

Core Strategy Report of Analysis of Responses on Placemaking / Centres Policies

Update Note for Development Plan Panel 11/09/12

Clarification that centres in P5 are not expected to accommodate all the District's retail floorspace

Paragraph 5.3.17: "The Core Strategy supports new retail provision in a sustainable manner, directing it towards *all the town and local centres across the District (as identified in Policy P1)*, where there is a known deficiency rather than following a market share approach which would allow for further out of centre development in locations where existing out of centre retail uses already attract higher proportions of spending. A market share approach would undermine the vitality and viability of centres that have known deficiencies and only give support to locations that are successful contrary to the 'centres first' approach that the Core Strategy advocates. *The Site Allocations DPD will provide the basis to identify opportunities across the District to improve existing retail provision and to support additional capacity over the plan period. As part of this broad approach Policy P5 identifies a number of centres with opportunities for regeneration and investment (which also reflect recent food store permissions). These centres are not exclusively the only centres where food store provision will be encouraged but provide a basis to help direct investment to local areas, where appropriate.* Whilst the Core Strategy will continue to support successful centres the focus of new provision will be directed towards centres in areas of known deficiency to enable people to shop locally and reduce travel, with good access to sustainable transport, and to improve the success of these centres.

POLICY P5: APPROACH TO ACCOMMODATING NEW FOOD STORES ACROSS LEEDS

- (i) Food stores will be directed towards the town and local centres identified in Policy P1.
- (ii) Sites on the edge of town and local centres will be considered where there are no available, viable or suitable sites within centres.
- (iii) A number of town centres could perform more successfully as major locations for weekly shopping needs if they included a major food store *investment in new food store provision and/or* redevelopment of existing facilities to expand their retail offer or expand their function. Appropriate provision within centre or on the edge of centre *subject to policy P8 (A)* will be encouraged, and *in particular* will be supported where sites can be identified in the following locations:
 - Armley
 - Chapel Allerton
 - Cross Gates
 - Dewsbury Road
 - Farsley
 - Headingley
 - Holt Park
 - Horsforth Town Street
 - A new town centre is proposed in the Richmond Hill area, to support the provision at Hunslet, which is the main centre for the Aire Valley Eco-Settlement. The new centre will meet the local deficiency in convenience goods shopping and improve the provision of non-retail services and local facilities that cannot be met by Hunslet town centre. Delivery of this centre is subject to Policy P7.
 - A site for convenience retailing will be sought in the Holbeck area to meet an existing deficiency and complement wider regeneration initiatives.

Paragraph 4.2.5 typos/clarifications

“Moreover, it is necessary to have regard to the regional/sub-regional shopping hierarchy and the need not to have a detrimental impact on this generally or on other important centres outside the District. Since the Centres Study was completed in 2010, Trinity Walk in Wakefield has opened adding 44,000 sq m (471,000 square feet) of new retail floor space to the centre. It is reasonable to assume, given the findings of the surveys which underpinned the Centres Study, that this will inevitably lead to ‘claw back’ in retail expenditure by Wakefield residents from Leeds city centre and in particular, *the out of centre* White Rose *Centre*. In addition to this, Bradford city centre’s ~~planned~~ *planned* retail scheme Westfield, totalling over 55,000 square metres (nearly 600,000 square feet) is now progressing. This is likely to result in Bradford residents choosing to shop locally in Bradford rather than in Leeds or at the *out of centre* White Rose *Centre*. The delivery of *the Westfield scheme* ~~this centre~~ is crucial to Bradford and to the maintenance of a sustainable hierarchy of shopping centres within the City Region. *Therefore the impact of new proposals for out of centre development across Leeds needs to bear in mind potential impact upon other centres in neighbouring authorities (as well as the need to ensure continued investment in existing centres to maintain their vitality).* ~~The completion of such retail development schemes need to be taken account of when assessing how the trend based projections set out in the Centres Study should be used for policy development.”~~

Paragraph 5.3.21 - clarity of conformity with NPPF

~~“Now that the previous national guidance is superseded by the NPPF, the Council needs a more local interpretation of town centres policy in order to make it locally distinctive to Leeds. Therefore Policy P8 refines the NPPF~~ *In conformity with the NPPF, the Core Strategy provides a locally distinctive refinement of the town centres policies* and sets out local thresholds for sequential and impact tests, including catchment areas... “

Further definition of Gross Internal Area (relating to Policy P8)

“All measures/thresholds in Policy P8 are Gross Internal Areas, *i.e. the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. This includes e.g. service accommodation such as showers, stairwells, and plant rooms.*”