

Appendix 1 Town Centre Health Check Assessments / Audits of Facilities

Demographic Profile of Halifax

Table DEM.1 below illustrates the demographic profile of the wards which include and surround Halifax and they are compared to the Calderdale and West Yorkshire average.

Table 6.2 Demographics of the wards which include and surround Halifax

Demographic Indicator	Halifax	Calderdale	West Yorkshire
Lives in a communal establishment	1.0%	0.7%	1.7%
Age 0-17	25.2%	22.3%	22.5%
Age 65+	13.8%	15.9%	14.9%
No cars in household	35.2%	27.3%	29.4%
2+ cars in household	21.4%	29.5%	28.1%
Professional occupations	17.4%	16.9%	16.0%
Level 4 qualifications and above	22.0%	25.0%	23.8%
Full-time employment	52.6%	54.9%	54.7%
Unemployed	9.7%	7.1%	7.3%

Demographic data extracted from Experian GIS software and is based on the year 2014

Halifax data is made up of the following wards: Park, Skircoat and Town

Halifax has a high proportion of young persons (25.2%), which is higher than both the averages for Calderdale (22.3%) and West Yorkshire (22.5%). Halifax also has a low proportion of persons at retirement age (65 or over) at 13.8%, which compares to Calderdale (15.9%) and West Yorkshire (14.9%).

Unsurprisingly, Halifax has a high proportion of households with no car (35.2%), although what is surprising is the extent to which Halifax exceeds the averages for Calderdale (by 7.9 percentage points) and West Yorkshire (by 5.8 percentage points). The proportion of residents in Halifax who work in professional occupations is slightly higher than Calderdale and West Yorkshire, however, the proportion of persons with level 4 qualifications and above is less than both Calderdale and West Yorkshire. Surprisingly, the level of unemployment in Halifax is reasonably high (9.7%) compared to Calderdale as a whole (7.1%) and West Yorkshire (7.3%).

Implications for Retail and Town Centres

Residents of the Halifax Zone (Zone 1) currently have a low level of spending power in terms of convenience spending per person (£1,590), which is below the spending power of all the other zones in the convenience goods sector. The average per sub-zone is £1,921 convenience spending per person. The Ripponden Zone (Zone 4) has the highest convenience spending per person of £2,093.

Likewise in the comparison goods sector, residents of the Halifax Zone (Zone 1) have the lowest comparison spending per person (£1,859) out of all the sub-zones. The average per sub-zone is £2,689 comparison spending per person. Zone 4 (Ripponden), Zone 9 (Mytholmroyd) and Zone 12 (Hebden Bridge) all have comparison spending per person in excess of £3,000 per sub-zone.

The implication of this is that Halifax needs to continue to cater for residents with a range of incomes.

Introduction

Set out below are health check assessments for Halifax, Brighouse, Elland, Hebden Bridge, Sowerby Bridge, Todmorden, Bailiff Bridge, Hipperholme, King Cross, Mytholmroyd, Northowram, Queens Road, Ripponden and West Vale.

The audit of facilities within each centre is based on the Council's own surveys in 2015-2016 and NLP has analysed this data, the findings of which are below. Any changes to the use of the units since the Council's surveys have not been considered.

NLP also visited each of these town and district centres and has commented on the qualitative indicators in each of the health check assessments.

A. Halifax Town Centre

Halifax is classified as a major town centre in the adopted UDP (2006). It is the largest centre within Calderdale Borough. Halifax fulfils an important role as the main town centre in the Borough, supporting a range of retail, service and community facilities. The centre serves shoppers from across the Borough, particularly for comparison shopping and also for leisure activities. Its key roles include:

- *Convenience shopping* – there is one large foodstore being Sainsbury's (6,616 sq. m gross) and a medium sized foodstore being Tesco Metro (1,166 sq. m gross). Other smaller foodstores include Heron Foods (349 sq. m gross) and Fultons Foods (292 sq. m gross). These facilities are supplemented by small convenience outlets, and serve both main food and grocery shopping trips and basket/top up food shopping trips;
- *Comparison shopping* – Charlestown Road is located to the north of the town centre and contains large retail warehouses operated by Currys PC World, Matalan, Next and Wickes. Towards the more traditional retail core of the town centre, albeit in modern premises, is the Marks & Spencer store at the Woolshops Shopping Centre. Other major comparison retailers include B&M, Boots, Poundland and Wilko. Much of the major comparison provision is located on Market Street, Southgate and at the Woolshops Shopping Centre. There are also many independent comparison retailers present.
- *Services* – including a good range of high street national banks, opticians, travel agents and a good selection of restaurants/cafes;
- *Entertainment* – a good selection of bars and pubs. It also contains significant cultural assets such as the Piece Hall, the Victoria Theatre and Eureka! National Children's Museum; and
- *Community facilities* – including the market at Piece Hall, the North Bridge Leisure Centre, library and post office.

Halifax town centre covers a large area with major retail provision spread out throughout the town centre. However, in general, the central focus for retail in

the town centre is Corn Market, Market Street, Russell Street and the Woolshops Shopping Centre.

Halifax has a historic centre with numerous Listed Buildings. The units contained within the area bounded by Market Street, Broad Street, Cow Green and Horton Street are generally small. The majority of national high street occupiers are located to the east of Market Street where the units are significantly larger.

The householder shopper survey (**Appendix 5**) provides an indication of the role of the town centre. These results indicated that for the study area as a whole, Halifax town centre was the location that 47% of respondents stated was the destination for most of their comparison shopping.

Mix of Uses and Retailer Occupation

Halifax has a total of 752 retail/service uses and a composite retail/leisure floorspace of 149,233 sq. m gross. The diversity of uses present in Halifax town centre in terms of the number of units and amount of floorspace is set out in Tables A.1 and A.2, compared against the national average and the 2009 health check.

Table A.1 Halifax town centre Use Class Mix by Unit

Type of Unit	Units 2009	Units 2016	% of Total Number of Units	
			Halifax (%)	UK Average (%) ⁽¹⁾
Convenience	35	68	9.0	8.6
Comparison	140	201	26.7	32.0
Retail Service	57	91	12.1	14.5
Leisure Services	116	148	19.7	22.8
Financial & Business Services	50	102	13.6	10.7
Vacant	75	142	18.9	11.2
Total	473	752	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Table A.2 Halifax town centre Use Class Mix by Floorspace

Type of Unit	Floorspace 2009 (sq. m)	Floorspace 2016 (sq. m)	% of Total Amount of Floorspace	
			Halifax (%)	UK Average (%) ⁽¹⁾
Convenience	14,830	11,823	7.9	15.2
Comparison	38,860	46,418	31.1	35.9
Retail Service	7,720	9,705	6.5	7.6
Leisure Services	30,220	14,810	28.0	23.6
Financial & Business Services	8,610	17,877	12.0	8.0
Vacant	11,650	21,600	14.5	9.0
Total	111,890	149,233	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

The proportion of convenience units is comparable with the national average. However, the proportion of convenience floorspace (7.9%) is significantly below the national average (15.2%). This indicates the presence of a high number of small convenience goods units. As expected for the strategic town centre in the Borough, there are a large number of national multiples in the convenience goods sector. In terms of foodstores, this sector is dominated by the Sainsbury's store on Charlestown Road (6,616 sq. m gross) and the Tesco Metro store on Market Street (1,166 sq. m gross). Other smaller foodstore operators including Heron on Market Street (349 sq. m gross) and Jack Fulton on King Edward Street (292 sq. m gross). Other convenience goods operators include bakers and confectioners (Greggs, Pound Bakery and Thorntons) and health foods (Holland & Barrett).

In the comparison goods sector, both the proportion of comparison goods units (26.7%) and comparison goods floorspace (31.1%) are below their respective national averages (32.0% and 35.9%). Halifax is anchored by Marks & Spencer at Woolshops (3,864 sq. m gross), Matalan at Berry Lane (4,349 sq. m gross) and Next on Charlestown Road (1,566 sq. m gross). Other notable comparison goods operators in Halifax include Boots, Currys PC World, Poundland, Wickes and Wilkinsons. There is a good range of high street clothing retailers including Bon Marche, Burton, Clarks, Dorothy Perkins, New Look, Peacocks, River Island, Shoe Zone and Top Shop, many of which are located on Market Street or at Woolshops.

Halifax is lacking in retail service units, with the proportion of retail service units and floorspace both being below the national average. Halifax is well-served by travel agents (Co-op Travel, Thomas Cook and Thompson), opticians (Specsavers and Vision Express) and shoe repairs and key cutters (Timpson).

Conversely, the proportion of financial and business services units and floorspace in Halifax both exceed the national average. Halifax is represented by no less than 11 banks and building societies, 4 betting office operators as well as estate agents, charity shops and pay day loan shops.

The proportion of leisure services units is below the national average, whereas the proportion of leisure services floorspace greatly exceeds the national average, which indicates a small number of large leisure services units. Larger leisure services units include Pure Gym on Broad Street Plaza (1,920 sq. m gross), Mecca Bingo on Broad Street (1,641 sq. m gross), Liquid Nightclub on Commercial Street (1,039 sq. m gross) and The Percy Shaw pub on Broad Street Plaza (1,023 sq. m gross). These commercial leisure services units combine to have a floorspace of 5,623 sq. m gross and represent over a third (38%) of leisure services floorspace in Halifax. Other commercial leisure operators include six restaurants (Beefeater, Frankie and Bennys, Harvester, Nandos, Pizza Express and TGI Friday) all of which are located on Broad Street/Broad Street Plaza, five national multiple fast-food retailers, two cafes and two bars.

The 2016 survey incorporates a much wider area than the 2009 survey and is based on the defined town centre boundary rather than a Goad survey. The 2016 survey assessed 752 units with a floorspace of 149,233 sq. m gross, which compares to the 2009 survey which assessed 473 units with a floorspace of 111,890 sq. m gross. This means that no meaningful comparison can be made between the unit and floorspace changes between the two studies.

Vacancies

Halifax contains 142 vacant units which occupy a floorspace of 21,600 sq. m gross. The proportion of vacant units in particular, as well as the proportion of vacant floorspace is above the national average.

Vacant units are dispersed throughout the town centre, however, they are particularly prevalent on Northgate (12 units), Halifax Market (9 units) and multiple units at Piece Hall (this is vacant as it is being refurbished and reconfigured).

There are some large vacant units in Halifax including North Bridge (1,856 sq. m gross), 60 Horton Street (818 sq. m gross) and Deal Street (758 sq. m gross).

On face value, the number of vacant units has increased by 67 units and 9,950 sq. m gross floorspace between 2009 and 2016. However, this should be analysed on the basis that the 2009 health check assessment was based on the Goad plan for Halifax, whereas, the 2016 health check is based on the town centre boundary, which covers a much wider area than the Goad plan.

Retailer Representation

The centre is served by a Sainsbury's foodstore, Tesco Metro and Heron in addition to a number of local independent greengrocers, fishmongers and butchers.

There is a good range of major national multiples comparison retailers present within Halifax town centre, including:

- Argos	- B & M Bargains	- Bodycare
- Bon Marche	- Boots	- Brighthouse
- Burton	- Carphone Warehouse	- Claire's
- Clarks	- Clinton Cards	- Currys PC World
- Dorothy Perkins	- EE	- Greenwoods
- Holland & Barrett	- JD Sport	- Marks & Spencer
- Matalan	- Millets	- New Look
- Next	- O2	- Pandora
- Peacocks	- River Island	- Topman
- Topshop	- Toymaster	- WH Smith
- Wilko's		

Accessibility/Parking

The centre is well served by both off street and on-street car parking.

The train station provides direct services to Leeds, Huddersfield, Manchester, York, Blackpool and London and regular bus services provide access to locations throughout the borough.

A bike and go facility is provided at the train station.

Market

The Market Hall located on Market Street accommodates 179 stalls and 47 external shops. It is a general retail market which operates Monday to Saturday. At the time of the survey the market hall was busy with a wide variety of both comparison and convenience goods available.

According to the household survey results, of those interviewees who visit markets in the Borough, Halifax market was visited most frequently (73%).

The following responses were given as factors that would make the interviewees would visit Halifax market more often: nothing (61%), better choice of stalls (12%) and more/better car parking facilities (3%).

Environmental Quality

There is limited green space within the centre, with areas limited to Halifax Minster and the recent Broad Street Plaza development. The pedestrianised areas provide a safe and pleasant environment away from vehicles. There is ample street furniture across the centre comprising lighting, seating, bins, cycle racks and the provision of hanging baskets and fence boxes with flowers improve the overall appearance.

The centre accommodates a number of listed buildings, some are very distinct and in a good state of repair whilst other require maintenance.

The new Broad Street Plaza development is a large modern development which is highly visible from various locations including the Woolshops shopping centre and bus station. The highest quality areas within the centre are the Woolshops shopping centre, Westgate Arcade, Broad Street Plaza and George Street. The lower quality areas are Silver Street and Waterhouse Street where the units are in poor condition.

The centre is well provided for in terms of public convenience facilities located on Commercial Street, the Borough Market and Bus Station.

Household Survey Results

Over half (55%) of interviewees visit Halifax most frequently, out of the defined town centres in the Borough. As a place to visit for shopping and leisure, interviewees like Halifax due to the following reasons: close to where live/work (48%), convenient/easy to get to from home (23%) and nothing/very little (14%). Reasons given for disliking Halifax as a place to visit for shopping and leisure were: nothing/very little (38%), poor range/choice of shops (24%) and poor quality comparison shops (8%). Suggestions for improvement to shop or visit leisure attractions in Halifax more often included: more/better shops (35%), nothing (25%) and more/better car parking (12%). Nearer to home (75%), convenient (8%) and no reason in particular (7%) were the reasons given that make interviewees visit Halifax more often than elsewhere.

Recent Development

The Piece Hall is currently closed to the public, due to re-open in late 2017 after the completion of a £19 million conservation and refurbishment scheme. The Piece Hall will accommodate high quality boutique and unique shops, restaurants and cafes. An extension will form a home to Square Chapel a theatre, dance, film and music venue and a further building will accommodate a new central library and archive.

The Broad Street Plaza opened in August 2012 and is anchored by Vue Cinemas and the Premier Inn Hotel. A selection of bars and restaurants are located within the plaza including Frankie and Benny', Beefeater, Pizza Express, TGI Fridays, Nandos and Wetherspoons.

