

LWNPF Survey of business addresses February 2024, update to LBU 2021 report

A walk by and internet search of businesses in the Little Woodhouse was carried out in February 2024 by Little Woodhouse Neighbourhood Planning Forum members. The data was recorded by hand, transferred to a spreadsheet and sorted by services – the summary is shown below. A verbal report informed a discussion of the revised Employment Section of the Neighbourhood Plan at the LWNPF meeting held 4 March 2024.

A previous survey was undertaken by **Leeds Beckett University Urban Planning Masters** students in 2021 and their maps of employment and main results of this and the 2024 survey are discussed below on **page 4**.

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Economically active population Census 2021

Travel to work distance in Little Woodhouse Census 2021

Leeds City Council – A Vision for Leeds – a decade of city centre growth and wider prosperity (March 2024)

- *West End Riverside*
- *Innovation Arc*

Summary of survey of Businesses Feb 2024, number of establishments, sorted by type of service (for copy of the list , see below pages 8 – 12).

Retail – food and drink

Takeaways	16	38% of all food and drink
Café/restaurants	10	Includes 3+ also offering takeaways
Food only	4	Bakery & takeaway, halal butchers, fresh veg, cake box
Convenience (food & alcohol)	12	
Total	42	59% of all retail (71)

Retail – other than food and drink

Gents hairdressing	5	
Financial services	5	Credit, insurance, mortgage, wealth management, tax
Computers/mobiles/TV	4	Repairs
Motor services	3	Garage, sales, tyres
Clothing	3	Community shop, Islamic goods, repairs
Furniture	2	Beds, landlord supplies
Vapes	2	
Laundrette	1	
Massage	1	
Picture framing	1	
Post Office	1	In Londis convenience store
Tattoos	1	
Total	29	41% of all retail (71)

Entertainment & hospitality

Bars	2	Kirkstall Brewery, Archive bar
Pubs	2	Fox & Newt, Highland (closed)
Events, weddings	1	Faversham, also Archive, Woodsley Community Centre
Casino	1	Napoleons
Snooker Centre	1	Northern Snooker Centre
Total	7	

Other businesses, by services

Education	18	University of Leeds western campus, Park Lane campus, Rosebank School, Swarthmore, language schools
Media	16	ITV, Emmerdale, and a range of film & studio services
Offices	11	Various, some vacant. Josephs Well business centre tenants to be added (30?)
Telecoms	4	Plusnet call centre, 3 BT addresses (in use?)
Software	2	Kirkstall Rd
Electricity generation	2	Park Lane, Hyde St
Building supplies	1	Doorhaus, Em-B
Delivery	1	Abacus
Fire service	1	Kirkstall Rd
Engineering	1	Oil Gear – hydraulic parts
Total	57	

Housing, including student and hotel accommodation

Purpose Built Student Accommodation	20	For a current list see below page 3
Housing - apartments	18	Including Students and young professionals, this is probably under-estimated as many larger houses are conversions to studio rooms
Hotels, aparthotels	6	Holiday Inn Express, Ibis, aparthotels: Roomzzz, Claremont, guesthouses: Avalon, Glengarth
Housing agencies	2	Hop – Burley Rd, Direct Property- Hyde Park Rd
Total	46	

Faith, health and community services

Health	11	Health centre 2, Pharmacy 2, Mental health 3, children's, dental, laser, recovery, recruitment
Community	8	Art, family, green, hostels, student mental health, Samaritans, sports, community centres
Faith	8	Ahlul Bayt, Leeds Grand Mosque, Methodist centre, North Church, Jewish students 2, Greater World Centre, Latter Day Saints
Total	27	

Total of businesses recorded March 2024: 208

Similar surveys were conducted in 2016 by LWNp and in 2021 by a team of Leeds Beckett University Urban Planning Masters students as part of a Neighbourhood Planning module. Their main findings from 2021 are shown in the next section (page 3), with additional comments from the 2024 survey.

