice. Will not drive footfall as it will not complement existing offer, will likely detract/damage existing market business in the MK
Trader Indoor 3	15/12/2022	Yes*	yes (negative)	positive	*says yes but comments do not support this as it says the only benefactor will be the operator of the box park and not the market or the MK will cause collateral damage. See it as a betrayal to the MK traders but then says has mixed feelings as it is a good idea and good use of space but will damage the market and in particular the MK
Trader Indoor 4	15/12/2022	yes	yes (positive)	none	overall positive idea - ideas to support the market are install signage to boxpark through the indoor rather than GS, maps and indexes of market stalls inside boxpark
Trader Indoor 5	21/12/2022	yes	yes (positive)	negative	Excellent concept, will hopefully increase footflow, could do cross promotions and a missed opportunity if it does not go ahead and the outdoor market will need to downsize
Trader Indoor 6	23/12/2022	no	no (most likely)	none	May turn footfall away from market, own business may not be affected significantly but worry about the MK collectively. Eventually may lead to the end of the market, refurbish the outdoor market
Trader Indoor 7	27/12/2022	no	no	negative	visited Spark in York, will not drive footfall to the indoor market but the outdoor will benefit, will not affect their business as too far away and have a target market. If goes ahead make available an area to advertise other areas of the market.
Outdoor returns					
Trader Outdoor 1	15/12/2022	no	yes (negative)	none	Won't benefit, customers to boxpark wont buy F&v, 'will kill the market' . Suggestion is to knock the rotting stalls down and make market smaller with clean, purpose built stalls and room for deliveries and maybe a roof.
Trader Outdoor 2	30/12/2022	yes	no	none	Anything that attracts customers with money is a good idea, will attract a better type of customer. Will help or hinder business but must take into consideration market businesses. Ensure all included in advertising and free flow access through market so both operations merge and work off each other. Make market fit for purpose and ensure traders adhere to rules
Trader Outdoor 3	30/12/2022	no	no	none	There are enough food places. Make the market smaller, more advertising, attract more traders
Trader Outdoor 4	30/12/2022	yes	yes (positive)	none	Will increase custom and bring new customers
Trader Outdoor 5	30/12/2022	no	yes (negative)	none	Did not know about the trader consultation meetings. People don't eat and shop. No mention if the container will be open for breakfast, lunch and evenings. Will be disastrous for the market, will squash the market under the shadow of the multi storey car park the most unpopular stalls, why cant the container go in the shadow of the car park? What about all the food/cafe stalls in the market - wont this take trade away from these?. Trader has a prime stall - will she be offered a prime stall? Shrink market but not from George street, shrink it from the multi story. Put ready parking - short stay there. Another nail in the coffin of the outdoor market. LCC is turning the city centre into a no go zone for elderly people who cant walk so far to the 'loop' for buses, and cycle lanes are a joke.
Trader Outdoor 6		no	yes (negative)	?	People don't come to the market for food. Will make their business 80% down. No cheap car parks so market is dead, build a car park