Summary

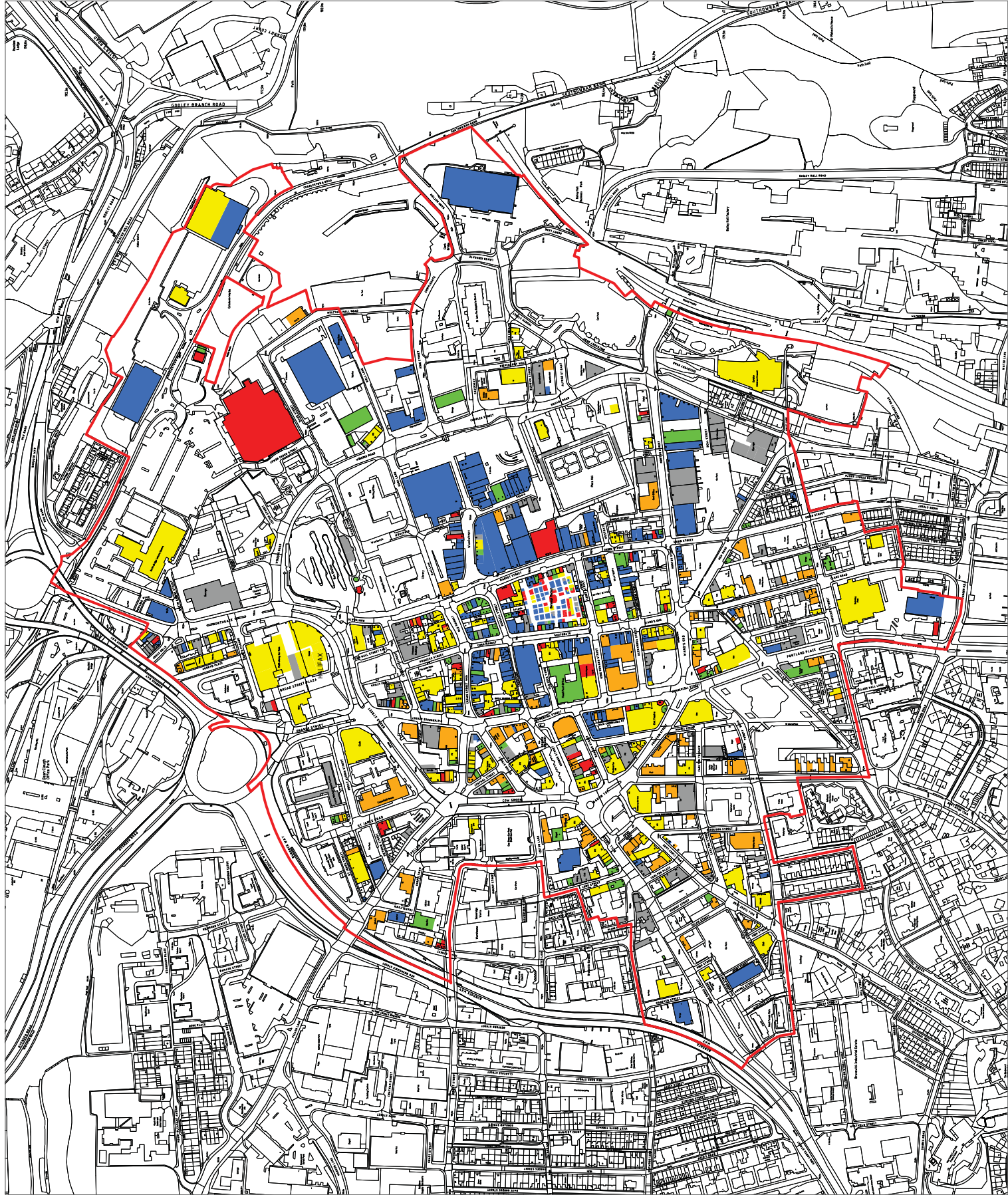
Halifax is a town of sub-regional significance and accommodates the greatest proportion of comparison floorspace within Calderdale although this is below the national average.

Halifax has benefitted from a steady programme of investment and development which has delivered the refurbishment of Westgate and the new Broad Street Plaza complex with the refurbishment of the Piece Hall expected to be completed by late 2017. However the results of the household survey indicate that shoppers would like to see an increase in the quantity and quality of shops, particularly comparison retail outlets.

The centre is very accessible with a good level of car parking provision and excellent public transport services.

The historic core provides a pleasant environment for shoppers; however there is limited greenspace and the small unit size has confined larger operators to the Woolshops and peripheral sites.

The centre is well served by leisure and cultural facilities. Provision has been boosted significantly through the delivery of Broad Street Plaza and is expected to be enhanced further through the delivery of the Piece Hall refurbishment project.



Key

Existing Town Centre Boundary:
Halifax

Use Class (Ground Floor):

- Convenience
- Comparison
- Retail Service
- Financial & Business Services
- Leisure Services
- Vacant

0 100 200 m



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Planning, Design, Economics.

Project	Calderdale Retail Study
Title	Use Class: Halifax
Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg. No	GIS/5062/02-25



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B. Brighouse Town Centre

Brighouse is the second largest town in Calderdale. It is located on the A641, just off the M62 in West Yorkshire, approximately 8km south east of Halifax and 8km to the north of Huddersfield.

Retail activity is focussed along Commercial Street. There are no pedestrianised areas but the operation of a one way system manages traffic flows and provides an improved environment for shoppers. The centre is populated by units that are generally small, with larger units situated on the periphery. Non-retail facilities comprise a health centre, dental practice and a place of worship.

Mix of Uses and Retailer Occupation

Brighouse has a total of 195 retail/service uses and a composite retail/leisure floorspace of 35,163 sq. m gross. The diversity of uses present in Brighouse town centre in terms of the number of units and amount of floorspace is set out in Tables B.1 and B.2, compared against the national average and the 2009 health check.

Table B.1 Brighouse town centre Use Class Mix by Unit

Type of Unit	Units 2009	Units 2016	% of Total Number of Units	
			Brighouse (%)	UK Average (%) ⁽¹⁾
Convenience	19	21	10.8	8.6
Comparison	61	59	30.3	32.0
Retail Service	26	35	17.9	14.5
Leisure Services	34	33	16.9	22.8
Financial & Business Services	19	24	12.3	10.7
Vacant	34	23	11.8	11.2
Total	193	195	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Table B.2 Brighouse town centre Use Class Mix by Floorspace

Type of Unit	Floorspace 2009 (sq. m)	Floorspace 2016 (sq. m)	% of Total Amount of Floorspace	
			Brighouse (%)	UK Average (%) ⁽¹⁾
Convenience	10,110	10,272	29.2	15.2
Comparison	9,230	10,499	29.9	35.9
Retail Service	2,330	3,090	8.8	7.6
Leisure Services	6,490	5,430	15.4	23.6
Financial & Business Services	2,660	2,711	7.7	8.0
Vacant	4,620	3,162	9.0	9.0
Total	35,440	35,163	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Brighouse is well represented in the convenience goods sector, with both the proportion of convenience units and floorspace being above the national average, particularly the latter. This sector is dominated by the Tesco store on Huddersfield Road (5,975 sq. m gross) and the Sainsbury's store on Huddersfield Road (2,820 sq. m gross).

Brighouse is slightly under-represented in the comparison goods sector, with the proportion of comparison units and the proportion of comparison floorspace being below the national average (by 1.7 percentage points and 6.0 percentage points respectively). There are a number of comparison goods national multiples within Brighouse including Boots, Card Factory, Poundworld, Superdrug and Wilkinsons.

In the services sector, retail service units and floorspace exceed the national average, leisure services units and floorspace are well below the national average and financial and business services units are above the national average. The services sector is dominated by national multiples including banks and building societies (Barclays, Halifax, HSBC, Lloyds, Nat West, Santander and Yorkshire), betting offices (Bet Fred, Coral, Ladbrokes and William Hill) and travel agents (Co-op Travel, Thomas Cook and Thompson).

Since 2009, the greatest change has been in the retail service sector, with an increase of 9 units and 760 sq. m gross of retail service floorspace.

Vacancies

There are 23 vacant units in Brighouse which occupy a floorspace of 3,162 sq. m gross. The proportion of vacant units and floorspace in Brighouse is comparable to the UK average.

Vacant units are dispersed throughout Brighouse, although five of the vacant units are located on Commercial Street.

There are just two vacant units in Brighouse with a floorspace greater than 300 sq. m gross, these being 2 Owler Ings Road (676 sq. m gross) and a vacant unit on Lawson Road (472 sq. m gross).

Since 2009, the number of vacant units in Brighouse has reduced by 11 units (32%) and the amount of vacant floorspace has reduced by 1,458 sq. m gross (32%).

Accessibility/Parking

A train station is located to the south of the town centre which provides direct services to Leeds, Huddersfield, Bradford and Manchester.

The bus station on Ganny Road provides direct services to Halifax, Huddersfield, Bradford, Barkisland, Fagley, Dewsbury and Cleckheaton.

The centre is well served by off street parking and some areas of on street parking are available.

Market

There is a permanent open market area which states it opens on Wednesdays and Saturdays, although it was not open on the day of the survey.

The town hosts 3 food and craft markets each year (April, August and November) which won the NABMA Best Small Speciality Market award 2012. A 1940s Vintage Market is also hosted annually in June.

Environmental Quality

Only one area of greenspace is located within the centre at the Central Methodist Church.

The Calder and Hebble Navigation forms the southern boundary of the centre which provides pleasant access to the centre.

The centre is generally clean and well presented with exception to the Wellington Arcade which has a tired appearance. The centre has an ample supply of bins and is free from litter.

There is a mix of traditional stone and brick buildings within the centre. Most buildings are well maintained and of good appearance, however some buildings (Hangram Street, Wellington Arcade) are less attractive and require some improvement works.

There are public convenience facilities located at Thornton Square.

Household Survey Results

According to the household survey, 21% of interviewees visit Brighouse most frequently, out of the defined town centres in the Borough. As a place to visit for shopping and leisure, interviewees like Brighouse due to the following reasons: close to where live/work (31%), good comparison shops (28%) and convenient/easy to get to from home (18%). Reasons given for disliking Brighouse as a place to visit for shopping and leisure were: nothing/very little (52%), poor range/choice of shops (13%) and difficult to park near shops

(12%). The household survey did not generate any consistent response amongst interviewees regarding what might improve the town centre, with a significant proportion of interviewees believing that nothing would improve Brighouse. Those that did suggest ways of improving Brighouse include suggestions of more/better shops (24%) and more/better car parking (13%). Nearer to home (74%), choice of goods available (9%) and convenient (6%) were the reasons given that make interviewees visit Brighouse more than elsewhere.

Recent Development

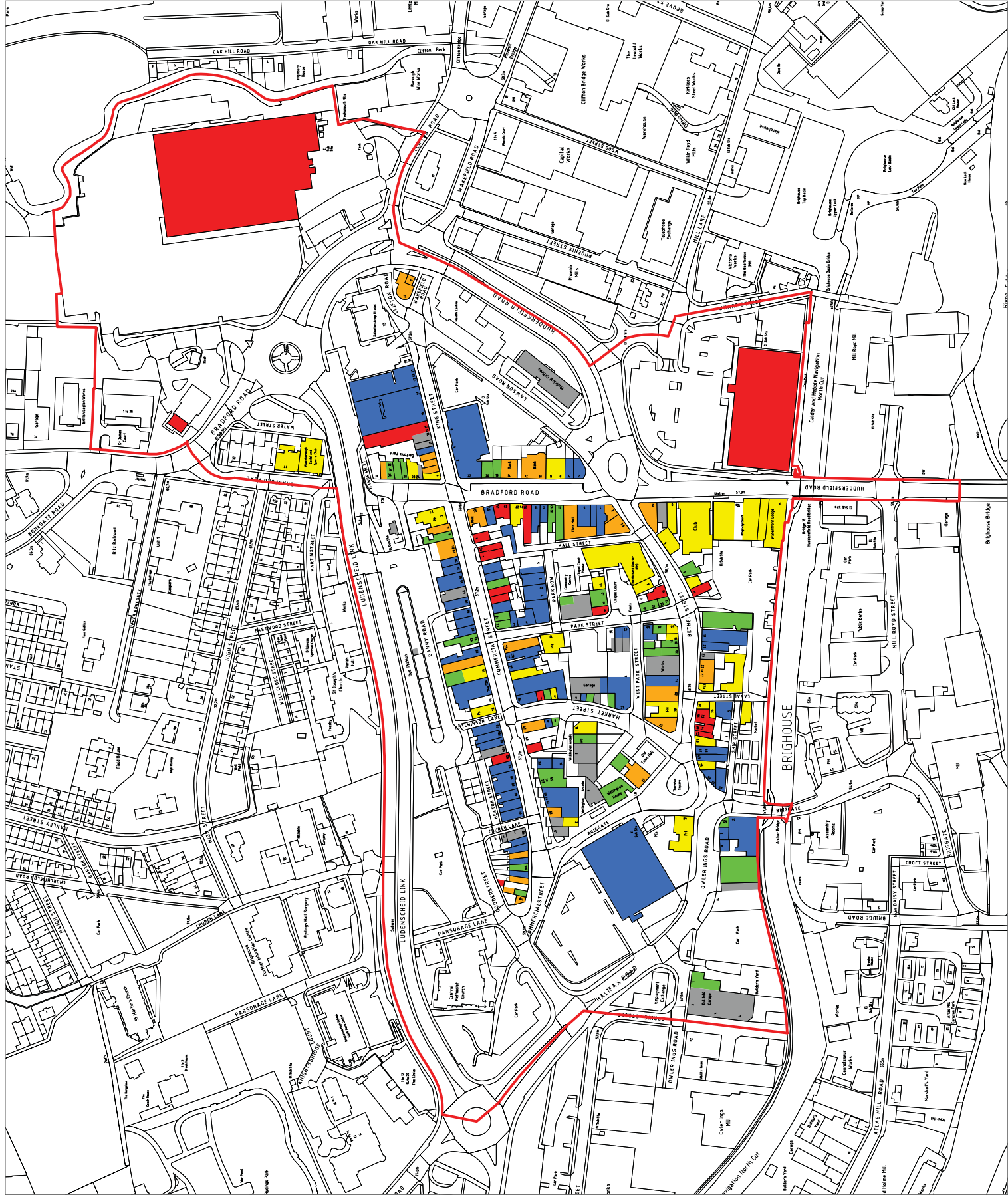
We are not aware of any recent development in Brighouse.

