

Retail Statement

Our reference no: 260212A

Date of statement: March 2026

Site address: Land off Forge Lane, Dewsbury

Proposed Development: Change of use of an industrial unit to mixed convenience and wholesale retail unit and erection of an extension to the rear

Client: Cashmere Systems Ltd

Contents

1. Introduction	3
2. The Context.....	4
Application Site	4
The Proposal	5
Format and Trading Characteristics	6
3. Methodology	7
Sequential Test.....	7
Impact Assessment	11
4. Sequential Test Assessment.....	16
Stage 1 and 2 Assessments	17
Stage 3 Assessment.....	19
Sequential Test Findings	21
5. Impact Assessment	24
Retail context	24
Assessment of Existing Centres	25
Qualitative Assessment	25
Quantitative Assessment	38
Impact Assessment Findings	42
6. Conclusion	45
7. Appendices.....	46

1. Introduction

- 1.1. This Retail Statement (the ‘Statement’) has been prepared by MA Planning Consultancy on behalf of Cashmere Systems Ltd to inform a planning application for a change of use of an industrial unit to a mixed convenience and wholesale retail unit and erection of an extension (‘the Proposed Development’ or ‘Proposal’) at land off Forge Lane, Dewsbury (‘the Site’). The planning application is to be determined by Kirklees Council (‘the Council’).
- 1.2. This document comprises a Retail Sequential Test Assessment (‘Sequential Test’) and a Retail Impact Assessment (‘Impact Assessment’). It provides an assessment of potential sequentially preferable sites and an analysis of the Proposal’s retail impact on the relevant defined centres within the ‘catchment area’.
- 1.3. The methodology used observes the local and national planning policy requirements and is proportionate to the proposed development (a key principle related to such assessments).
- 1.4. This document should be read in conjunction with all documents and drawings submitted alongside the planning application.

2. The Context

Application Site

- 2.1. The application site comprises a 0.77 hectare parcel of previously developed land located on the southern side of Forge Lane, roughly 1.4 km from the centre of Dewsbury. The Site is irregular in shape and is currently occupied by an existing industrial warehouse building together with extensive areas of hardstanding used for storage, parking and circulation. The Site has historically operated for industrial and storage-related activities and accommodates external storage areas surrounding the main building.
- 2.2. The Site is bounded by Forge Lane to the north and Station Road / B6117 to the east. To the south, the site is bordered by the Huddersfield railway line running east-west across, while land to the west and north-west comprises further industrial and commercial premises associated with the wider Forge Lane employment area. The site therefore forms part of a broader cluster of industrial and storage uses which extend along Forge Lane and the B6117. Access to the site is currently achieved directly from Forge Lane via an established access point to the north of the Site.
- 2.3. Immediately to the east of the site, beyond Station Road, the character of the area transitions to predominantly residential development, comprising established housing areas and associated local facilities. The River Calder lies further to the north-west of the site, beyond the surrounding industrial land. The wider area is therefore characterised by a mix of industrial, residential and community uses, with the application site occupying a clear edge-of-industrial location adjacent to key local transport infrastructure.



Figure 1: A satellite image showing the Site (outlined in red) within its immediate context.

The Proposal

- 2.4. The development the subject of this planning application comprises the change of use of an existing industrial storage unit comprising 1,113 sqm gross internal floorspace (GIA) to a hybrid convenience and wholesale retail unit, together with associated extension and refurbishment works. The Proposed Development also includes the provision of ancillary storage and staff facilities within the building. The total proposed GIA is 1,420 sqm.
- 2.5. The Proposal will repurpose an existing commercial building within an established industrial and commercial area for mixed convenience and wholesale retail use. As shown on the accompanying plans, the existing building will remain the focus of development, with associated operational space retained around it to accommodate access, circulation, parking, servicing and storage. Vehicular access to the site will continue to be taken from Forge Lane via the existing access point.
- 2.6. Customer access into the retail unit will be taken from the principal elevation of the building, whilst servicing and delivery activity will continue to utilise the established access and circulation arrangements within the site.
- 2.7. Internally, the building will be reconfigured to provide both wholesale and convenience sales floorspace together with ancillary storage, office, staff and service areas. The supporting Design and Access Statement confirms that the layout has been informed by operational efficiency and safety, with the additional floorspace supporting the operation of the wholesale element of the Proposal.