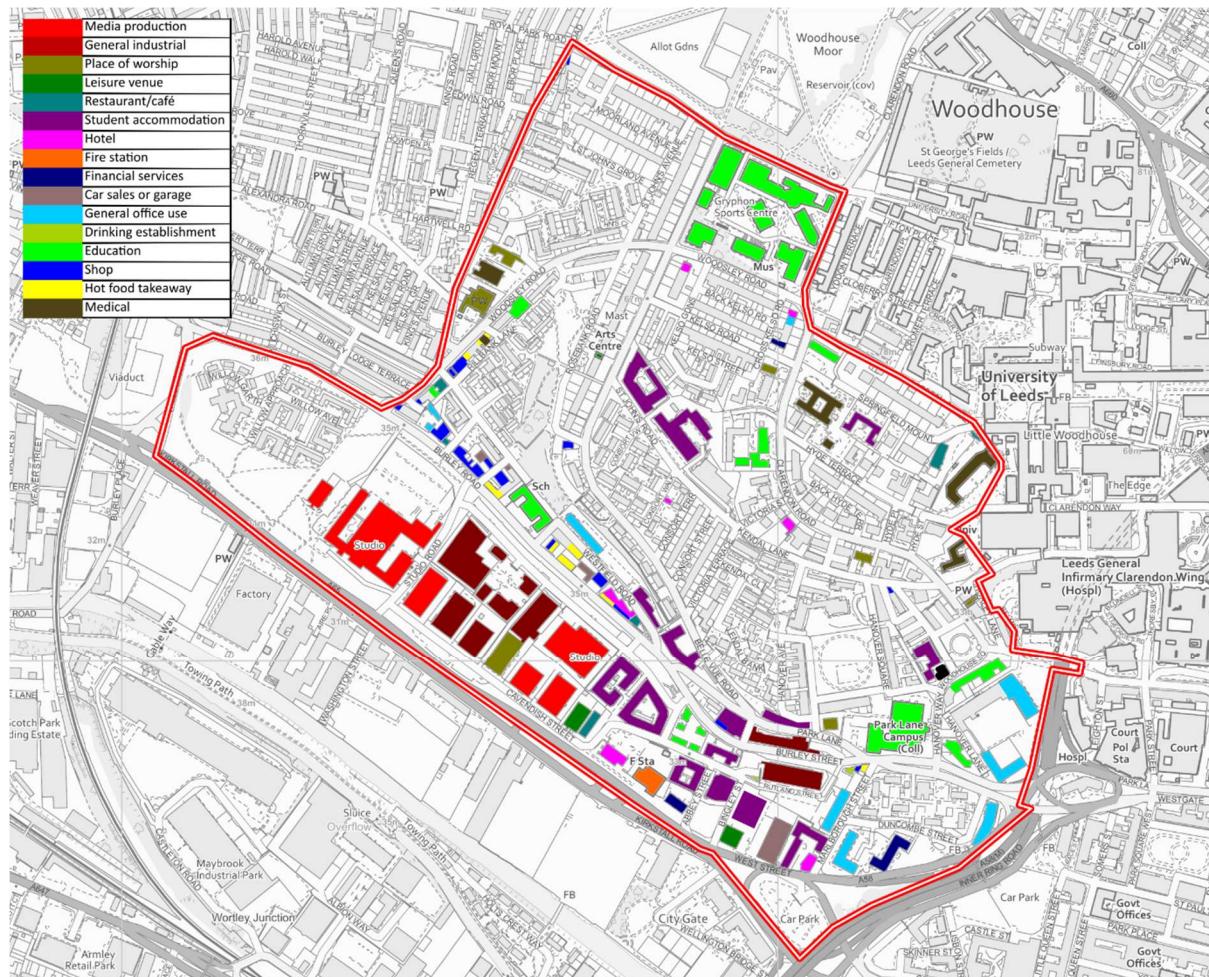
Some implications for neighbourhood planning (Forum discussion: 4 March 2024)