Summary

Brighouse continues to accommodate a high proportion of convenience floorspace at almost twice the national average.

The results of the household survey indicate that shoppers would like to see an increase in the quantity and quality of shops.

Overall Brighouse is a pleasant centre which is served by a diverse range of retailers and services. It has a good level of accessibility with a good level of car parking provision and good public transport services.



Key

Existing Town Centre Boundary:
Brighouse

Use Class (Ground Floor):

- Convenience
- Comparison
- Retail Service
- Financial & Business Services
- Leisure Services
- Vacant

0 50 100m



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Project	Calderdale Retail Study
Title	Use Class: Brighouse
Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg. No	GIS50622/02-24

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- Calderdale Retail Study - Use Class - Brighouse - 01.08.2016.mxd

C. Elland Town Centre

Elland is a market town located off the A629 less than 2 km from J24 of the M62 and is 4 km south of Halifax, 4 km west of Brighouse and 5 km north of Huddersfield.

At the time of the survey the centre had a low level of footfall, with the majority of activity centred on Southgate. There are no pedestrianised areas although a one way traffic system does provide some assistance to shoppers. Non-retail facilities comprise council offices, dental practice, library, place of worship and a nursery.

Mix of Uses and Retailer Occupation

Elland has a total of 127 retail/service uses and a composite retail/leisure floorspace of 14,938 sq. m gross. The diversity of uses present in Elland town centre in terms of the number of units and amount of floorspace is set out in Tables C.1 and C.2, compared against the national average and the 2009 health check.

Table C.1 Elland town centre Use Class Mix by Unit

Type of Unit	Units 2009	Units 2016	% of Total Number of Units	
			Elland (%)	UK Average (%) ⁽¹⁾
Convenience	13	12	9.4	8.6
Comparison	20	27	21.3	32.0
Retail Service	23	26	20.5	14.5
Leisure Services	30	26	20.5	22.8
Financial & Business Services	12	13	10.2	10.7
Vacant	22	23	18.1	11.2
Total	120	127	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Table C.2 Elland town centre Use Class Mix by Floorspace

Type of Unit	Floorspace 2009 (sq. m)	Floorspace 2016 (sq. m)	% of Total Amount of Floorspace	
			Elland (%)	UK Average (%) ⁽¹⁾
Convenience	3,570	2,292	15.3	15.2
Comparison	1,760	4,171	27.9	35.9
Retail Service	1,790	1,782	11.9	7.6
Leisure Services	4,290	3,563	23.9	23.6
Financial & Business Services	1,850	1,290	8.6	8.0
Vacant	1,640	1,840	12.3	9.0
Total	14,900	14,938	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

The proportion of convenience units and floorspace in Elland is comparable with the national average. Foodstores and convenience stores with a presence in Elland include the Aldi store on Huddersfield Road (1,167 sq. m gross), the One Stop store at Southgate House (222 sq. m gross) and the Co-op store on Huddersfield Road (204 sq. m gross).

Elland is poorly represented in the comparison goods sector. The proportion of comparison units (21.3%) is well below the national average (32.0%). Likewise, with the proportion of comparison floorspace (27.9%) is also well below the national average (35.9%). There are very few national multiples present in Elland in the comparison goods sector – the main anchor is the B&M Bargains store on Huddersfield Road (1,423 sq. m gross).

In the services sector retail service units (20.5%) and floorspace (11.9%) greatly exceed the national average (14.5% and 7.6% respectively). There are a small amount of national multiples present in Elland in the services sector including banks and building societies (Barclays and Halifax) and a betting office (Ladbrokes).

Since 2009, there has been a strong increase in the number of units and amount of floorspace in the comparison goods sector, whilst the presence of leisure services has reduced.

Vacancies

Elland contains 23 vacant units which occupy a floorspace of 1,840 sq. m gross. The proportion of vacant units is 6.9 percentage points above the national average, although the proportion of vacant floorspace is 3.3 percentage points above the national average. This indicates that there are a high number of small vacant units in Elland.

Nine of the twenty two vacant units are located on Southgate. All vacant units in the Elland have a floorspace less than 300 sq. m gross. The largest vacant

units are located at Southgate (231 sq. m gross)¹², Catherine Street (179 sq. m gross) and 46 Southgate (174 sq. m gross). Since 2009, the number of vacant units in Elland has increased by one vacant unit and the amount of vacant floorspace has increased by 200 sq. m gross.

Accessibility/Parking

The centre is well served by off street car parking. On street parking is available across the centre.

Bus services from the town centre provide direct links to Dewsbury, Brighouse and Huddersfield.

Market

There is an open market with 11 stalls held on Fridays.

According to the household survey results, of those interviewees who visit markets in the Borough, Elland open market was visited most frequently by less than 1% of interviewees.

The following responses were given as factors that would make the interviewees visit Elland open market more often: more stalls selling food (31%), nothing (31%) and don't know (16%).

Environmental Quality

The centre is populated by traditional stone buildings which are generally attractive, however a large number of units have a tired appearance and would benefit from some general maintenance work.

The centre is generally litter free, although it had evidence of more litter than other centres within the Borough.

There are two areas of greenspace within the centre, the grounds of St Marys Church on Church Street and adjacent to the car parking on Southgate/Town Hall Street. A small public square is located off Southgate at Quarmby House.

Public convenience facilities are located on Southgate.

Household Survey Results

Just 3% of interviewees visit Elland most frequently, out of the defined centres in the Borough. As a place to visit for shopping and leisure, interviewees like Elland due to the following reasons: close to where live/work (44%), convenient/easy to get to from home (26%) and don't know (14%). Reasons given for disliking Elland as a place to visit for shopping and leisure were: nothing/very little (33%), poor range/choice of shops (26%) and buses use the same lanes as the cars (11%). Suggestions for improvement to shop or visit

¹² Southgate in Elland has been re-occupied since the Council's audit of facilities and is now operating as a public house

leisure attractions in Elland more often included more/better shops (27%), nothing (18%) and don't know (18%). Nearer to home (61%), nearer to work (16%) and provision of leisure services (10%) were the reasons given that make interviewees visit Elland more than elsewhere.

Recent Development

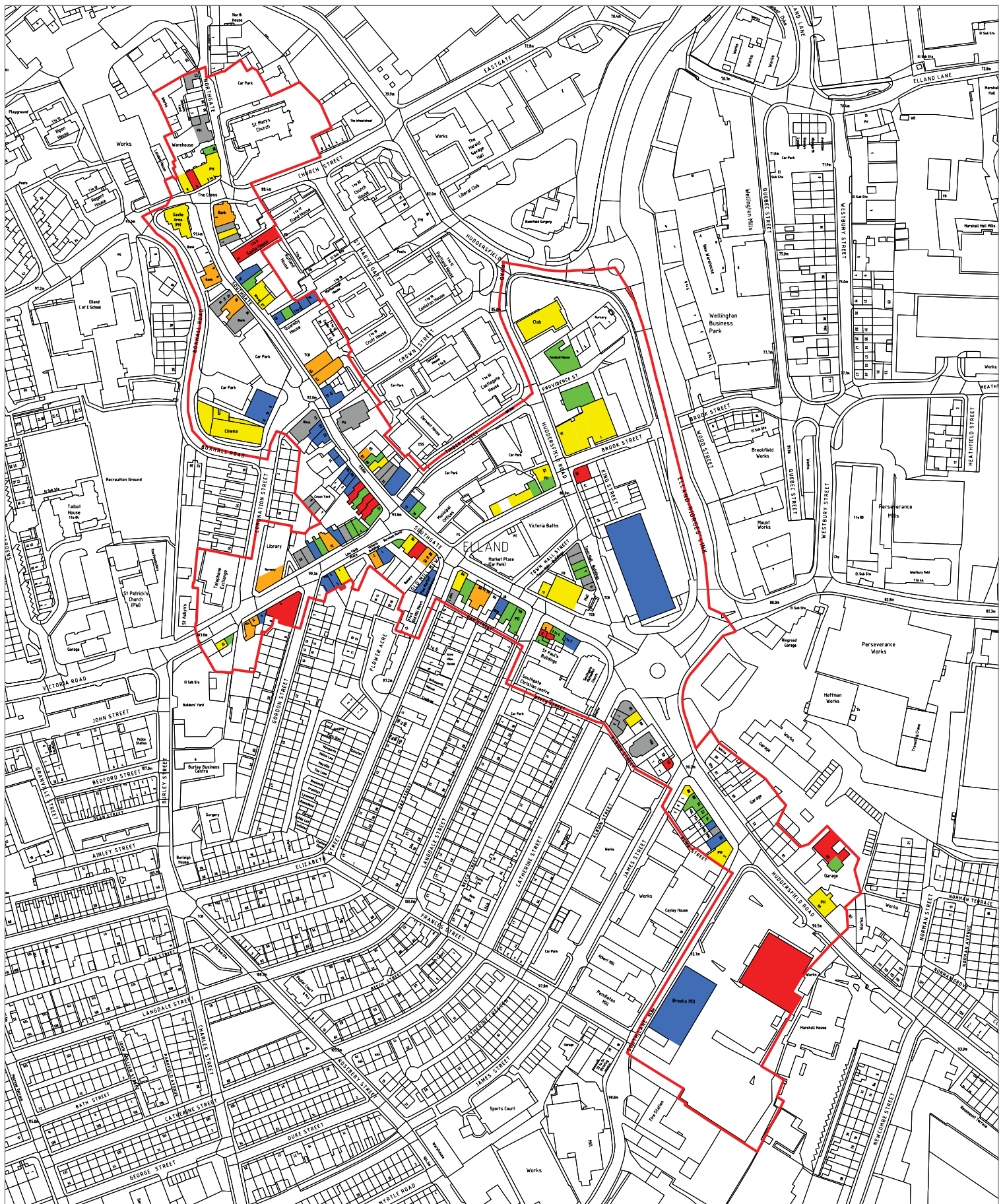
The UDP allocation MU5 has seen limited development with some residential conversions at Perseverance Works.

Summary

Elland is well served by the convenience sector but is lacking in comparison retail occupiers. Its location, between Halifax, Huddersfield, Brighouse and Sowerby Bridge may be a contributing factor. The centre also comprises predominately small units, which again may be a detractor for attracting comparison retailers. Whilst the centre is well served by convenience retailers, there has been a marked reduction in convenience floorspace since 2009.

The results of the household survey indicate that shoppers would like to see an increase in the quantity and quality of shops as well as increased provision of leisure services.

The centre is generally clean but would benefit from all round improvements to the fabric and appearance of buildings.



Key

 Existing Town Centre Boundary: Eland

Use Class (Ground Floor):

 Convenience	 Financial & Business Services
 Comparison	 Leisure Services
 Retail Service	 Vacant



Project: Calderdale Retail Study

Title: Use Class: Eland

Client: Calderdale Council

Date: 01.08.2016

Scale:

Drawn by: MAR

Dwg No: GIS/5062202-41

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D. Hebden Bridge Town Centre

Hebden Bridge is a small market town located in the Upper Calder Valley in the heart of the South Pennines. It sits on the confluence of the River Calder and Hebden Water. The town is located on the A646, 13 km west of Halifax and 21 km south east of Burnley. On the day of the survey the centre was busy with the most footfall in the designated primary shopping areas of Bridge Gate and St George's Square, both of which are pedestrianised.

The centre has a range of other services including a library, health centre, nursery, school, cinema, galleries, art studios, sports and social clubs, small theatre, tourist information centre and youth and community centres.

Mix of Uses and Retailer Occupation

Hebden Bridge has a total of 199 retail/service uses and a composite retail/leisure floorspace of 18,516 sq. m gross. The diversity of uses present in Hebden Bridge town centre in terms of the number of units and amount of floorspace is set out in Tables D.1 and D.2, compared against the national average and the 2009 health check.

Table D.1 Hebden Bridge town centre Use Class Mix by Unit

Type of Unit	Units 2009	Units 2016	% of Total Number of Units	
			Hebden Bridge (%)	UK Average (%) ⁽¹⁾
Convenience	14	14	7.0	8.6
Comparison	71	77	38.7	32.0
Retail Service	18	25	12.6	14.5
Leisure Services	40	46	23.1	22.8
Financial & Business Services	12	14	7.0	10.7
Vacant	9	23	11.6	11.2
Total	164	199	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Table D.2 Hebden Bridge centre Use Class Mix by Floorspace

Type of Unit	Floorspace 2009 (sq. m)	Floorspace 2016 (sq. m)	% of Total Amount of Floorspace	
			Hebden Bridge (%)	UK Average (%) ⁽¹⁾
Convenience	2,180	1,956	10.6	15.2
Comparison	5,730	5,235	28.3	35.9
Retail Service	1,150	1,791	9.7	7.6
Leisure Services	6,380	6,277	33.9	23.6
Financial & Business Services	1,130	1,198	6.5	8.0
Vacant	780	2,059	11.1	9.0
Total	17,350	18,516	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Hebden Bridge has a reasonable presence of convenience goods operators, although they appear to be on the small side, with the amount of convenience goods floorspace in Hebden Bridge (10.6%), being well below the UK average (15.2%). There is just one medium sized foodstore present in Hebden Bridge, this being the Co-op store on Market Street (1,029 sq. m gross) as well as the One Stop convenience store on Crown Street (159 sq. m gross).

The proportion of comparison units is 6.7 percentage points above the national average, whereas, the proportion of comparison floorspace is 7.6 percentage points below the national average. Again, this indicates the presence of a large number of small comparison units. Comparison retailers present include a Boots store, Fat Face (clothing retailer) and a small number of charity shops.

In the services sector, leisure services are above the national average (both units and floorspace), whilst financial and business services are below the national average (both units and floorspace). Independents dominate with Lloyds TSB and Ladbrokes being the two main national multiples present in Hebden Bridge in the services sector.

The number of units assessed as part of the 2016 survey (199 units) is significantly more than the 2009 survey (164 units), so it would not be meaningful to compare changes in units and floorspace between 2009 and 2016.

Vacancies

Hebden Bridge contains 23 vacant units which occupy a floorspace of 2,059 sq. m gross. The proportion of vacant units is comparable to the national average, whilst the proportion of vacant floorspace is slightly higher than the national average.

Almost two-thirds of the vacant units are on Market Street (6 units), Crown Street (5 units) and Albert Street (4 units).

All vacant units in Hebden Bridge have a floorspace less than 300 sq. m gross. The largest vacant units are located at 4 New Road (289 sq. m gross), Holme Street (212 sq. m gross)¹³ and 2 Crown Street (194 sq. m gross).