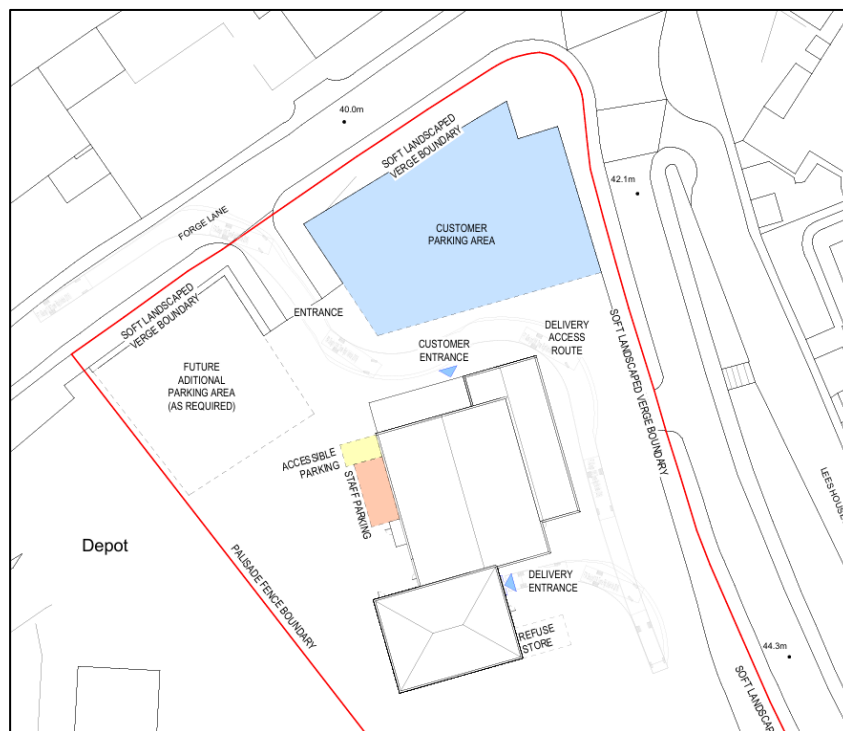


Figure 2: Extract from the Proposed Site Layout.

Format and Trading Characteristics

- 2.8. The Proposal is not a conventional convenience retail unit, but a mixed retail and wholesale foodstore. The building will be reconfigured to provide a sales area serving both visiting members of the public and trade customers, together with ancillary storage, office, staff, kitchen, prayer room and WC facilities. The format of the Proposed Development has therefore been informed by the operational requirements of a business model that combines elements of convenience retailing with wholesale and bulk-purchase activity.
- 2.9. A key characteristic of the Proposed Development is that it will specialise in the sale of Asian and Afro-Caribbean grocery products. In this respect, the Proposal would provide a distinct and more specialist food retail offer than that typically found within mainstream convenience retail formats. The proposed product range would therefore broaden consumer choice and respond to a more specific qualitative retail need within the area, serving both local residents and trade operators such as catering businesses.
- 2.10. Notwithstanding its specialist retail role, the Proposed Development will also incorporate a clear wholesale function. A significant proportion of the building will be given over to storage, servicing and associated back-of-house operations, reflecting the expectation that goods will be sold not only for day-to-day shopping purposes but also in larger quantities to trade customers. The submitted details indicate that the proposed layout will maintain a clear distinction between customer-facing sales areas and ancillary storage and servicing space, consistent with the mixed retail and wholesale nature of the use.
- 2.11. The Proposal is therefore most appropriately characterised as a hybrid retail format, combining the characteristics of a specialist convenience foodstore with those of a wholesale / cash-and-carry operation. It differs from a typical high street convenience unit, where a greater proportion of floorspace is generally devoted to customer browsing and display, and also from a purely trade-only wholesale warehouse, given that the unit would be open to the public and would perform an active retail function.
- 2.12. This mixed format is also likely to influence the trading characteristics of the use. The Proposal would be expected to generate a combination of shopping patterns, including visits by members of the public for specialist grocery purchases and less frequent bulk-purchase trips by trade customers. As such, the nature of the use is likely to differ from that of a conventional high-turnover supermarket, with a greater functional emphasis on storage, servicing and bulk sales

3. Methodology

3.1. This section sets out the planning policy background of the Proposal in relation to national and local planning policy guidance. The following documents are considered central in assessing the proposed development from a town centre planning perspective:

- National Planning Policy Framework 2024 (NPPF)
- Planning Practice Guidance (PPG)
- Kirklees Local Plan (2019) ('LP')
- Kirklees Development Plan Policies Map
- Kirklees Retail Capacity Study Update (2016)

Sequential Test

- 3.2. As shown on the Policies Map, the nearest defined centre, Brewery Lane Local Centre, is located approximately 100 metres (m) to the north of the Site, with Dewsbury town centre including associated primary and secondary shop frontages being roughly 1.3 km north of the Site.
- 3.3. The proposed development comprises a hybrid convenience and wholesale retail unit. At Annex 2 (Glossary), the NPPF is clear in identifying retail development, including warehouse clubs, as 'main town centre' uses.
- 3.4. Annex 2 defines 'out of centre' locations as not in or on the edge of a defined centre. For retail uses, an 'edge of centre' location is described as "*a location within 300 metres of a primary shopping area*". Therefore, for planning purposes, **the Site is considered to be in an 'out of centre' location.**
- 3.5. NPPF Paragraph 91 confirms that local planning authorities should apply a sequential approach to planning applications proposing main town centre uses that are not located within an existing centre, or not in accordance with an up-to-date development plan. The paragraph continues that main town centre uses should be located in 'town centres', then in 'edge of centre' locations; if suitable sites are not available in these locations, only then should 'out of centre' sites be considered.
- 3.6. Paragraph 92 provides clarification on the consideration of 'edge of centre' and 'out of centres' sites and states that preference should be given to accessible sites that are well connected to the town centre. To enable such sites to be considered, both the applicant and the local planning authority must demonstrate flexibility on format and scale.
- 3.7. In line with the NPPF, LP Policy LP13 supports and protects the vitality and viability of town centres by directing town centre uses to town centres as identified in Policy LP13(A). The Policy applies a sequential approach to locating

proposals for main town centre uses with the first preference given to *town centre* locations, then in edge of town centre locations. Finally, the Policy states that where no suitable and viable sites in or at the edge of town centre are available, then proposals should be in accessible locations that are well connected to the town centre.