- The LW Area houses residents who by and large **work or study outside** the immediate area, but the area provides employment in a wide range of services, attracting **people travelling into** the area to work. The retail area provides opportunities for **small businesses** to service the student and residential areas.
- The importance of **training and education** for the future economy – it is LW's main “export”.
- **Home working** and working at home is growing (as demand for office space goes down) – this is included in the NPlan policies (E1 & E2).
- Working/studying from home – noise consideration
- May be too early to say if the **low demand for offices** is a permanent change.
- Changes of use, including permitted development, eg from office to residential or student accommodation
- Effects of any future vacancy of large employment sites or offices.
- **Takeaways** and delivery services are here to stay – they are used by other groups as well as by students.
- Wide range of cuisines are represented, eg African, Caribbean, Persian, Bengali/Punjabi
- There is a turnover especially in takeaways with a few vacant shops.
- Daytime and nighttime opening means there are always some shops closed and shuttered.
- Accommodation above retail premises needs to be considered.
- **Kirkstall Road** is becoming a lively hospitality area and developing the boulevard would greatly improve this as an amenity area for nearby residents and people working or visiting – this is in the N Plan and LCC also agree with this aim.
- **Arts organisations** can provide vision for the area and employment eg East Street Arts, Mabgate – noted the Open Source studios on the south side of Kirkstall Rd. Arts often use premises that others do not want – there is nothing in the NPlan to hinder this.
- Shortage of indoor public **meeting places**
- There is a **lack of playgrounds** – LW area meets the legal requirements but the NPlan aims to encourage use of small green spaces.
- **Improving access and greenery** on routes to universities, hospital and city centre by walking, cycling and public transport.
- Improving **facilities for non-residents** working in the area eg green spaces, public seating.
- **Parking** by commuters can be a problem for residents, though much of the area is covered by restricted parking
- Visitors to health facilities may find parking difficult

**Summary Extracts from LBU Masters Group 7 Employment 2021,
reviewed and comments added **March2024** (additions in italics)**

LBU Masters Group 7 – LITTLE WOODHOUSE NEIGHBOURHOOD PLAN EMPLOYMENT ANALYSIS – GROUP 7
Ronan Carnally, Kirsty Evans, Tran Son Hai and Melissa Hunt

Figure 7: Map of current employment areas (page 7 of the LBU report)



This is a map to show every identifiable place of employment within the boundary, as surveyed in April 2021. It is clear to see both that there is quite a variety of different uses, and that they are clustered into particular areas and corridors, leaving most of the centre of the neighbourhood area as **housing**.

Notable company is OilGear – producing hydraulic engineering parts is the sole survivor of the industrial past.

Media production

The largest sectors are media production at ITV and mixed industrial uses, which are exclusively clustered along A65 Kirkstall Road, which have been present since that end of the site was cleared of housing in the 1970s. These large companies employ a range of skilled workers and require the good wide access roads that surround them.

The cluster of media companies dominate the west end of the Kirkstall Road employment area. Identified as potential for development in 'A Vision for Leeds' (LCC, March 2024)

Education

The next largest employment sector is education, which is associated with the University of Leeds Western Campus, Leeds City College at Park Lane Campus (including a sixth form centre and a university centre), Rosebank Primary School (including Nursery provision), and two community skills centres on Woodsley Road, *one language school on Woodsley Rd, one in St Andrews Court off Burley Street (2024)*. The one surviving primary school, points to the relatively low number of families with children resident in Little Woodhouse.

Purpose built student accommodation (note added 2024)

A number of large blocks dominate the eastern ends of Burley and Kirkstall Roads. They include Sentinel Towers, Hepworth Lodge, Marsden House, Burley Living Village, Concept House, Unite, Iconinc, The Triangle, Roomzzz (aparthotel), and nearby Asa Briggs House, Sycamore House, several blocks in Clarendon Road and Hyde Terrace, these have been recently joined by The Foundry, The Tannery, The Refinery (all in Cavendish St), Oak House (Park Lane), Union (46 Burley St), Trapezium (Park Lane area), and a new development site on the corner of Park Lane and Burley St

Retail – mainly food & drink and personal services

Supermarkets occupy ground floor units in Asa Briggs House and Union (46 Burley St) and The Triangle has restaurant and takeaway outlets on its ground floor. Related to the student and private rental market, a selection of retail shops, furniture, motor works and takeaways, hairdressing and computer/mobile services along the high streets of Burley Road and Woodsley Road, often occupying only the ground floor of their building, but tending to employ low-skilled and low-paid workers.