Since 2009, the number of vacant units in Hebden Bridge has increased by 14 units or 156% and the amount of vacant floorspace has increased by 1,279 sq. m gross or 164%. Whilst the large increase in vacant units and floorspace is worrying, it can be attributed to the floods in December 2015.

Accessibility/Parking

The centre is well served by off street car parking and limited areas of paid and free on street parking.

The train station, located east of the defined centre provides direct services to Manchester, Leeds, York and Blackpool.

Bus services from the town centre provide direct links to Rochdale, Todmorden, Blackshaw Head, Burnley and Halifax.

Market

The town has an open air market which can accommodate up to 40 stalls selling second hand goods on Wednesdays and general retail on Fridays. The market is held in the car park on Valley Road. On the day of the survey the second hand goods market was open which included both second hand goods and art and home crafted goods. Approximately 40% of the market area was utilised and there was steady footfall in the market.

The market was the winner of the NABMA Best Small Outdoor Market Award in 2016. We understand that Calderdale Council intend to relocate the market to Lees Yard at St Georges Square and create a larger more regular market.

According to the household survey results, of those interviewees who visit markets in the Borough, Hebden Bridge open market was visited most frequently by 10% of interviewees.

The following responses were given as factors that would make the interviewees visit Hebden Bridge open market more often: nothing (44%), better choice of stalls (16%) and being on more often (11%).

Environmental Quality

Hebden Bridge has an excellent centre with a very attractive and welcoming primary shopping area with many cafes utilising outdoor seating, particularly around Hebden Beck. The centre is clean and litter free and although there are a number of units which are still undergoing repairs from the floods of December 2015, all have a good and well maintained appearance.

¹³ Holme Street in Hebden Bridge has been converted into residential uses since the Council's audit of facilities

Two public spaces are provided within the centre. An area adjacent to Hebden Beck on Bridge Gate provides a highly attractive area for shoppers as does the nearby St Georges Square. A further public space is located adjacent to the canal slipway and Tourist Information Centre.

The New Road Memorial Gardens provides the largest area of greenspace within the centre and Calder Holmes Park is another pleasant area of greenspace which abuts the defined boundary. There are small pockets of greenspace throughout with the vegetation along Hebden Beck, the River Calder and Rochdale Canal all contributing to a pleasant environment.

The centre is served by two public convenience facilities located on Valley Road and New Road.

Household Survey Results

Almost one in ten (9%) of interviewees visit Hebden Bridge most frequently, out of the defined centres in the Borough. As a place to visit for shopping and leisure, interviewees like Hebden Bridge due to the following reasons: attractive environment/nice place (34%), close to where live/work (26%) and good range of independent shops (26%). Reasons given for disliking Hebden Bridge as a place to visit for shopping and leisure were: nothing/very little (46%), difficult to park near shops (20%) and don't know (9%). Suggestions for improvement to shop or visit leisure attractions in Hebden Bridge more often included more/better car parking (36%), nothing (34%) and better flood protection (7%). Nearer to home (57%), shopping environment (17%) and choice of goods available (9%) were the reasons given that make interviewees visit Hebden Bridge more than elsewhere.

Recent Development

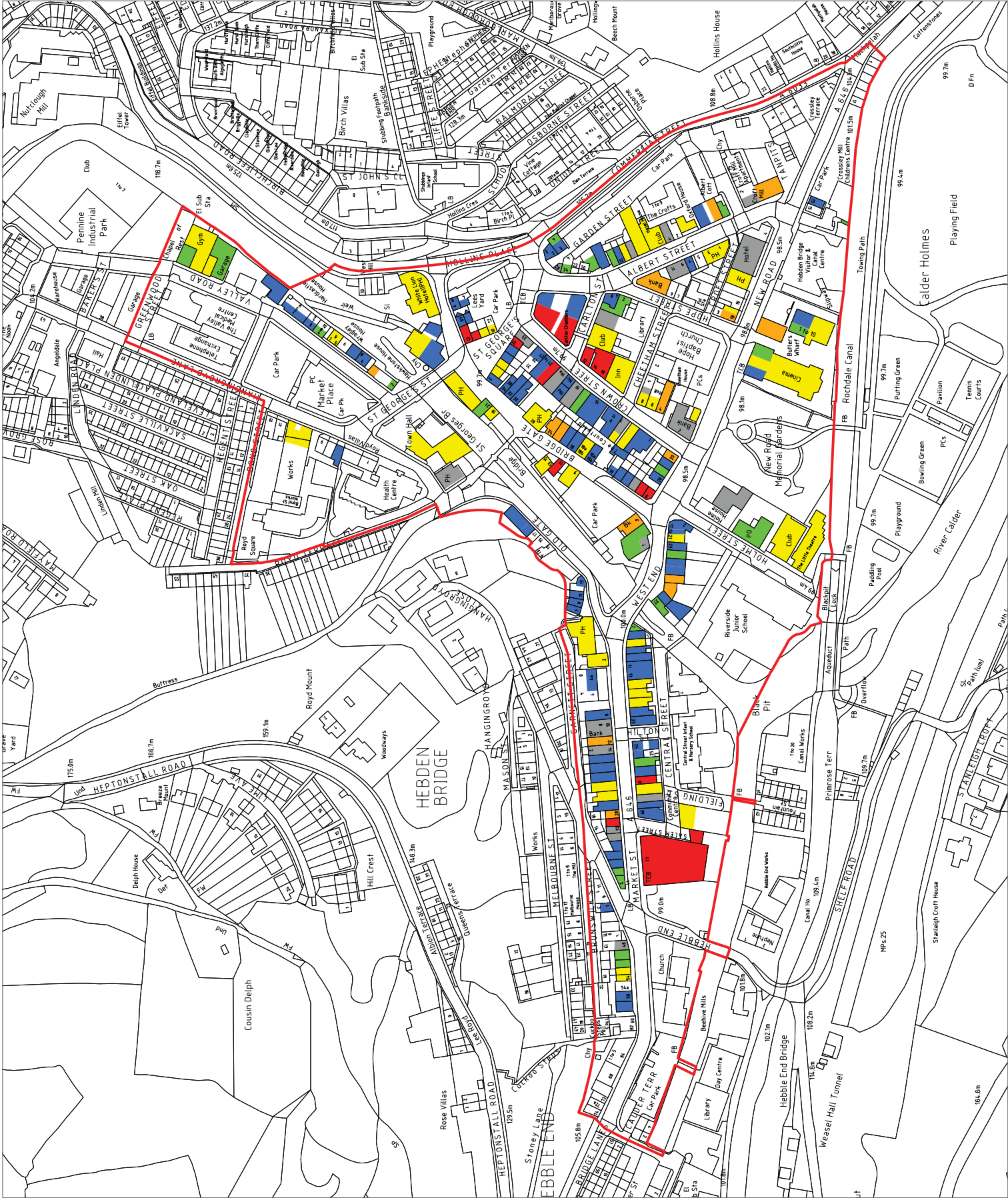
The centre suffered badly in the December 2015 floods. On the day of the survey there was significant activity in many units along Market Street and New Road. Some units were clearly displaying signs advising that ongoing works were a result of the flood. Consequently it is difficult to identify areas of new development.

Summary

Hebden Bridge has developed a reputation as a distinct centre with a clear identity within Calderdale and is populated by a diverse range of independent retailers. However the proportion of both convenience and comparison retail floorspace within the centre are significantly below the national average. The centre accommodates a high proportion of leisure services, providing galleries, a theatre and other cultural services.

The centre provides an excellent environment for shoppers with attractive buildings and good green space provision.

The centre has good public transport links and is served by a range of car parks although the results of the household survey indicate a need for increased parking provision.



Key

Existing Town Centre Boundary:
Hebden Bridge

Use Class (Ground Floor):

Convenience

Comparison

Retail Service

Financial & Business Services

Leisure Services

Vacant



nlp

Nathaniel Litchfield
& Partners
Planning, Design, Economics.

Project	Calderdale Retail Study
Title	Use Class: Hebden Bridge
Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg. No	GIS/5062/02-23



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GIS Reference: S:\UE50622 - Calderdale Retail Study\UE50622-02 - Calderdale Retail Study - Use Class - Hebden Bridge - 01.08.2016.mxd

E. Sowerby Bridge Town Centre

Sowerby Bridge is a market town located on the A58 and is approximately 3 km east of Halifax.

The defined centre is elongated and focussed on the A58. There are no pedestrianised areas. The greatest level of activity on the day of the survey was the area between Tower Hill and Tuel Lane.

Additional facilities within the centre comprise a library, dental practice, community centre and leisure centre.

Mix of Uses and Retailer Occupation

Sowerby Bridge has a total of 148 retail/service uses and a composite retail/leisure floorspace of 18,647 sq. m gross. The diversity of uses present in Sowerby Bridge town centre in terms of the number of units and amount of floorspace is set out in Tables E.1 and E.2, compared against the national average and the 2009 health check.

Table E.1 Sowerby Bridge town centre Use Class Mix by Unit

Type of Unit	Units 2009	Units 2016	% of Total Number of Units	
			Sowerby Bridge (%)	UK Average (%) ⁽¹⁾
Convenience	12	12	8.1	8.6
Comparison	35	30	20.3	32.0
Retail Service	22	30	20.3	14.5
Leisure Services	43	40	27.0	22.8
Financial & Business Services	18	12	8.1	10.7
Vacant	20	24	16.2	11.2
Total	150	148	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Table E.2 Sowerby Bridge town centre Use Class Mix by Floorspace

Type of Unit	Floorspace 2009 (sq. m)	Floorspace 2016 (sq. m)	% of Total Amount of Floorspace	
			Sowerby Bridge (%)	UK Average (%) ⁽¹⁾
Convenience	3,268	1,821	9.8	15.2
Comparison	5,423	3,749	20.1	35.9
Retail Service	1,535	2,111	11.3	7.6
Leisure Services	5,864	6,767	36.3	23.6
Financial & Business Services	1,559	1,256	6.7	8.0
Vacant	1,357	2,942	15.8	9.0
Total	19,006	18,647	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Sowerby Bridge has an under-representation of convenience goods floorspace (9.8%) compared to the national average (15.2%). As with Hebden Bridge, convenience units in Sowerby Bridge appear to be on the small side. The only national multiple foodstore operator present in Sowerby Bridge is the Lidl store on Tuel Lane (1,291 sq. m gross).

Sowerby Bridge has a comparison goods presence which is well below the national average, both in terms of units (20.3% compared to a national average of 32.0%) and floorspace (20.1% compared to a national average of 35.9%). There is a B&M Bargains store present on Regent Parade (885 sq. m gross) and a Lloyds Pharmacy on West Street, which make up the main presence of comparison national multiples in Sowerby Bridge.

Both retail service units and floorspace and leisure services units and floorspace are well in excess of the national average. However, Sowerby Bridge is lacking to some extent in the financial and business services sector. There are a small number of national multiples present including banks and building societies (Halifax and Lloyds) and a betting office (William Hill).

In terms of the number of units, the greatest change since 2009 is the reduction of comparison units by five units or 14%. Considering the amount of floorspace, both convenience floorspace (-44%) and comparison floorspace (-31%) have reduced. The amount of vacant floorspace has increased greatly, by 1,585 sq. m gross or 117%.

Vacancies

Sowerby Bridge contains 24 vacant units which occupy a floorspace of 2,942 sq. m gross. The proportion of vacant units and the proportion of vacant floorspace are both significantly higher than the national average.

The vacant units are distributed throughout the centre and are particularly prevalent on Town Hall Street and Wharf Street.

Vacant units in Sowerby Bridge are small and have a floorspace of less than 300 sq. m gross, except the vacant unit at 3 Hollins Mill Lane (1,047 sq. m gross).

The number of vacant units in Sowerby Bridge has broadly stayed the same since 2009, increasing by just four units. However, vacant floorspace has increased by 1,585 sq. m gross (or 117%). This may be due to 3 Hollins Mill Lane becoming vacant between 2009 and 2016.

Accessibility/Parking

The centre is well served by off street car parking and limited areas of free on street parking. An extensive area of customer parking is provided at both Lidl and Tesco.

The train station, located south of the centre provides direct services to Manchester and Leeds.

Bus services from the town centre provide direct links to Sowerby, Sowerby Towngate, Ripponden, Rochdale, Midgely and Halifax.

Market

The Sowerby Bridge market is located on Wharf Lane, adjacent to the Tuel Lane car park. The market has 24 permanent and 11 non-permanent stalls and is open for general retailing on Tuesdays and Fridays and used goods on Thursdays and Saturdays.

According to the household survey results, of those interviewees who visit markets in the Borough, Sowerby Bridge open market was visited most frequently by less than 3% of interviewees.

The following responses were given as factors that would make the interviewees visit Sowerby Bridge open market more often: better choice of stalls (46%), nothing (20%) and more stalls selling food (16%).

Environmental Quality

The centre sits between the River Calder and Rochdale Canal, the green corridors along both provide a pleasant environment, although there are areas which are poorly maintained and could be enhanced further.

The centre is clean and free from litter. The buildings tend to be constructed of natural stone and generally have a good appearance; however there are a number of units fronting onto Wharf Street which have a more tired appearance.

The old mill buildings in the Canal Wharf area are occupied by a range of services and the area is well maintained providing the most attractive location within the wider centre.

Public convenience facilities are available in the Tuel Lane car park.

Household Survey Results

Six percent of interviewees visit Sowerby Bridge most frequently, out of the defined centres in the Borough. As a place to visit for shopping and leisure, interviewees like Sowerby Bridge due to the following reasons: close to where live/work (33%), convenient/easy to get to from home (26%) and attractive environment/nice place (24%). Reasons given for disliking Sowerby Bridge as a place to visit for shopping and leisure were: nothing/very little (62%), traffic congestion (16%) and too busy/crowded (6%). The household survey did not generate any consistent response amongst interviewees regarding what might improve the town centre, with a significant proportion of interviewees believing that nothing would improve Sowerby Bridge. Those that did suggest ways of improving Sowerby Bridge include suggestions of more/better shops (10%) and more traffic free pedestrian streets (4%). Nearer to home (61%), no reason in particular (15%) and convenient (7%) were the reasons given that make interviewees visit Sowerby Bridge more than elsewhere.

Recent Development

We are not aware of any recent development within Sowerby Bridge.