- 3.8. The wording of Policy LP13 makes clear that the sequential approach for retail uses applies specifically to primary shopping areas and their edges rather than to local centres or sites adjoining them. Consequently, local centres by themselves are not treated as sequentially preferable alternatives within the policy framework, reaffirming the priority given to sustaining the role and function of the defined town centres and associated shopping areas identified in Policy LP13.
- 3.9. Policy LP13 identifies several town centres comprising primary shopping areas, namely: Batley, Cleckheaton, Dewsbury, Holmfirth, Heckmondwike, and Huddersfield.
- 3.10. On this basis, **it is considered necessary to demonstrate that the Proposed Development complies with the sequential approach** outlined within the NPPF and LP Policy LP13.

Application

- 3.11. Paragraph 005 of the PPG states that in circumstances where main town centre uses cannot be accommodated within defined centres, Local Planning Authorities (LPAs) should *‘ensure that any proposed main town centre uses which are not in an existing town centre are in the best locations to support the vitality and vibrancy of town centres, and that no likely significant adverse impacts on existing town centres arise’*.
- 3.12. This exercise is undertaken by a sequential test. Paragraph 009 of the PPG explains that a *‘sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of centre locations (with preference for accessible sites which are well connected to the town centre). It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking.’*
- 3.13. PPG ‘Ensuring the vitality of town centres’ (Paragraph: 011 Reference ID: 2b-011-0190722) confirms that it is for the applicant to demonstrate compliance with the sequential test and that, where possible, the local planning authority should support the applicant in undertaking the sequential test. The application of the test will need to be proportionate and appropriate for the given proposal.
- 3.14. Applications for main town centre uses should firstly be directed to town centres, then edge of centre locations and only if suitable sites are not available (within a reasonable period) should out of centre sites be considered. In

considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

3.15. PPG Paragraph 011 confirms that the following considerations should be taken into account in determining whether a proposal complies with the sequential test:

- with due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered?
- is there scope for flexibility in the format and/or scale of the proposal?
- if there are no suitable sequentially preferable locations, the sequential test is passed.

3.16. Paragraph 011 also states that:

“In line with paragraph 87 of the NPPF [now paragraph 91], only if suitable sites in town centre or edge of centre locations are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When considering what a reasonable period is for this purpose, the scale and complexity of the proposed scheme and of potentially suitable town or edge of centre sites should be taken into account.

Compliance with the sequential and impact tests does not guarantee that permission will be granted – all material considerations will need to be considered in reaching a decision.”

Area of Assessment

3.17. In defining an appropriate catchment area for the purposes of the sequential test, regard has been had to the nature and scale of the proposed development and the area that the proposal is expected to serve in retail terms. In this case, the Proposed Development relates to the change of use of an existing unit to a wholesale / convenience retail unit comprising 1,420 sqm GIA floorspace.

3.18. The proposed use is not a conventional supermarket format, but a mixed convenience and wholesale retail operation characterised by both general public and bulk purchasing which includes ancillary storage and servicing space. It is therefore considered appropriate for the area of assessment to extend beyond the immediate local area in order to reflect the wholesale, bulk-purchase element of the proposed use, which typically attracts less frequent, destination-based trips from a wider geographic area than a conventional supermarket.

3.19. On that basis, a 15-minute drive-time catchment area (or 30-minute return trip) is considered appropriate and proportionate for the purposes of the sequential test. This approach reflects the expected trading characteristics of the Proposal and accounts for the proposed wholesale use. The sequential test assessment has therefore been undertaken by reference to centres and potential

sequentially preferable opportunities within that catchment, which also includes small areas within Wakefield District.