Arrival of two Vape shops and some turnover and a few vacant premises noted in 2024.

Hospitality

A small section near the Inner Ring Road hosts two hotels and a casino, *and Northern Snooker Centre*, conveniently located for both commuting and visiting.

Also bars Archive and Kirkstall Brewery attract a number of visitors, as does the North Church on Kirkstall Road. Closure of the Highland pub in 2023 was said to be because of a lack of appeal to student customers. (added 2024)

Professional services

There is a collection of medical and professional services offices on parts adjoining the LGI and University. *Recent trends to more working from home (WFH) have reduced demand for office spaces and permitted development planning rules now allow conversion to residential use without making planning applications Eg Exchange Court on Duncombe St (added 2024)*

Faith, health and community (added 2024)

Though there is no Church of England within the area, St George's and All Hallows are close to the boundaries. The Methodist Mission, the North Church, the Greater World Service Spiritualist Church and the

Church of Latter Day Saints are based in the area. Two mosques serve Muslim communities (Leeds Grand Mosque and Ahlul Bayt) and there are two organisations focussed on support for Jewish students. There is a GP surgery and community nursing team, two pharmacies and a dental practice in the area, also several mental health services are based here, including the 5Way Recovery Academy and Student Minds, a charity supporting student mental health. The Leeds Samaritans centre is based in Clarendon Road. Hyde Park Source operates voluntary environmental projects across the city and is also a great support to the Rosebank Millennium Green. Artlink has offered creative arts projects to people using mental health and other services over many years though sadly is facing closure because of funding difficulties. The area offers a cheaper alternative to the city centre and many of the faith and community services are available to city- wide users, rather than only to locally resident people.

Workforce attracted from outside the area to work in the area

Firstly, the range of types of business is not as diverse as it has potential to be for an area the size of Little Woodhouse, with the major employers such as ITV and the University mainly pulling their workers in from other areas of the city and country. This leaves a small concentrations of independent businesses such as takeaways as the main source of employment for residents of the area, which can only employ a limited number of people. The sustainability of this situation in neighbourhoods such as this is questionable. The services provided respond to the demand of the nearby population groups: such as students and young professionals and diverse communities. Having an area allocated for Employment is also important for the area – though partly on the flood plain, there is capacity for future change in patterns of economy and employment in the Employment area.