Summary

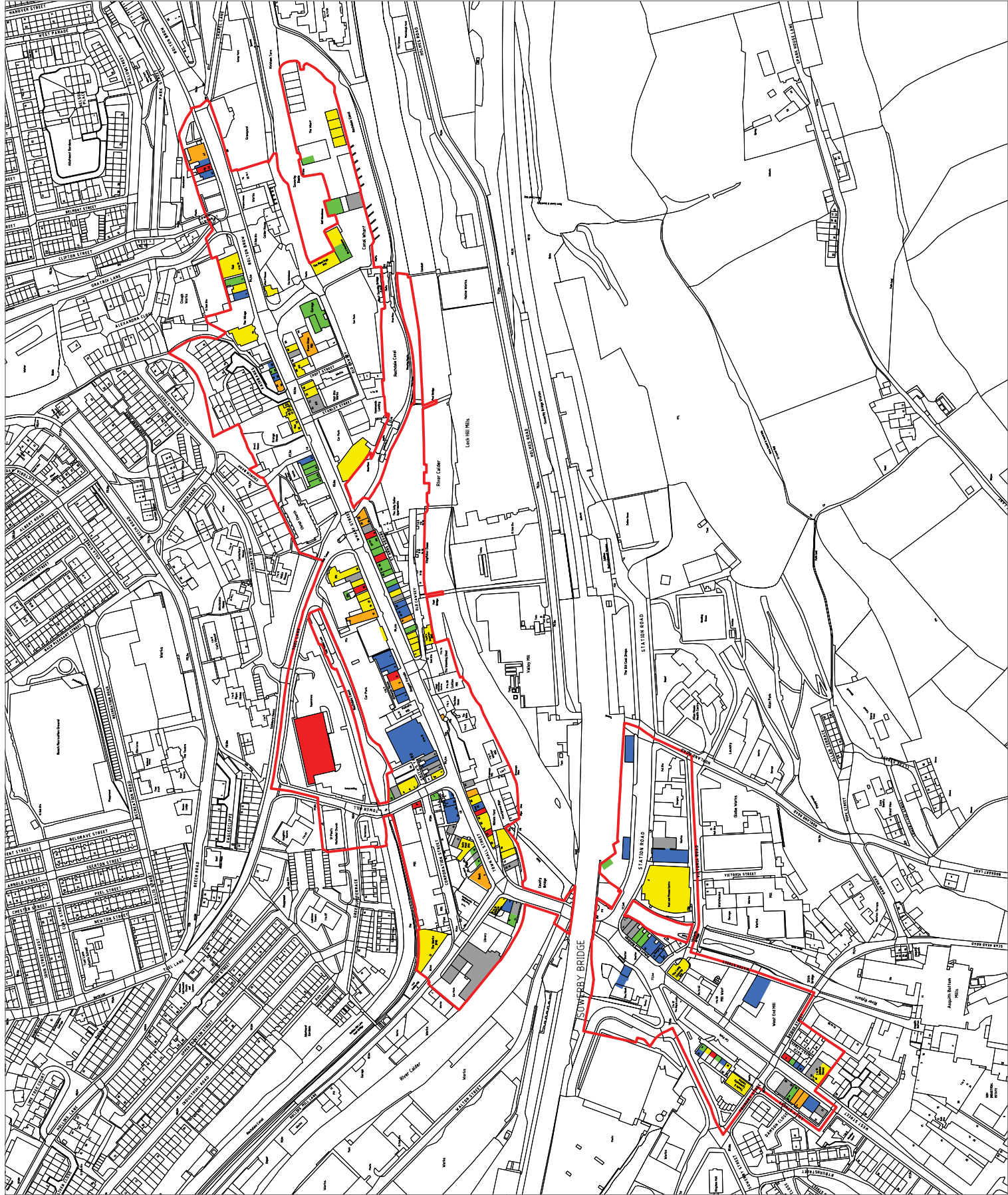
The centre is not well served by convenience retailers within the defined town centre boundary; however there is an edge of centre Tesco supermarket, which is close to the town centre. There has been a marked decrease in comparison retail provision and a similar increase in vacant floorspace since 2009.

Sowerby Bridge continues to accommodate a high proportion of leisure services within the centre.

The household survey results indicate that shoppers would like to see an increase in the quantity and quality of shops.

Overall the wider area is pleasant, however the centre, particularly along Wharf Street, has a tired appearance.

The centre is very accessible with good car parking provision and public transport services, although Wharf Street can impede pedestrian movements.



Key

Existing Town Centre Boundary:
Sowerby Bridge

Use Class (Ground Floor):

- Convenience
- Comparison
- Retail Service
- Financial & Business Services
- Leisure Services
- Vacant



Nathaniel Litchfield
& Partners
Planning, Design, Economics.

Project	Calderdale Retail Study
Title	Use Class: Sowerby Bridge
Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg. No	GIS/50622/02-35



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GIS Reference: S:\UE50622 - Calderdale Retail Study\UE50622-02 - Calderdale Retail Study - Use Class - Sowerby Bridge - 01.08.2016.mxd

F. Todmorden Town Centre

Todmorden is a market town situated at the head of the Calder Valley in the heart of the South Pennines. It sits on the confluence of the River Calder and Walsden Water. It is located on the A646 and is 19 km west of Halifax, 14 km south east of Burnley and 14km north of Rochdale.

The defined primary frontages cover the Market Hall and Calder Street on Market Place. On the day of the survey this was the area with the greatest footfall.

In addition to retail, the centre benefits from a number of facilities including a theatre, community college, places of worship, police station and dental practice. A health centre is located adjacent to the town centre boundary.

Mix of Uses and Retailer Occupation

Todmorden has a total of 171 retail/service uses and a composite retail/leisure floorspace of 15,328 sq. m gross. The diversity of uses present in Todmorden town centre in terms of the number of units and amount of floorspace is set out in Tables F.1 and F.2, compared against the national average and the 2009 health check.

Table F.1 Todmorden town centre Use Class Mix by Unit

Type of Unit	Units 2009	Units 2016	% of Total Number of Units	
			Todmorden (%)	UK Average (%) ⁽¹⁾
Convenience	10	25	14.6	8.6
Comparison	34	43	25.1	32.0
Retail Service	23	39	22.8	14.5
Leisure Services	24	36	21.1	22.8
Financial & Business Services	11	13	7.6	10.7
Vacant	32	15	8.8	11.2
Total	134	171	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Table F.2 Todmorden town centre Use Class Mix by Floorspace

Type of Unit	Floorspace 2009 (sq. m)	Floorspace 2016 (sq. m)	% of Total Amount of Floorspace	
			Todmorden (%)	UK Average (%) ⁽¹⁾
Convenience	3,170	2,533	16.5	15.2
Comparison	2,600	3,514	22.9	35.9
Retail Service	1,670	2,684	17.5	7.6
Leisure Services	3,050	4,566	29.8	23.6
Financial & Business Services	1,030	1,189	7.8	8.0
Vacant	4,650	843	5.5	9.0
Total	16,170	15,328	100.0	100.0

Source: 2016 data derived from Council officer site visits & 2009 data derived from 2009 study

(1) UK average for all town centres surveyed by Goad Plans (April 2016)

Todmorden has a good level of convenience operators. The proportion of convenience units is 6.0 percentage points above the national average, whilst the proportion of vacant floorspace is 1.3 percentage points greater than the national average. Todmorden is served by a medium-sized foodstore, this being a Lidl foodstore on Halifax Road (1,268 sq. m gross). There is also a One Stop convenience store on Calder Street (270 sq. m gross).

Todmorden is poorly represented in the comparison goods sector. The proportion of comparison units (25.1%) is well below the national average (32.0%), as is the proportion of comparison floorspace (22.9% compared to the national average of 35.9%). Comparison representation in Todmorden is very much focused on independent operators. National multiples present include Boots, The Factory Shop and three national charity shop operators.

Todmorden is generally well-catered for in the services sector, with all three Goad sub-categories in the services sector being above or comparable with the national average. Some national multiples are present including banks and building societies (Halifax, TSB and Yorkshire Bank), and a betting office (William Hill).

The number of units assessed as part of the 2016 survey (171 units) is significantly more than the 2009 survey (134 units), so it would not be meaningful to compare changes in units and floorspace between 2009 and 2016.

Vacancies

Todmorden contains 15 vacant units which occupy a floorspace of 843 sq. m gross. The proportion of vacant units and the proportion of vacant floorspace are both well under the national average, the latter in particular.

The majority of vacant units are located in Todmorden Market Hall (6 units) and Halifax Road (4 units) – these represent two-thirds of all vacant units.

All vacant units in Todmorden have a floorspace of 300 sq. m gross or less. The largest vacant units are located at 55 Halifax Road (215 sq. m gross) and 4 Fielden Square (108 sq. m gross).

A big positive is that the number of vacant units has reduced significantly since 2009, by 53%, a reduction of 17 units. The proportion of vacant floorspace has reduced by an even greater margin (3,807 sq. m gross or 82%).

Accessibility/Parking

The centre is well served by off street car parking and limited areas of free on street parking.

The train station which is immediately adjacent to the centre provides direct services to Leeds, Manchester, Blackburn and Wigan Wallgate.

Bus services from the town centre provide direct links to Rochdale, Walsden, Bury, Longfield, Halifax, Burnley and Cross Lee.

Market

The town has an open air market with 40 permanent stalls with used goods sold on Wednesdays and general retailing on Fridays. The indoor market is located adjacent in the Market Hall and accommodates a wide range of convenience and comparison retailers. On the day of the survey there was a good level of footfall.

The household survey was considered on the basis of Todmorden market hall and Todmorden open market being separate entities and we have analysed the results as such.

According to the household survey results, of those interviewees who visit markets in the Borough, Todmorden market hall was visited most frequently by just over 4% of interviewees, whereas Todmorden open market was visited most frequently by 10% of interviewees.

The following responses were given as factors that would make the interviewees visit Todmorden market hall more often: nothing (67%), better choice of stalls (21%) and better quality goods (9%). In respect of Todmorden open market, the following responses were given: nothing (47%), better choice of stalls (19%) and 'don't know' (13%).

Environmental Quality

The centre is generally attractive with many traditional stone buildings in good condition however a small number are in a poor state of repair. The primary shopping area at Calder Street is tired and of lower quality appearance than the secondary shopping area on Halifax Road.

The Rochdale Canal is a prominent feature within the centre and assists in providing attractive views and vegetation. There are a small number of public

items throughout the centre and together with the creation of the 'Incredible Edible Trail' there are numerous points of interest throughout.

The centre is clean and litter free and is well supplied with street furniture and hanging baskets.

A new area of green space has been provided in the vicinity of the market which is furnished with picnic tables.

Household Survey Results

Seven percent of interviewees visit Todmorden most frequently, out of the defined centres in the Borough. As a place to visit for shopping and leisure, interviewees like Todmorden due to the following reasons: close to where live/work (49%), attractive environment/nice place (24%) and nothing/very little (11%). Reasons given for disliking Todmorden as a place to visit for shopping and leisure were: nothing/very little (57%), poor range/choice of shops (15%) and poor quality comparison shops (8%). The household survey did not generate any consistent response amongst interviewees regarding what might improve the town centre, with a significant proportion of interviewees believing that nothing would improve Todmorden. Those that did suggest ways of improving Todmorden include suggestions of more/better shops (11%) and don't know (10%). Nearer to home (68%), no reason in particular (12%) and friendly/nice atmosphere (5%) were the reasons given that make interviewees visit Todmorden more than elsewhere.

Recent Development

The cinema and Abraham Ormerod Building which achieved foodstore consent for Netto/Asda have been demolished and the site is ready for construction. Aldi have recently secured a new consent on the site.

A large building has been demolished close to the market.

Works are ongoing to the market hall.

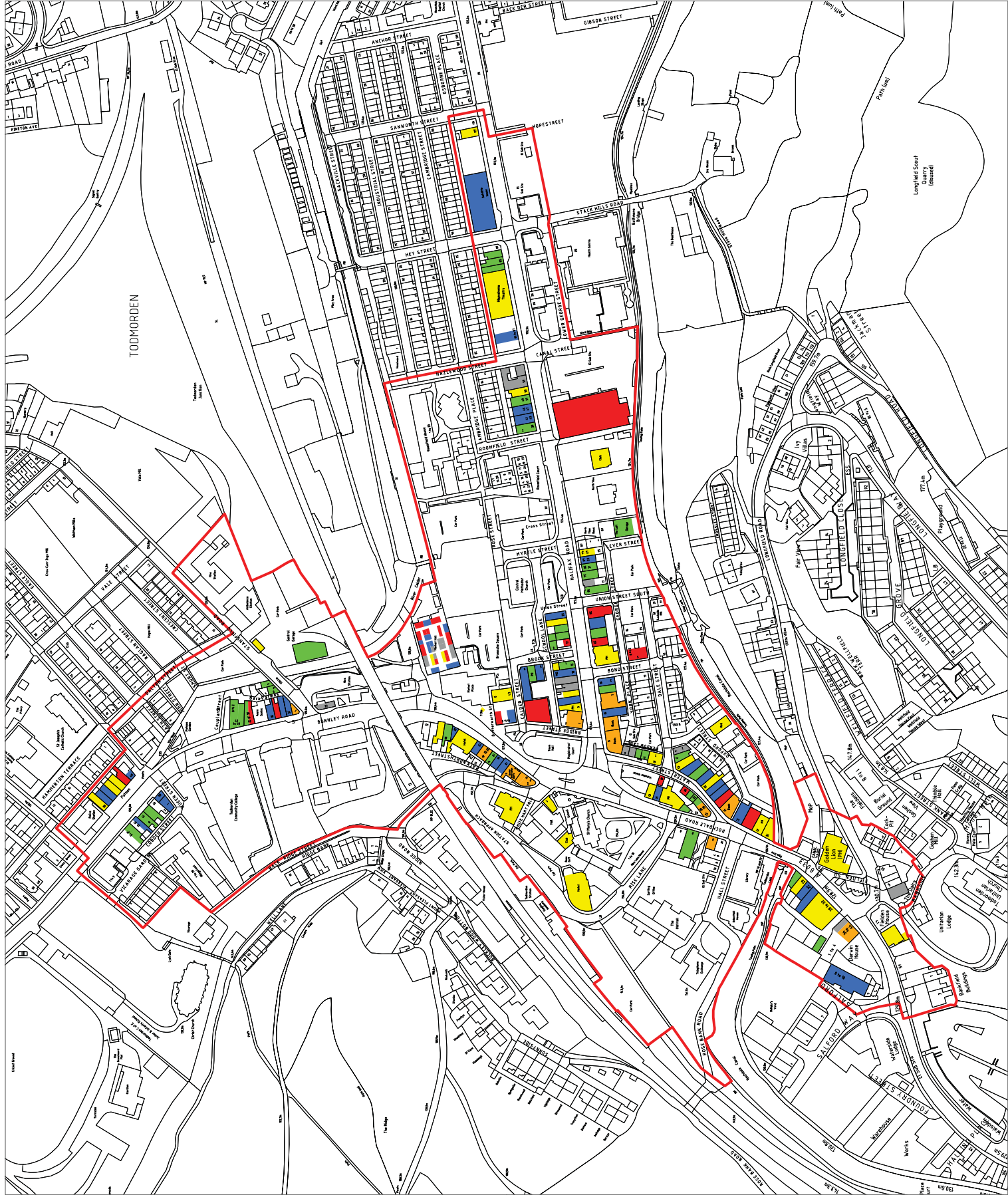
Summary

The centre is well served by convenience retail but is significantly below the national average for comparison retail floorspace. The results of the household survey indicate that shoppers would like to see an increase in the quantity and quality of shops.