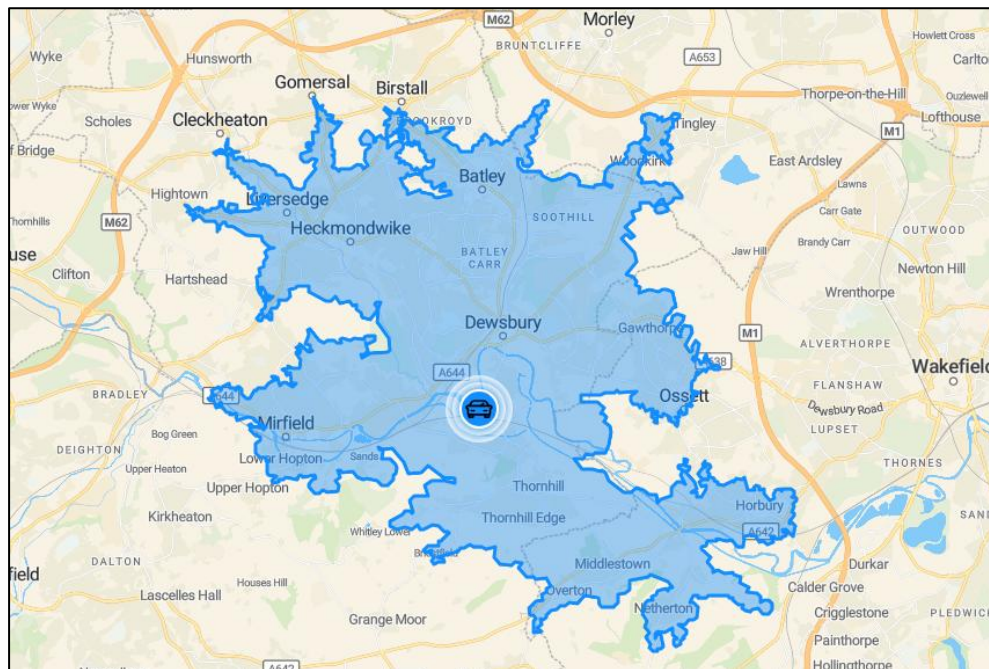


Figure 3: Map highlighting (in red) the Proposal's 15-minute drive-time catchment area

Site Selection Criteria

- 3.20. In terms of flexibility to be applied to a site area in general sequential testing context, the Inspector concluded at paragraph 11 of the appeal decision (ref APP/X3540/W/20/3250557¹) that *'the standard approach to these matters is to set a range within a certain percentage of the application site, usually 15 or 20% either way'*.
- 3.21. Accordingly, it is considered that a 20% allowance either way of the development area of 0.76 ha is appropriate, specifically sites with an area of between 0.6 ha and 0.91 ha.
- 3.22. This 20% flexibility allowance has also been applied to the floorspace of the proposed unit; floorspaces of between 1,136 sqm and 1,704 sqm GIA (20% from the proposed 1,420 sqm GIA).
- 3.23. In addition, from an operational point of view, as the Proposal relates to a mixed convenience and wholesale retail unit, any site would need to be able to accommodate adequate parking and access arrangements, including a suitable HGV loading and unloading manoeuvring area.
- 3.24. Consequently, the following selection criteria (operational, practical and locational requirements) have been identified for the purposes of undertaking the sequential assessment:

¹ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3250557>

- Freehold or leasehold retail, light industrial, leisure or commercial units, or land suitable to accommodate the Proposed Development;
- Gross internal floorspace of between 1,136 sqm and 1,704 sqm GIA;
- Site area of between 0.6 ha and 0.91 ha;
- Site located within or at the edge of the defined centres within the catchment area;
- Sites capable of accommodating adequate vehicle parking arrangements;
- Sites capable of accommodating adequate access arrangements; and
- Avoidance of unacceptable impact on existing residential amenity.

Impact Assessment

- 3.25. The NPPF Paragraph 94 confirms that an ‘impact assessment’ is only required for main town centre uses that are outside town centres, that are not in accordance with an up-to-date Local Plan and where they exceed a proportionate, locally set, floorspace (default figure of 2,500 sqm).
- 3.26. For retail impact purposes, Policy LP13 states that for proposals comprising in excess of 500sqm, or 200sqm within 800 metres of a local centre (such as the site), would need to undertake an impact assessment to demonstrate that they would not have a significant harmful impact on the vitality and viability on the defined centres within the ‘catchment area’. As the Proposed Development comprises 1,420 sqm GIA, **the Proposal needs to be supported by a retail impact assessment.**
- 3.27. The PPG outlines at paragraph 018 (ID: 2b-018-20190722) the main steps that need to be applied to the impact tests. These include the following:
- establish the state of existing centres and the nature of current shopping patterns (base year)
 - determine the appropriate time frame for assessing impact, focusing on impact in the first five years, as this is when most of the impact will occur
 - examine the ‘no development’ scenario (which should not necessarily be based on the assumption that all centres are likely to benefit from expenditure growth in convenience and comparison goods and reflect both changes in the market or role of centres, as well as changes in the environment such as new infrastructure);
 - assess the proposal’s turnover and trade draw (drawing on information from comparable schemes, the operator’s benchmark turnover of convenience and comparison goods, and carefully considering likely catchments and trade draw)
 - consider a range of plausible scenarios in assessing the impact of the proposal on existing centres and facilities (which may require breaking the study area down into a series of zones to gain a finer-grain analysis of anticipated impact)

- set out the likely impact of the proposal clearly, along with any associated assumptions or reasoning, including in respect of quantitative and qualitative issues
- any conclusions should be proportionate: for example, it may be sufficient to give a broad indication of the proportion of the proposal's trade draw likely to be derived from different centres and facilities in the catchment area and the likely consequences for the vitality and viability of existing town centres

Base Year

- 3.28. Paragraph 017 of the PPG (ID: 2b-017-20190722) states that the impact assessment needs to be undertaken in a proportionate and locally appropriate way, drawing on existing information where possible.
- 3.29. For the purposes of the impact test, **2026 is used as the Base Year**. The Council's most recent retail study is the Kirklees Retail Capacity Study (2016) (KRCS). The KRCS alongside evidence provided by Experian, PROMIS and other leading data providers will be used as the basis for analysis of relevant expenditure, shopping patterns, turnover figures and capacity need.