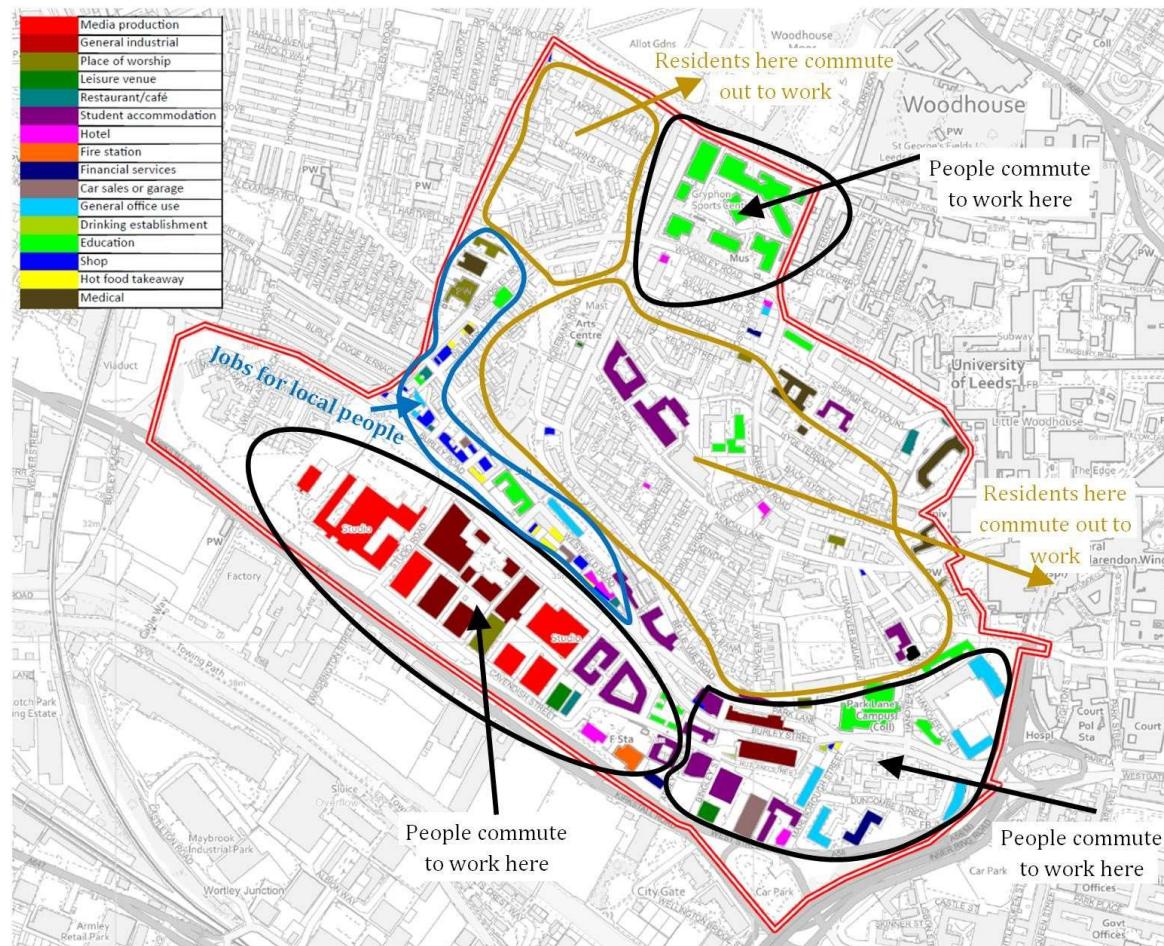


Fig. 8 Zones of Employment location illustrates the rough zones from which employment occurs in these general categories:

- residents mainly in the central areas, commuting outside to work, convenient both for nearby locations or for transport links or *working or studying from home*
- workplaces which non-Little Woodhouse residents commute into, mainly in the Burley/Kirkstall Road corridor and in the area next to the city centre
- and workplaces which employ people who live above or within close proximity – mainly in the Burley and Woodsley Roads.

Population mix of students and workers - based in the area but commuting out of the area

The student population – making Little Woodhouse an area affected by the ‘town v gown’ debate on the effects of studentification, although not to the extent of neighbouring Hyde Park and Headingley – constitutes around three quarters of residents, while many of the working residents of the neighbourhood will commute out of it, to the city centre or other places, for their jobs.

This leaves the neighbourhood with a mixed character of

- part dormitory or *working/studying from home* and
- part a location of employment *for people outside the area*.

With grateful thanks and acknowledgement to:

LITTLE WOODHOUSE NEIGHBOURHOOD PLAN EMPLOYMENT ANALYSIS – GROUP 7 LBU 2021

Ronan Carnally, Kirsty Evans, Tran Son Hai and Melissa Hunt

No	Name	Sector	Notes1	Notes2
201	Springfield House	appl	health to pbsa	vacant
33	The 12 Barber shop	barber		
72	Urban Barber	barber		
108	Golden Scissors	barber		
105	Hair Tech	barber		
98	Best Cuts Hairdressers	barber		
135	Restrap Factory Works	bike	strapping	suite G1
38	doorhaus	bldg supplies		doors
39	MB Em-B The Lock and Handle Shop	bldg supplies		hardware
24	Forge House back EmB	bldg supplies		loading bay
42	Café Forista	café		2theTriangle
44	Manjaros	café	takeaway	afrocaribb
36	Haftsin	café		persian
30	Foodie	café		
54	Chaaï	café		
85	Alkhaleej Restaurant	café	takeaway	
25	Mazzika Lounge	café	shisha	vacant?
78	Dewan Restaurant and Café	café		turkish
92	Hyde Park Community Shop	clothing		
107	Lord's Tailor	clothing	repairs	
97	Alif-Leeds	clothing	islamic goods	
115	Artlink	cmtv	art	closing 2024
				approved
				premises
173	Ripon House	cmtv	hostel	
211	Samaritans	cmtv	mh charity	
113	St Anne's Community Services	cmtv	family	
112	Hyde Park Source	cmtv	green	
206	Student Minds	cmtv	studen mh charity	
216	Gryphon Sports Hall	cmtv	UoL sports	
94	Woodsley Community Centre	cmtv	centre	
31	To Let	commercial	back of no. 26	vacant
26	To Let	commercial		vacant
59	PCCO computer repairs	computer	repairs	
104	PC Master and mobiles	computer	repairs	
99	Smart mobile and computers	computers		
118	Morrisons Daily	convenience		
61	Tesco Express	convenience		
60	Darband Food Market	convenience		persian
29	Burley Road Off Licence	convenience		
3	Burley Convenience and Off Licence	convenience		
15	Coop Convenience Store	convenience		
186	Everyday Local Stores	convenience		
74	Quix Off Licence	convenience		off licence
79	Vape and Wine Village Off Licence	convenience		
121	Kendal Lane Stores	convenience		
93	Hyde Park Stores Go Local	convenience		
111	MK Suri Food and Wine Store	convenience		

131	Sculpt Digital Suite	cpter	website dev	S1
132	1Dynamics Ltd	cpter	software	F2
65	Abacus Express	delivery	atmospheric	
174	Fairbairn House	educ	science	UoL Charles
180	Charles Thackray Building	educ		Thackray Clarendon Building
179	Leeds Innovation Centre	educ		
181	Univ of Leeds Estates & Facilities	educ		
176	School of Law	educ		Liberty Building
178	Maurice Keyworth Building	educ		
10	Park Lane Campus Leeds City College	educ	further ed	
17	Leeds Sixth Form College	educ	sixth form	
208	Business Change	educ	UoL	
157	Yorkshire College	educ	tefl	Stewart Ho
158	Inlingua Leeds	educ		York Ho
161	MDA College	educ		York Ho
175	Leeds University Business School	educ		Maurice Keyworth B
177	Marks & Spencer Archive	educ		Michael Marks Build
28	Rosebank Primary School	educ	primary nursery	
168	Swarthmore Education centre	educ	adult & yp	
77	Leeds Language Academy	educ	languages	
199	30-32 Hyde Terrace	educ	UoL	
53	Oil Gear	engineering	Hydraulic parts	
147	Napoleon's Casino	ents	restaurant casino	
4	Fox and Newt	ents	pub	
6	The Highland	ents	pub	vacant?
141	Northern Snooker Centre	ents	snooker bar	
139	Archive	ents	bar café event space	
136	Kirkstall Brewery & Taproom	ents	beer bar	
203	Faversham	ents	weddings	
214	Chabad Lubavitch	faith	jewish student	
	Greater World Centre & Christian Spiritualist			
170	Sanctuary	faith	christian	
172	Church of Jesus Christ of Latter Day Saints	faith	christian	
19	Ahlul Bayt	faith	muslim	
137	North Church	faith	christian	
204	Howard price Hillel House	faith	jewish student soc	
89	Leeds Grand Mosque	faith	muslim	
91	Hyde Park Methodist Mission	faith	christian	cmty shop
34	Sarafi Etebar	finance	credit exchange	persian
75	The Sirajul Haq Partnership	finance	mortgages	
82	HLA and Marley	finance	tax/acc	
213	Andrews Gwynne Aquilifer House	finance	private wealth management	
144	Leeds Fire Station	fire service		
81	Fresh Bakery	food	takeaway	
87	Marhaba Halal Butchers	food	halal meat	
88	Noshi Foods	food	fresh veg	