The primary shopping area remains the most active area within the centre; however there are buildings of a poor appearance within this core retail area. The centre has seen a significant reduction in vacant units since 2009 and now has the least proportion of vacant units in Calderdale Borough.

The centre is very accessible with good car parking provision and public transport services.

Initiatives such as 'the incredible edible trail' are an indication of the local community initiatives to enhance the attractiveness of the centre and generate an individual identity for the town centre.



Key

Existing Town Centre Boundary:
Todmorden

Use Class (Ground Floor):

- Convenience
- Comparison
- Retail Service
- Financial & Business Services
- Leisure Services
- Vacant

nlp
Nathaniel Litchfield
& Partners
Planning, Design, Economics.

Project	Calderdale Retail Study
Title	Use Class: Todmorden
Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg. No	GIS/5062/02-36

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GIS Reference: S:\UE50622 - Calderdale Retail Study\UE50622-02

- Calderdale Retail Study - Use Class - Todmorden - 01.08.2016.mxd

G. District Centres

The Framework does not define a 'district centre', however, they typically comprise groups 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.

As set out in Policy TPE 4 of the Core Strategy Preferred Options Stage (2012) which has not been adopted, there are eight defined district centres within the Borough, including:

- Bailiff Bridge
- Hipperholme;
- King Cross;
- Mytholmroyd;
- Northowram;
- Queens Road;
- Ripponden; and
- West Vale.

NLP undertook an audit of facilities of each of these district centres in June 2016, including the to be proposed local centres of Bailiff Bridge and Northowram, the findings of which are set out in Table G.1 and G.2 below.

Table G.1 District Centres Use Class Mix by Unit

Category	Bailiff Bridge	Hipperholme	King Cross	Mytholmroyd	Northowram	Queens Road	Ripponden	West Vale ¹⁴
	Number of Units							
Convenience	2	6	10	5	2	10	2	9
Comparison	2	8	22	4	4	19	9	7
Retail Service	6	7	10	9	3	15	8	11
Leisure Services	1	6	22	8	3	5	9	9
Financial & Business Services	0	2	6	3	0	1	4	4
Vacant	1	4	10	7	1	14	2	7
Total	12	33	80	36	13	64	34	47

Source: 2016 data derived from Council officer site visits

¹⁴ Victoria Mills in West Vale has been re-occupied, although this is not reflected in the figures in Table G.1 as this data is reflected of the Council's audit of facilities in 2015-2016

Table G.2 District Centres Use Class Mix by Floorspace

Category	Bailiff Bridge	Hipperholme	King Cross	Mytholmroyd	Northowram	Queens Road	Ripponden	West Vale ¹⁵
	Amount of Floorspace							
Convenience	225	892	6,238	450	51	1,051	833	669
Comparison	161	685	2,256	1,357	1,029	1,738	445	407
Retail Service	223	467	546	996	107	793	316	711
Leisure Services	65	394	1,881	973	206	277	1,292	625
Financial & Business Services	0	118	628	150	0	164	239	373
Vacant	182	194	753	370	30	905	208	1,654
Total	853	2,751	12,301	4,296	1,422	4,928	3,334	4,438

Source: 2016 data derived from Council officer site visits

Bailiff Bridge

Bailiff Bridge is located to the far east of the Borough, approximately 5 km east of Halifax town centre and 2 km north of Brighouse. The district centre is located at the A649 (Wakefield Road / Birkby Lane) and A641 (Bradford Road) intersection.

Retail units are almost solely based on Bradford Road. They are generally made up of independent operators, although there is a Costcutter on Bradford Road (165 sq. m gross).

The centre is dominated by retail service units such as the post office on West Street. There are 12 retail units in total, with a composite floorspace of 853 sq. m gross. Bailiff Bridge is the smallest district centre in the Borough and is comparable in size with Northowram (13 units and 1,422 sq. m gross composite floorspace).

Bailiff Bridge was not assessed as part of the 2009 study.

Free on street parking is provided on Bradford Road. Bus services from the centre provide direct links to Huddersfield, Halifax, Leeds, Bradford, Brighouse and Fagley.

As set out in Para 2.19 of the main report, it is recommended that Bailiff Bridge be included as a local centre.

Hipperholme

Hipperholme is located to the far east of the Borough, 2 km west of Bailiff Bridge, 3 km south-east of Northowram and 4 km east of Halifax. The district

¹⁵ Victoria Mills in West Vale has been re-occupied, although this is not reflected in the figures in Table G.2 as this data is reflected of the Council's audit of facilities in 2015-2016

centre is located at the intersection between the A58 (Leeds Road), A644 (Brighouse Road / Denholme Gate Road) and A649 (Wakefield Road).

Over half (55%) of retail units are located on Leeds Road. There are four national multiples in Hipperholme, including the Tesco Express convenience store on Leeds Road (347 sq. m gross), the Co-op convenience store at the Co-operative Buildings (321 sq. m gross) as well as the Age UK charity shop and Rowlands Pharmacy.

Hipperholme is well-represented in each of the Goad sub-categories. However, there are just two financial and business services units, neither of which are banks or building societies. There are 33 units in total, with a composite floorspace of 2,751 sq. m gross. Hipperholme is a medium-sized district centre in the Borough and is comparable in size to Mytholmroyd and Ripponden.

Since 2009, the number of units has reduced by seven units, whilst the amount of floorspace has reduced by 372 sq. m gross. Short-term on-street car parking is available along Leeds Road. A bus service provides direct services to Brighouse, Halifax and Huddersfield.

King Cross

King Cross is located to the south-west of Halifax town centre. The district centre is located at the intersection between the A58 (Aachen Way), A646 (Burnley Road) and Queens Road.

Retail units are focused on King Cross Road. Independent operators dominate the centre. However, there are also a number of national multiples including Tesco on Haugh Shaw Road (5,361 sq. m gross) and One-Stop on King Cross Road (446 sq. m gross) and service operators such as Barclays Bank, Bargain Booze, Betfred, Coral and Sayers.

There are a high proportion of comparison units (22 units/2,256 sq. m gross) and leisure services units (22 units/1,881 sq. m gross). There are 80 units in total, with a composite floorspace of 12,301 sq. m gross. King Cross is the largest district centre in the Borough and contains 16 more units and 7,373 sq. m gross more floorspace than Queens Road, which is the second largest centre. The reason for this is because the Tesco foodstore makes up 44% of floorspace within the centre.

Since 2009, the number of units has decreased by four and the amount of floorspace has reduced by 1,194 sq. m gross.

Free off street parking is available at the Tesco foodstore and Haugh Shaw Road and free on-street parking is available throughout the centre. Bus services from the centre provide direct services to Halifax, Sowerby, Todmorden, Burnley, Midgely and Sowerby Towngate.

Mytholmroyd

Mytholmroyd is located towards the west of the Borough, approximately 8 km west of Halifax. The district centre is located at the intersection between the A646 (Burnley Road) and the B6138 (New Road).

Retail units are focused on Burnley Road and New Road. There is just one national multiple in the centre, this being the Sainsbury's Local store on Burnley Road (228 sq. m gross).

Mytholmroyd has good representation in each of the Goad sub-sectors. However, retail service units (9 units/996 sq. m gross) and leisure services units (8 units/973 sq. m gross) dominate. There are 36 units in total, with a composite floorspace of 4,296 sq. m gross. There are 40 units on average for the 8 district centres in the Borough with an average floorspace of 4,290 sq. m gross. Accordingly, Mytholmroyd is clearly a medium sized district centre in the Borough. Ripponden (34 units/3,334 sq. m gross) and Hipperholme (33 units/2,751 sq. m gross) are similar-sized centres.

Since 2009, the number of units has decreased by eight and the amount of floorspace has reduced by 688 sq. m gross.

Limited off street parking is available at the Sainsbury's Local store, Church Street and on Burnley Road, adjacent to the White Lion public house. The train station, located in the southern area of the centre provides direct services to Manchester and Leeds. Bus services from the town centre provide direct links to Todmorden, Burnley, Hebden Bridge, Halifax and Huddersfield.

The centre suffered badly in the December 2015 floods, with most properties submerged. Some buildings on Burnley Road adjacent to the River Calder suffered partial collapse and have had to be demolished. On the day of the survey works were ongoing to a number of units. Despite the floods, the majority of the units have a well maintained appearance and are in good condition, although a small number appeared poorly maintained prior to the floods. The centre is free from litter and the River Calder provides an attractive backdrop.

Northowram

Northowram is located on the junction of the A6036 (Back Clough) and Lydgate / Westercroft Lane. It is located approximately 2 km north east of Halifax town centre and 1km north west of Hipperholme, to the north east of the Borough.

Retail units are located on Lydgate (8 units), Bradford Road (3 units) and The Square (2 units). Northowram is wholly occupied by independent operators.

Aside from the financial and business services sector, Northowram is represented in each of the Goad sub-sectors. There are 13 retail units in total, with a composite floorspace of 1,422 sq. m gross. Northowram is the second smallest district centre in the Borough.

Northowram was not assessed as part of the 2009 study.

Off street parking is provided at the parade of shops on Lydgate. On-street parking is also available. Bus services from the centre provide direct services to Halifax, Leeds and Bradford.

As set out in Para 2.19 of the main report, it is recommended that Northowram be included as a local centre.

Queens Road

Queens Road is located immediately east of Halifax town centre, north of King Cross.

Retail units are predominantly located on Queens Road and Gibbet Street. There is just one national multiple within the district centre, this being Coral Bookmakers on Queens Road.

Queens Road has a high number of comparison units (19 units), retail service units (15 units) and convenience units (10 units). However, there are a high number of vacant units in the district centre (14 units / 905 sq. m gross), which represents a proportion of 22% of units within the centre. There are 64 units in total, with a composite floorspace of 4,928 sq. m gross. Queens Road is the second largest district centre in the Borough, both in terms of the number of units and amount of floorspace.

Since 2009, the number of units within Queens Road has remained the same, whilst the amount of floorspace has reduced by 1,300 sq. m gross.

Free on-street parking is available. Bus services from the centre provide direct links to Halifax, Pellon, Scar Bottom and Warley Newlands.

Queens Road has a low level of environmental quality, with many of the units requiring attention.

Ripponden

Ripponden is located at the intersection of the A58 (Halifax Road) and A672 (Wayside) approximately 7 km south west of Halifax town centre. It is located to the far south of the Borough.

94% of units are located on either Halifax Road or Oldham Road. The Co-op store (758 sq. m gross) on Oldham Road is the sole national multiple within the district centre.

Ripponden has a strong representation of comparison units (9 units); leisure services units (also 9 units) and retail service units (8 units). There are 34 units in total, with a composite floorspace of 3,334 sq. m gross. Ripponden is a medium-sized district centre and is comparable in size to Hipperholme and Mytholmroyd.

The number of units has increased by two units since 2009, whilst the amount of floorspace has reduced by 190 sq. m gross.

Royd Lane car park provides 30 free off street parking spaces and further spaces are available outside the Co-op on Halifax Road. Free on-street parking is available. Bus services from the centre provide direct links to Halifax, Huddersfield, Hebden Bridge and Commons.

Overall, the centre is very attractive.

West Vale

West Vale is located on the intersection of the B6112 (Stainland Road), B6113 (Rochdale Road) and B6114 (Saddleworth Road) approximately 5 km south of Halifax town centre. It is located to the south east of the Borough.

The vast majority of units are located on Saddleworth Road and Stainland Road. There are three national multiples within West Vale, these being the Co-op convenience store (194 sq. m gross), the Go Local convenience store (100 sq. m gross) and William Hill, all of which are located on Stainland Road.

West Vale has a strong representation of retail service units (11 units), convenience units (9 units) and leisure services units (9 units). The proportion of vacant units is reasonably high at 14.9%. There are 47 units in total, with a composite floorspace of 4,438 sq. m gross. As such, West Vale is a fairly large district centre, albeit, the district centre contains less units than King Cross and Queens Road.

The number of units has decreased by four units since 2009, whilst the amount of floorspace has reduced by 609 sq. m gross.