Design Year

- 3.30. Paragraph 018 (ref 2b-018-20190722) of the PPG states that the impact assessment would need to select a design year that is reflective of the proposal's expected year to achieve a 'mature' trading pattern; the PPG clarifies that this is typically the second full year after the opening of each phase of a new retail development. However, the PPG acknowledges that this might take longer for some developments.
- 3.31. Within the impact test steps outlined in PPG paragraph 018, it is stated that impact tests should focus on the first five years as this is when most of the impact will occur.
- 3.32. The Proposed Development relates to a full planning application with a formal decision expected to be issued in the Q2 or Q3 of 2026. Subject to appropriate planning conditions being discharged in a timely manner, it is expected that the Proposal can be completed within a year of a favourable decision, thus in Q2 of 2027.
- 3.33. On this basis, and based on the PPG guidance, it is expected that the development would become 'mature' by Q2 2029. It is considered appropriate to use **2029 as the 'Design Year'**.

Population Figures

- 3.34. For population figures, this assessment has used the KRCS forecast data as population forecasts for the Base Year and Design Year. Regard was also given to the findings of the Census 2021 data to ensure robust findings.

Area of Assessment

- 3.35. As discussed at paragraphs 3.17 to 3.19 of this document, it is considered appropriate to adopt a **15-minute drive-time catchment area** for the Proposed Development for the purposes of undertaking the impact assessment. This catchment area includes mostly KRCS' Retail Zone 8, parts of Zone 4 and Zone 9, and marginally straddles Zones 6 and 10. Retail Zones 4, 8 and 9 were used for the purposes of undertaking the impact assessment, with the most impact expected on Retail Zone 8.

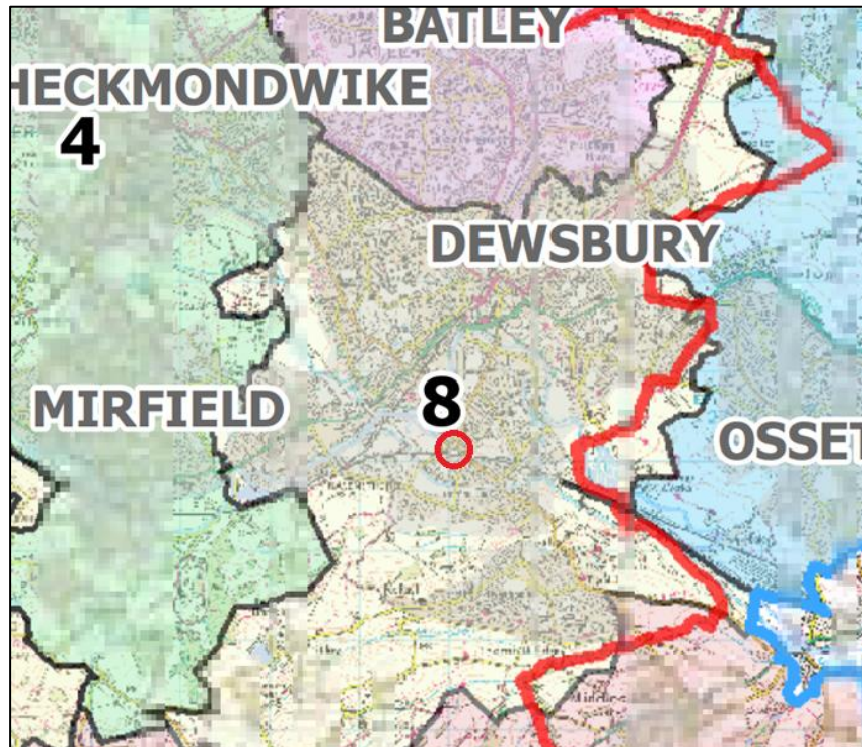


Figure 4: Extract showing the KRCS' Study Area Zones 4 (Mirfield & Heckmondwike), 8 (Dewsbury) and 9 (Batley) which are used as the Study Area for this impact assessment.

- 3.36. Specifically, for impact assessment purposes, the catchment area comprises the following defined centres set out by the hierarchy outlined by Policy LP13 and as identified on the Policies Map.
- Dewsbury – Principal Town Centre
 - Batley - Town Centre
 - Heckmondwike – Town Centre
 - Mirfield – District Centre
 - Ravensthorpe – District Centre
- 3.37. It is worth noting that the defined centres of Ossett and Horbury, located within the catchment area, are sited in Wakefield Metropolitan District and therefore outside the jurisdiction of Kirklees Council, where development plan policies of Wakefield District apply. Wakefield Development Strategy Policy SP11 does not apply a local figure that triggers the need for an impact assessment and therefore the NPPF paragraph 94 default figure of 2,500 sqm applies, which is

significantly below that of the Proposed Development. Consequently, these centres have not been considered as part of the impact assessment.