80	The Cake Box leeds-hydepark	food	takeaway cake	chain
64	Bedside Manor	furniture	beds	
67	Hyde Park Furniture	furniture	landlord supplies	
184	Little Woodhouse Hall NHS - CAMHS	health	MH training	
84	Andrew Tylee Pharmacy	health	pharmacy	
185	The Mount NHS Mental Health	health	MH	
130	Unity Plus Healthcare	health	recruitment	S2 Loxa bldg
156	Leeds Laser Clinic	health		Stewart Ho
27	5 Ways recovery academy	health	addiction recovery	
167	Candlelighters	health	children's	
166	Clarendon Spa Dental	health	dental	
90	Woodsley Health Centre	health	cmtly nursing	
109	Hyde Park Pharmacy	health	pharmacy	
103	Hyde Park Surgery	health	GP	
43	Roomzzz	hotel	aparthotel	students
143	Holiday Inn Express	hotel		
171	Claremont House	hotel	apartments	
150	Ibis Hotel Leeds Centre	hotel		
114	Avalon Guest House	hotel		
210	Glengarth Hotel	hotel		
116	LCC	hsg	family	
192	Clarendon House	hsg	ypp	
194	West Mount 59-61	hsg	samara	
196	67-69 Clarendon Rd	hsg	unihomes letting agent	
215	Mountfields	hsg	residential flats	
169	Fairbairn Residences	hsg	ypp	apartments
200	20-28 Hyde Terrace	hsg	ypp	restored terrace
197	23-27 Hyde Terrace	hsg	ypp	
146	The Residence	hsg	apartments	
212	Woodsley Terrace	hsg	student families	
205	Springfield Mt 7-11	hsg	UoL students	
207	19 Springfield Mount	hsg	ypp	
209	The Priory	hsg	Prestige student living	
23	Arthington House	hsg	Leeds Fed	flats
182	Unipol	hsg		
165	Woodhouse Plaza	hsg	12 flats	
164	Ribbon Residence	hsg	ypp	apartments
120	Clarendon Quarter	hsg	studio flats	
83	Direct Property / Switch property	hsg agent	estate and letting	
8	Hop	hsg agent	students	
76	My Beautiful Laundrette	laundrette		
55	Jasmine Thai Massage	massage		
51	Printwork	media	printwork	
47	Pro-vision equipment for film and TV	media	equip hire	
48	Emmerdale Studio Experience	media	tour depart	
49	Graceandtailor.co.uk	media	events	
138	Prime / The Other Planet	media	rent studio space	
127	Evalance	media	event production	unit G3

128	4 Studios	media	unitG5
129	IPM Acting Academy	media	unit G2
133	Going Live TV	media	F1
134	The Other Planet	media	G4
125	Calendar Studios	media	TV news
126	ITV Archive & Press Centre	media	TV admin
123	ITV Television Centre	media	TV production
124	ITV Emmerdale	media	TV tour
122	Pulse1	media	radio station
148	AMT Specialist Cars	motor	car showroom
37	ES Motors	motor	service sales
66	C & T Tyre Services	motor	tyres
69	Accident Aftercare Co	finance	car hire
50	Angel Court	office	vacant?
9	St Andrew's Parsonage	office	workspace hub
145	W Denis Insurance brokers plc	office	insurance
140	Local Telecom Services The Tannery	office	pbsa admin
188	No. 1 Park Lane Transunion UK	office	customer information
189	Callcredit	office	credit reference
162	2 Park Lane	office	
160	St Andrews Court (Leeds) Ltd	office	Cavendish Ho
190	Kamrans solicitors	office	Waverley Ho
163	Josephs Well	offices	suite 7
153	The Refinery	pbsa	
45	Marsden House	pbsa	LBU
40	Park Lane Triangle	pbsa	
46	Burley Road Campus Living Village	pbsa	
7	Sentinel Towers	pbsa	UoL
11	Torsion Construction	pbsa	in constr
149	The Tannery Unite Students	pbsa	
154	The Foundry Abodus Student Living	pbsa	
187	29-31 Clarendon Rd	pbsa	student rooms
195	Airedale Mount 65 Clarendon Rd	pbsa	samara
193	Clarendon Chambers 51-57	pbsa	samara
198	34 Hyde Terrace & block	pbsa	ypp
151	Hepworth Lodge	pbsa	
18	Oak House	pbsa	Unipol
20	Trapezium	pbsa	
21	Concept Place	pbsa	Unite students
14	Union Luxury Student Living	pbsa	ex 46 Burley St
119	Asa Briggs House	pbsa	
22	Iconinc the Edge	pbsa	apartments
191	Sycamore House	pbsa	
58	Frame Game	picture framing	
110	Post Office Londis	post office	
71	YTV Rentals / Burley TV Repairs	repairs	TV hire/repairs
62	Owt	restaurant	
142	My Lahore	restaurant	takeaway
			indian