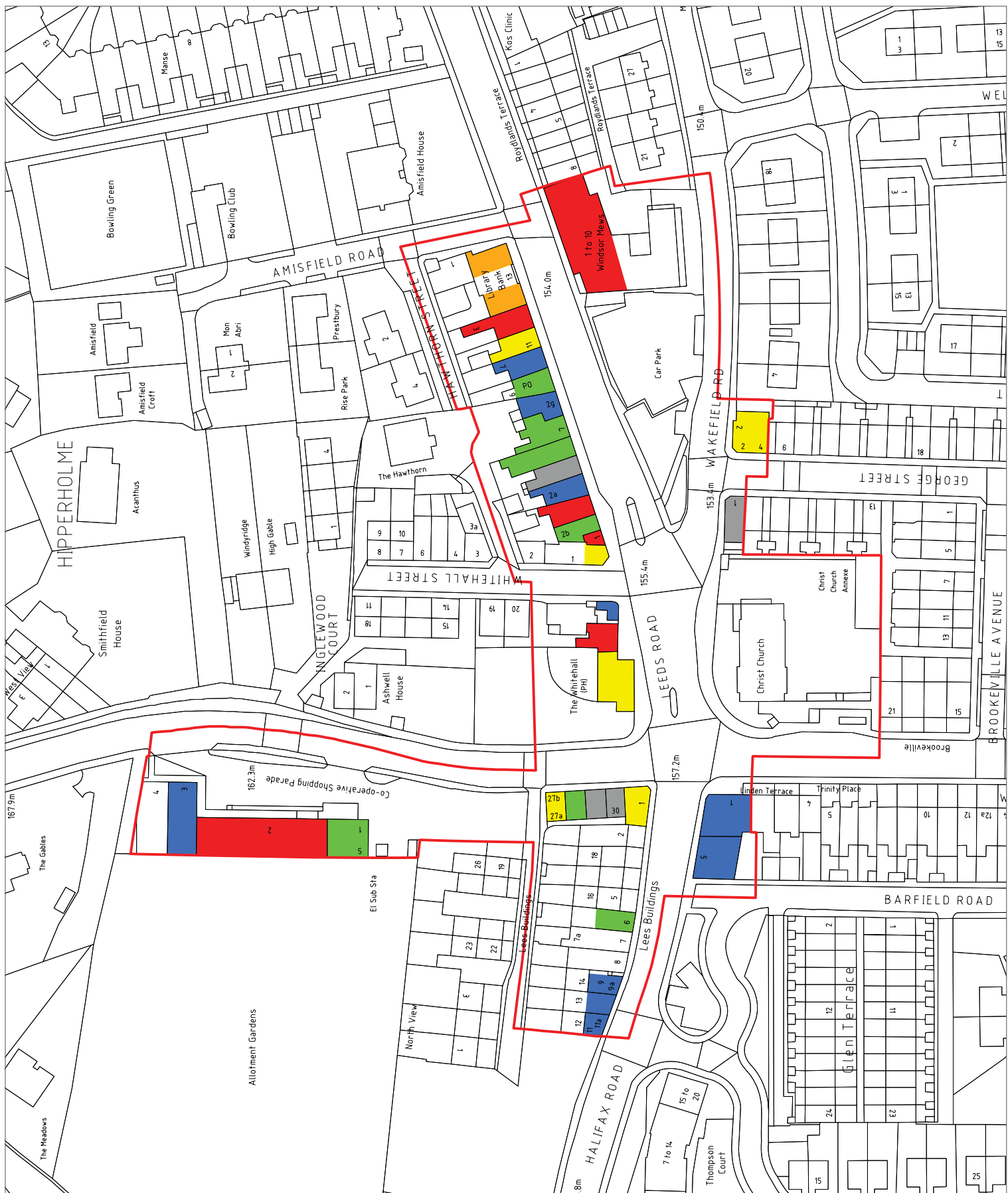
Free off street parking is available outside of the defined centre with 44 spaces at Brig Royd car park and 21 spaces at Lambert Street. Free parking within the centre is available for customers of the Co-Op and Victoria Mills. Bus services from the centre provide direct services to Huddersfield, Halifax, Dewsbury, Ripponden, Brighouse, Elland and Barkisland.

The centre comprises traditional stone buildings which are generally of a good state of repair and well maintained. Further north along Stainland Road, the units do appear tired looking and require some attention to improve their overall appearance.

The Victoria Mills complex accommodates a number of businesses and provides an attractive environment adjacent to the River Calder. The mill building is also adjacent to Hoyles Memorial Gardens, a small area of greenspace.

Overall the centre is pleasant and well maintained and benefits from a well-designed system of traffic lights to aid pedestrian movement.





Key

Existing Town Centre Boundary:
Hipperholme

Use Class (Ground Floor):

Convenience

Comparison

Retail Service

Financial & Business Services

Leisure Services

Vacant

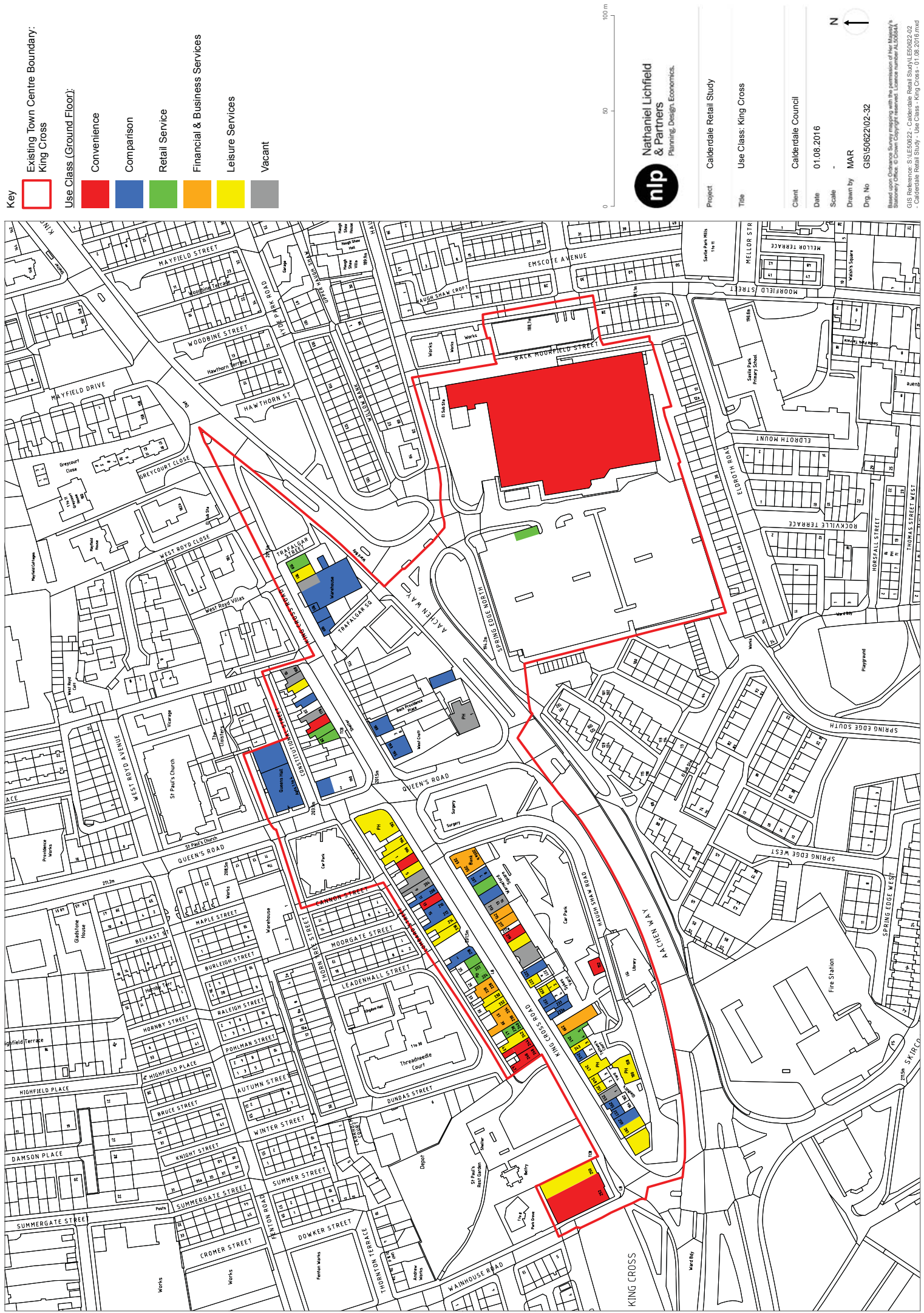
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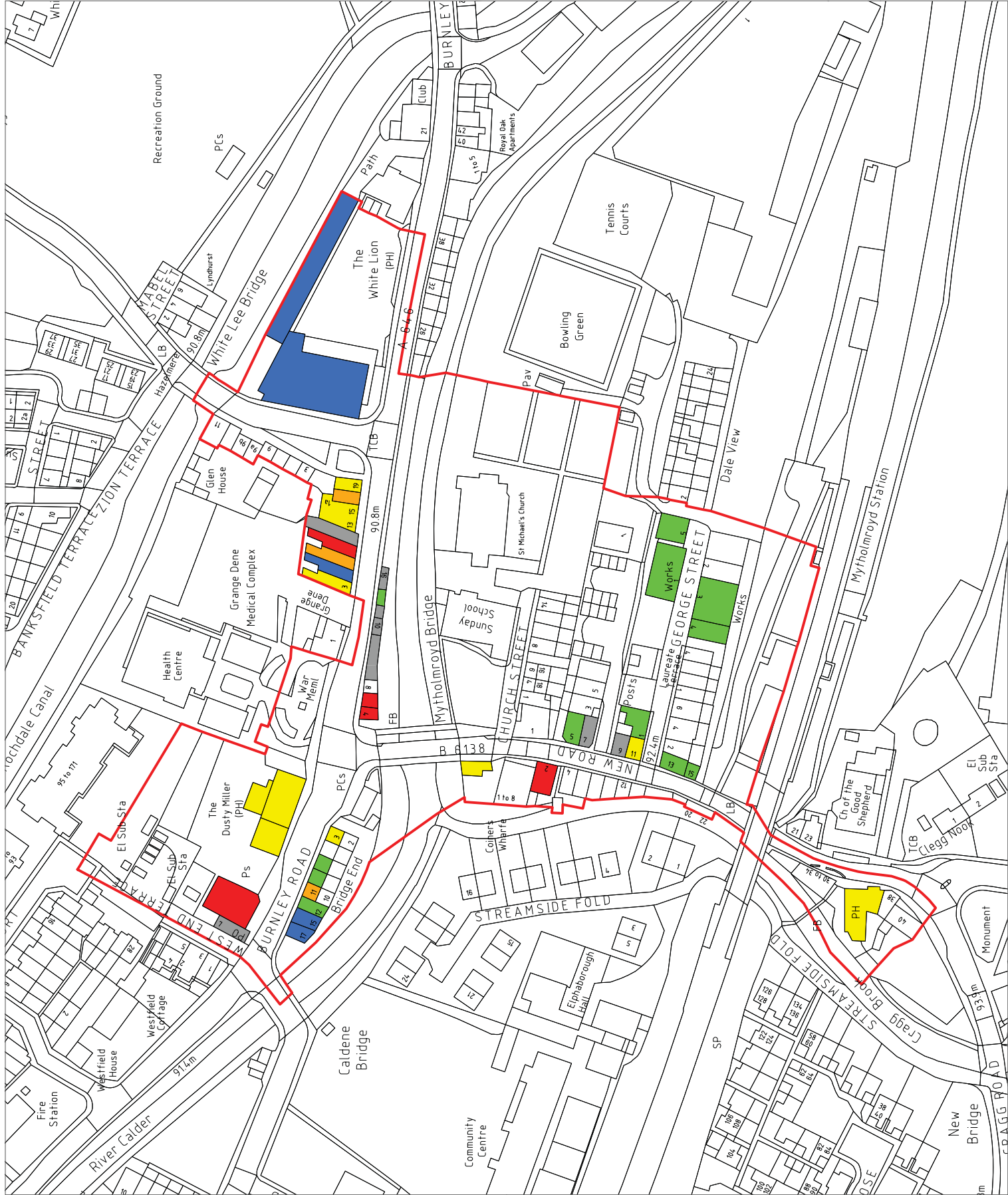
Nathaniel Litchfield
& Partners
Planning, Design, Economics.

Project	Calderdale Retail Study
Title	Use Class: Hipperholme

Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg. No	GIS/5062/02-31

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- Calderdale Retail Study - Use Class - Hipperholme - 01.08.2016.mxd





Key

Existing Town Centre Boundary:

Mytholmroyd

Use Class (Ground Floor):

Convenience

Comparison

Retail Service

Financial & Business Services

Leisure Services

Vacant

0 30 60 m



**Nathaniel Lichfield
& Partners**
Planning, Design, Economics.

Project	Calderdale Retail Study
Title	Use Class: Mytholmroyd
Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg. No	GIS/5062/02-33

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GIS Reference: S:\LE50622 - Calderdale Retail Study\LE50622-02

- Calderdale Retail Study - Use Class - Mytholmroyd - 01.08.2016.mxd

Key

Existing Town Centre Boundary:

Northowram

Use Class (Ground Floor):