Assessment of Study Area

3.38. The town centres within the ‘catchment area’, including Dewsbury town centre, will be analysed using the following quantitative and qualitative indicators, as available (non-exhaustive list):

- Context
- Accessibility
- Diversity of uses
- Retail representation
- Vacancy levels
- Market conditions
- Capacity need
- Pedestrian flows
- Environmental qualities

Retail Commitments

3.39. Among other things, Paragraph 90 of the NPPF states that impact assessments should include an analysis of “*the impact of the proposal on existing, committed and planned public and private investment **in a centre or centres in the catchment area of the proposal***”. Thus, any planned or committed investments outside the boundaries of these centres do not need to be considered.

Retail Impact

3.40. Using the data and findings of the previous steps, the Impact Assessment then considers the likely impact of the Proposed Development on existing and committed development and overall potential impact on the vitality and viability of the centres within the catchment area with a particular focus on retail. Among other things, this is undertaken by assessing the following factors:

- Retail patterns
- Turnover and retail capacity need within the catchment area
- Turnover of the Proposal
- Trade diversion forecast

3.41. The following main sources were used, where relevant, to undertake the above-outlined elements of this assessment:

- Property Market Information Service (PROMIS)
- Experian – Retail Planner Briefing Note 23 (2026)
- Commercial, Leisure & Community Commitments Monitor (2022)
- Local Data Company ‘Looking Beyond Lockdown’ (2021)
- Google Maps & Street View
- GlobalData Convenience and Comparison Goods Sales Densities of Major Grocers – 2024

- Social Media data
- Office for National Statistics – Retail Industry;
- Local Plan Policies Map
- Google Maps & Street View

4. Sequential Test Assessment

- 4.1. This section seeks to assess the results of the sequential test against relevant planning policies identified in the previous section of this document.
- 4.2. The sequential assessment was undertaken between 27 February and 13 March 2026 and assessed available marketed retail, commercial, light industrial and leisure properties or land within the 15-minute drive-time catchment area.
- 4.3. The sequential test consists of two stages, with Stage 1 comprising a filtering exercise to discount any sites that are clearly not suitable to accommodate the Proposed Development (e.g. due to site area, or floorspace limitations), or which are not located in sequentially preferable locations i.e. out of centre locations or outside the catchment area. Stage 2 analyses each site that passed the filtering exercise (Stage 1 test) in more detail against the relevant criteria and according to the methodology outlined in Section 3 of this document. Finally, Stage 3 assesses all properties or sites that passed the two filtering exercises in depth.
- 4.4. A number of national and local estate agencies' online platforms were used to conduct the search for alternative sites. Large estate agent platforms are a useful tool for identifying available properties, as they aggregate advertisements from both local and national agents in one easily searchable place. In addition, engagement with local agents was undertaken, as these agents provide detailed knowledge of the local market and access to opportunities that may not be widely advertised. The following were used in identifying potentially suitable sites:
 - Rightmove²
 - Loopnet³
 - Mark Brearley & Company⁴
 - Wharfedale Property⁵
- 4.5. Additionally, the assessment has analysed potential alternative sites within the Kirklees⁶ and Wakefield⁷ Brownfield Registers, as well as the Kirklees⁸ and Wakefield⁹ Employment Land Review/Availability Assessment.

² <https://www.rightmove.co.uk/commercial-property>

³ <https://www.loopnet.co.uk/>

⁴ <https://markbrearley.co.uk/>

⁵ <https://www.wharfedaleproperty.co.uk/>

⁶ <https://www.kirklees.gov.uk/beta/planning-policy/brownfield-land-register.aspx>

⁷ <https://www.wakefield.gov.uk/planning/planning-policy/information-and-monitoring/brownfield-land-register>

⁸ <https://www.kirklees.gov.uk/beta/planning-policy/employment-land-supply-review.aspx>

⁹ <https://www.wakefield.gov.uk/planning/planning-policy/wakefield-district-local-plan-preparation-and-examination-process/examination-library/evidence-base>

Stage 1 and 2 Assessments

Estate Agencies

- 4.6. A 5-mile radius was initially used to identify potential sites using the Estate Agent's search tool. It is important to note that the 5-mile radius extends beyond the 15-minute drivetime isochrone catchment area. In addition, floorspace area filters were used to encapsulate, to the nearest denominator, the floorspace criterion.
- 4.7. The search revealed that within the 5-mile radius, without applying any specific criteria, 13 no. advertisements of potential alternative sites were identified. Please refer to **Appendix 1** for the full Stage 1 assessment of the sites that have been examined and analysed against the sequential test criteria.
- 4.8. The majority were discounted at this stage, principally on the basis that they were located outside the catchment area, in out-of-centre locations, or comprised premises of a type not suited to the Proposed Development. A number of the available properties comprised industrial, warehouse or employment premises, while others were in locations that were not sequentially preferable.
- 4.9. Following Filtering Exercise 1, only two properties were identified as potentially suitable for further consideration, namely 1–3 Riverside Way, Ravensthorpe, Dewsbury and 2–12 Market Place, Dewsbury. Both sites were considered capable, in broad terms, of accommodating the Proposal with an appropriate degree of flexibility, and both were located within sequentially preferable locations when compared with the wider pool of marketed properties.
- 4.10. These two properties were then assessed through Filtering Exercise 2; both passed this stage and were therefore not discounted at this point in the assessment. As such, they have been taken forward for more detailed consideration as part of Stage 3 of the sequential test.