117	Papa Johns	takeaway		
41	Dominos Pizza	takeaway	3 the Triangle	
35	64 Pizzeria	takeaway	halal	
32	Deli Chez	Takeaway		
57	Mr T's	takeaway	84-90	
63	NYK Chicken	takeaway		
70	LFC Leeds Fried Chicken	takeaway		
1	Pizza La Fonte	takeaway		
2	Adil's Pizza and Balti House	takeaway		
202	No 1 Asian Food The Lodge	takeaway		
106	Mythos	takeaway	greek	
102	Mr Dough	takeaway	woodfire pizza	?not open
101	The Grill Co.	takeaway	vacant?	
100	Double Dragon	takeaway		
96	Zak's restaurant	takeaway		
95	Sully's (chicken)	takeaway		
73	Urban Ink	tattoo		
5	BT	telecoms	vacant?	
12	BT	telecoms	vacant?	
152	Plusnet	telecoms	call centre	
13	BT	telecoms		vacant?
16	Substation	utilities		
183	Generating Station	utilities		
86	To let	vacant	ex betting shop	for sale
56	Click and Vape	vape		
68	Vapes The No. 1 Plug	vapes		

Notes added – March 2024

Economically active population (Census 2021) (caution: figures affected by covid)

The number of the economically active population 3.9k (see below) far exceeds the numbers of locally available jobs.

Note on Economic activity in Little Woodhouse Census 2021

LSOA 063B E01011678, LSOA 063D E01011681 and LSOA 063E E01033006

(MSOA E02002392 aka Leeds 063 Little Woodhouse)

<https://observatory.leeds.gov.uk/home/census-2021/>

Economic active including ft students	Female: 2.3k	Male: 1.6k	Total 3.9k
Economic active excluding ft students	Female: 0.9k	Male: 1.0k	Total 1.9k
Economic active and ft student	Female: 0.7k	Male: 0.5k	Total 1.2k

Travel to work distance in Little Woodhouse Census 2021

LSOA 063B E01011678, LSOA 063D E01011681 and LSOA 063E E01033006

(MSOA E02002392 aka Leeds 063 Little Woodhouse)

<https://observatory.leeds.gov.uk/home/census-2021/>

Working mainly at or from home	32.7%
Driving car or van	29.3%
On foot	17.7%
Bus/minibus/coach	9.1%
Passenger in car/van	3.5%
Train	2.9%
Taxi	2.1%
Bicycle	1.5%
Other	1.3%

Leeds City Council – A Vision for Leeds – a decade of city centre growth and wider prosperity (March 2024)

https://assets.publishing.service.gov.uk/media/65e865d962ff48001a87b24b/A_vision_for_Leeds.pdf

This document was published just as evidence documents for the Plan had been prepared. A Vision for Leeds will be part of the review of the Local Plan and aims to plot a course for ‘the next wave of transformative place shaping’. Among the six **Key Neighbourhoods** identified for development are two which cover parts of the Little Woodhouse Area:

The Innovation Arc – linking the Universities, Health and Legal & Office areas includes the new hospital on the LGI site and potential for 3000 new homes. Aims include the ‘re-stitching of neighbouring areas’ including Little Woodhouse, and one of the proposed Gateways runs along Gt George St into Woodhouse Square

West End Riverside – stretches from City Square over the ring road to Kirkstall Road and the river/canal corridor, recognised as a natural area of city centre sustainable growth. The Vision for Leeds identifies the opportunities to expand the Media cluster, and also identifies the potential for 2000 new homes. It will explore opportunities for land use changes along the Kirkstall Road corridor and mixed-use gateway to the Riverside Area.