Convenience

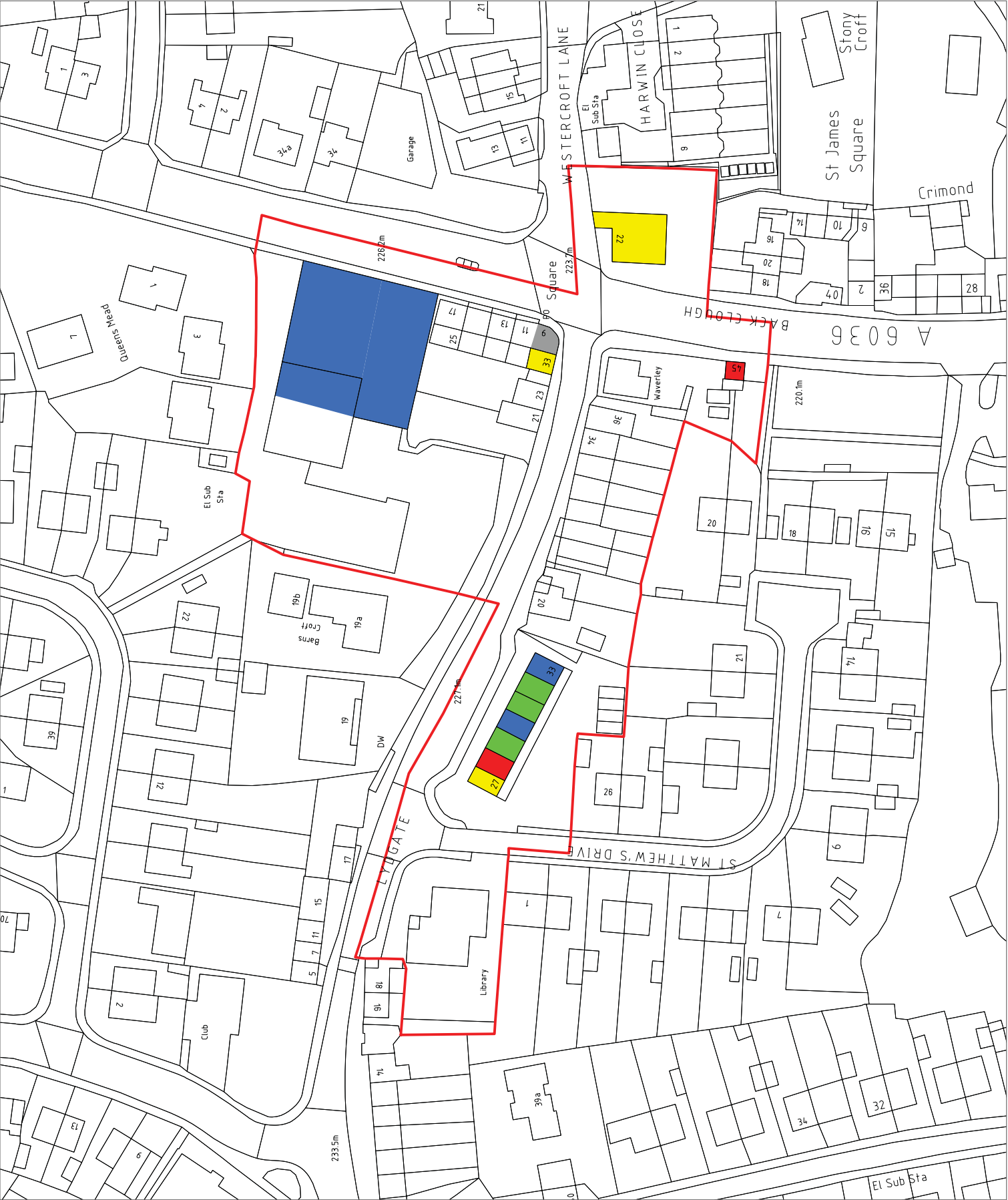
Comparison

Retail Service

Financial & Business Services

Leisure Services

Vacant



nlp

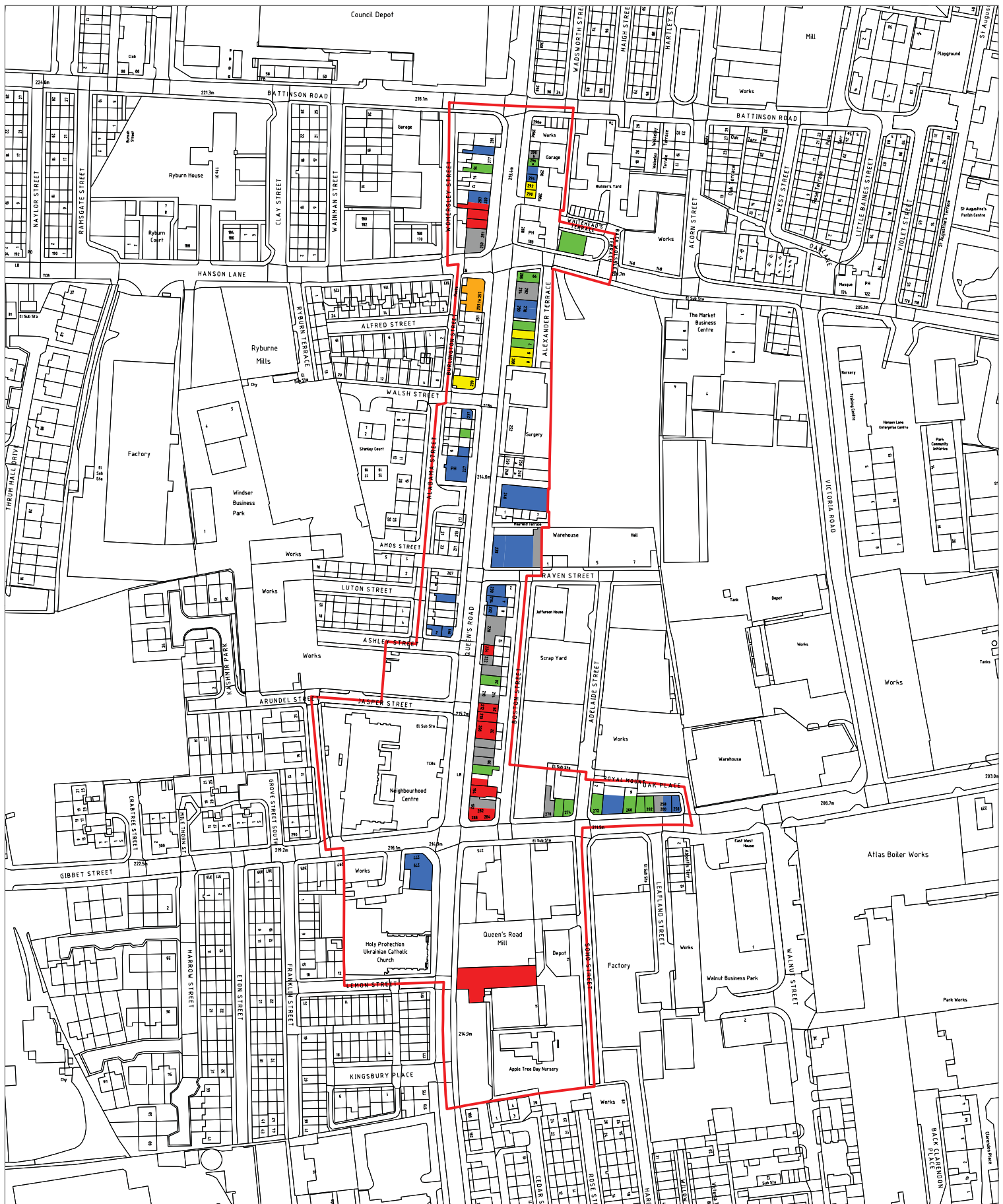
Nathaniel Litchfield & Partners

Planning, Design, Economics.

Project	Calderdale Retail Study
Title	Use Class: Northowram
Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg No	GIS/5062/02-34

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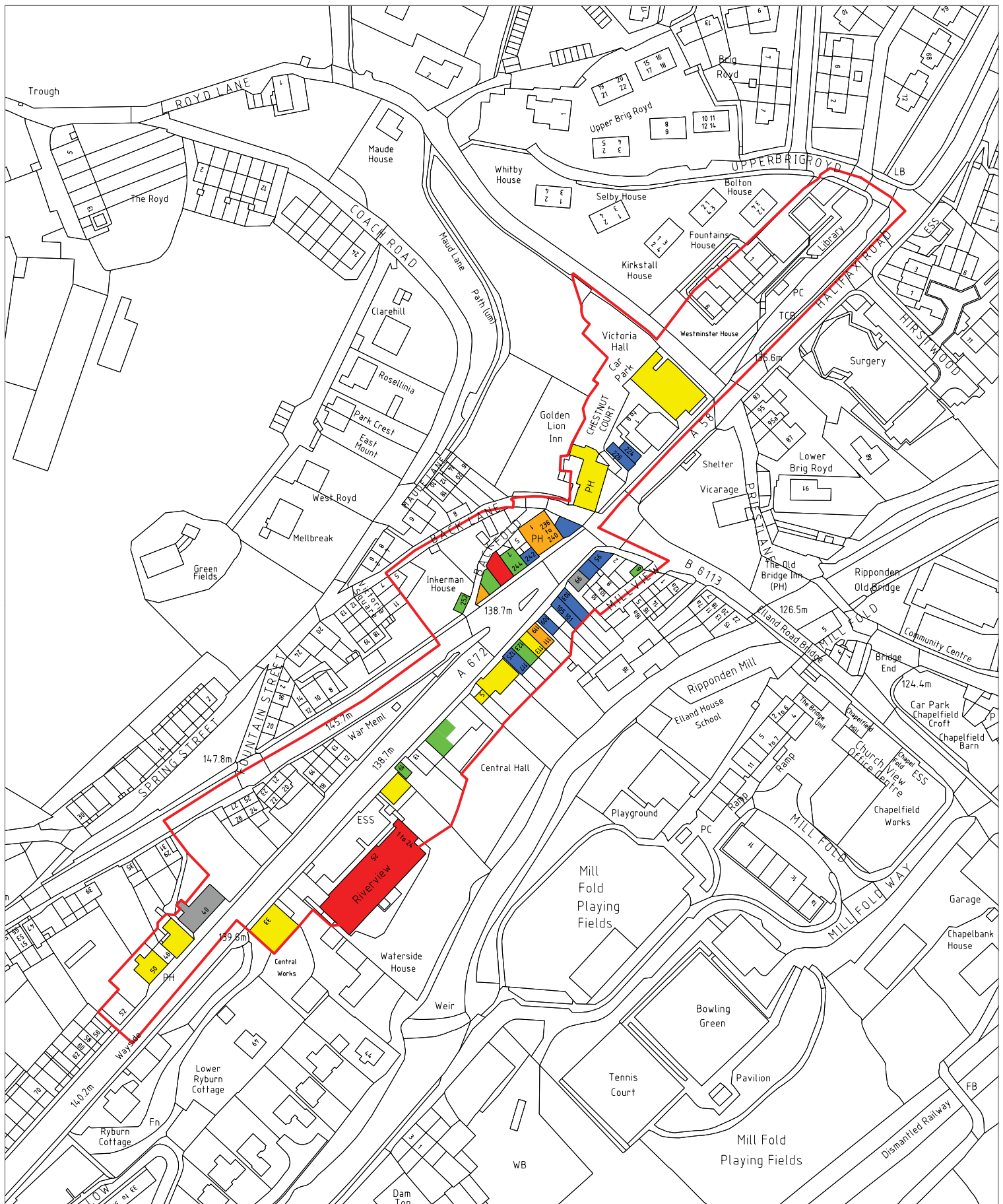


Key

Existing Town Centre Boundary: Queens Road

Use Class (Ground Floor):

 Convenience	 Financial & Business Services
 Comparison	 Leisure Services
 Retail Service	 Vacant



Key

 Existing Town Centre Boundary: Ripponden

Use Class (Ground Floor):

 Convenience	 Financial & Business Services
 Comparison	 Leisure Services
 Retail Service	 Vacant



Project: Calderdale Retail Study

Title: Use Class: Ripponden

Client: Calderdale Council

Date: 01.08.2016

Scale:

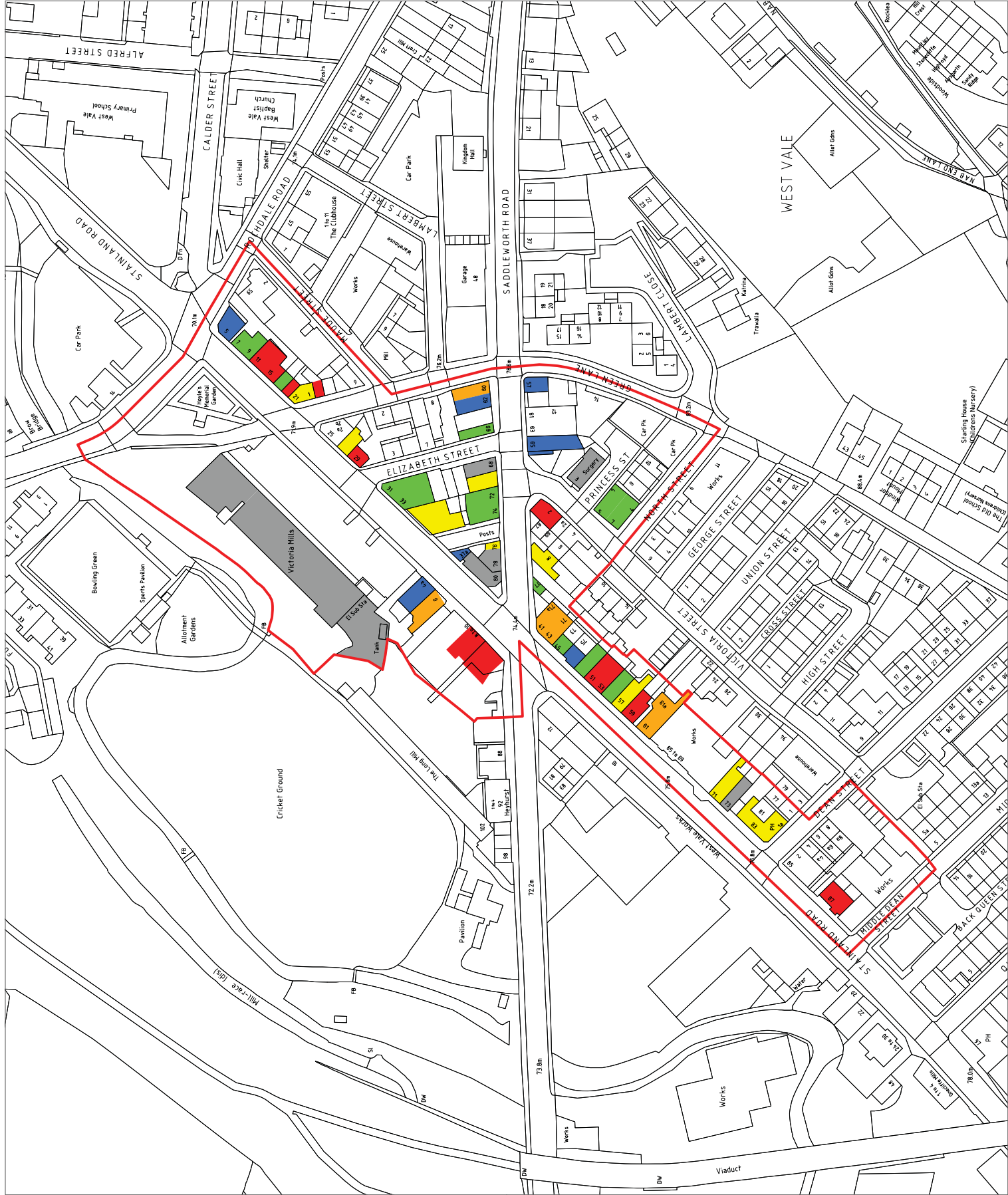
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Obj. No: GIS/5062202-39

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Calderdale Retail Study - Use Class - Ripponden - 01.08.2016.mxd

0 40 80 m





Key

Existing Town Centre Boundary:
West Vale

Use Class (Ground Floor):

- Convenience
- Comparison
- Retail Service
- Financial & Business Services
- Leisure Services
- Vacant



Project	Calderdale Retail Study
Title	Use Class: West Vale
Client	Calderdale Council
Date	01.08.2016
Scale	-
Drawn by	MAR
Dwg No	GIS5062202-37

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GIS Reference: S:\GIS\622 - Calderdale Retail Study\GIS50622-02 - Calderdale Retail Study - Use Class - West Vale - 01.08.2016.mxd