Brownfield Registers

- 4.11. This assessment also analysed all sites within the Brownfield Register 2023, which includes 321 sites (**See Appendix 2**). Of the 321 sites, 26 satisfied the site area search criterion (0.6-0.91 ha). Of these, only eight sites passed the first filtering exercise and were therefore taken forward to the second filtering exercise.
- 4.12. The second filtering exercise confirmed that none of these sites comprised a suitable sequential alternative. In three cases, namely Hall Lane, Thornhill, Spafield Mills, Batley and Horbury Quarry, the sites were identified as being in out-of-centre locations and were therefore discounted on sequential grounds.
- 4.13. Of the remainder 5 sites, the evidence indicates that the sites are not genuinely available for development. For example, the Former Valley Works,

Heckmondwike has already been redeveloped for 34 residential units; the former Lidl site at Station Road, Mirfield has since been developed with 70 retirement apartments; and the Wheelwright Centre, Dewsbury has been developed with 65 residential units. These sites are therefore no longer available.

- 4.14. In other instances, the analysis indicates that the sites remain in active operational use, are in private ownership, or are not known to be actively marketed or available. This applies in particular to Squirrel Hill Reservoir, Dewsbury Moor and Land west of 19 Staincliffe Hall Road, Staincliffe, where the latest available information suggests the sites remain in operational use and there is no evidence that they are available for redevelopment. In these circumstances, they cannot reasonably be regarded as suitable or available sequential alternatives.
- 4.15. Consequently, whilst a small number of brownfield register sites were taken forward beyond the initial filtering exercise, none passed the Stage 2 assessment. The review therefore confirms that no sites from either the Kirklees or Wakefield Brownfield Registers comprise suitable, available and deliverable alternatives to the Proposal, and on that basis no brownfield register sites are taken forward to Stage 3 of the sequential test assessment.

Employment Land Review/Availability Assessment

- 4.16. A review of the Kirklees and Wakefield Employment Land Reviews and associated site availability assessments was undertaken to identify whether any employment land allocations or safeguarded employment sites could represent potential sequential alternatives to the Proposal (see **Appendix 3**). In total, a number of sites were identified across both authorities and were reviewed through the Stage 1 filtering exercise.
- 4.17. The majority of sites were discounted at this stage as they failed to satisfy the initial selection criteria. In many cases, the sites formed part of allocated or safeguarded employment areas within the respective development plans. These sites are intended to support industrial, distribution and business uses and are therefore protected for employment purposes. As such, their redevelopment for retail or other main town centre uses would conflict with the development plan strategy and they cannot reasonably be considered suitable sequential alternatives.
- 4.18. A further proportion of sites were discounted as they were not available for redevelopment, with the evidence indicating that they remain in active employment use, have existing occupiers, or form part of operational industrial estates or business parks. In these circumstances the sites cannot reasonably be considered deliverable or available within a realistic timeframe.
- 4.19. In addition, a number of sites were found to be unsuitable in practical terms, either due to their configuration, operational constraints or access arrangements, which would make accommodating the Proposal difficult even

allowing for a proportionate degree of flexibility. In several instances the sites formed part of larger industrial complexes or fragmented land parcels where redevelopment for the type of retail use proposed would not be realistic.

- 4.20. Consequently, whilst the Employment Land Review and availability schedules were considered in order to identify potential opportunities, none of the employment sites reviewed were found to comprise suitable and available alternatives to the Proposal. On that basis, no sites identified through the Kirklees or Wakefield Employment Land Reviews are taken forward to Stage 3 of the sequential test assessment.

Stage 3 Assessment

- 4.21. This section assesses in further detail the two properties that passed Stages 1 and 2 of the filtering exercise, 1-3 Riverside Way and 2-12 Market Place, against the criteria set out in Section 3 of this document. Please refer to **Appendix 4** for the property particulars.

1-3 Riverside Way, Ravensthorpe

- 4.22. This property comprises an industrial premises located on a corner plot at the junction of Riverside Way and Low Mill Lane within the wider Ravensthorpe employment area. The marketing particulars describe the site as occupying a prominent position within an established industrial location between Mirfield and Dewsbury, with access to the wider highway network via the A644 and onward connections to Junction 25 of the M62 and Junction 40 of the M1. The site therefore benefits from reasonable visibility and vehicular accessibility in commercial terms.
- 4.23. The property comprises a modern industrial unit of steel portal frame construction with a pitched roof, solid concrete floor, roller shutter loading access, internal office accommodation and a large self-contained secure yard. According to the marketing particulars, the available accommodation extends from 448 sqm to 1,752 sqm, with the total gross internal area of the building amounting to 1,752 sqm. In purely physical terms, the overall floorspace of the site falls broadly within the range identified by the sequential test criteria and, on first inspection, the property appears capable of accommodating a mixed convenience and wholesale retail format of the type proposed.
- 4.24. However, notwithstanding the above, the site is located within an established industrial / employment area and remains actively marketed and configured for industrial and warehouse use. In policy terms, this is an important constraint. The site lies within a designated employment location where employment-generating uses are safeguarded and, as such, the redevelopment or change of use of the premises to a main town centre retail use would conflict with the development plan strategy, in particular Policy LP8, which seeks to protect employment land and premises for industrial and business uses. On that basis alone, the site cannot reasonably be regarded as a suitable sequential alternative for the purposes of accommodating the Proposed Development.

- 4.25. Furthermore, the property is located in an edge-of-centre location, similar to the application site, and therefore it is not sequentially preferable when compared to the Site.
- 4.26. In addition, the property is part of a wider industrial estate within a well-defined employment use environment where the retail use proposed would not complement the wider industrial estate.
- 4.27. Therefore, whilst the site provides a suitable quantum of floorspace, servicing potential and general vehicular access, these factors do not outweigh the principal constraints identified above. The property is located within a safeguarded employment area, where retail development would conflict with the development plan, and it is not situated within a sequentially preferable location when compared to the application site. Consequently, the property was dismissed from the sequential test.

2-12 Market Place, Dewsbury

- 4.28. This property comprises 2–12 Market Place, Northgate, Dewsbury, a prominent retail unit located within the heart of Dewsbury town centre, fronting Northgate and close to the principal shopping streets and public transport connections serving the centre. The marketing particulars indicate that the property is situated directly opposite Quality Save and in close proximity to a number of established town centre occupiers including Lloyds Bank, Virgin Money, NatWest, William H Brown and a range of food and beverage operators such as Greggs and Cake Box. As such, the property occupies a central location within the town centre and benefits from strong accessibility by public transport and proximity to town centre car parking facilities.
- 4.29. The property comprises a large retail building arranged over ground and first floor levels, providing approximately 739.79 sqm at ground floor level and 853.97 sqm at first floor level, equating to a total net internal area of approximately 1,593.76 sqm. In purely quantitative terms, this floorspace would be broadly capable of accommodating the scale of development proposed and therefore satisfies the key floorspace criteria applied within the sequential test assessment.
- 4.30. However, notwithstanding the sufficient quantum of floorspace and the sequentially preferable town centre location, the physical layout and servicing arrangements associated with the property present significant operational constraints for the type of retail operation proposed. In particular, the building appears to have very limited external servicing space, with only a relatively small yard area to the rear and restricted manoeuvring space for vehicles.
- 4.31. Wholesale retail and cash-and-carry style operations typically rely on regular servicing by large delivery vehicles, including rigid HGVs, articulated lorries and bulk goods distribution vehicles, in addition to frequent visits by trade customers using large vans and light commercial vehicles to collect goods purchased in bulk. These formats therefore require generous loading areas, turning space and yard depths to allow vehicles to safely access, manoeuvre and exit the site. The

constrained rear servicing area associated with this property, while sufficient to accommodate limited services activity such as daily loading/unloading of larger vehicles, it would be unlikely to accommodate the quantum and type of vehicle movements safely or efficiently associated with a wholesale use.



Figure 5: Picture showing the small yard at the rear of the property.

- 4.32. Furthermore, the property is located within the dense urban fabric of the town centre, where servicing activity is constrained by surrounding buildings, narrow streets and pedestrian activity. Introducing a wholesale retail operation requiring regular large vehicle deliveries and bulk collection activity would therefore be likely to give rise to practical operational difficulties, negative impact on highway safety and on residential amenity.
- 4.33. Whilst the property satisfies the floorspace requirements and benefits from a central location, the limited servicing yard and restricted manoeuvring space mean that it would not be capable of accommodating the operational requirements of a mixed convenience and bulk-goods wholesale retail operator, even allowing for a reasonable degree of flexibility in format and layout.
- 4.34. Overall, although the property benefits from a sequentially preferable location and a sufficient quantum of internal floorspace, the constrained servicing arrangements and lack of adequate yard and manoeuvring space mean that it cannot realistically accommodate the operational requirements of the Proposed Development, therefore, the Site was discounted from the sequential test.

Sequential Test Findings

- 4.35. The assessment was unable to identify any suitable and available sequentially preferable alternative sites within the defined assessment area. This reflects the limited availability of sites and premises within the relevant catchment that are capable of accommodating the Proposed Development, particularly having regard to its mixed retail and wholesale element, operational requirements and the need for adequate servicing, circulation and parking.

- 4.36. Whilst a number of properties and sites were identified through the Stages 1 and 2 filtering exercises, further analysis confirmed that none of them were capable of accommodating the Proposed Development, even allowing for a reasonable degree of flexibility in terms of scale and format. In many cases, the properties were either located outside the catchment area, in out-of-centre locations, or were of a type and configuration that did not lend themselves to a hybrid convenience and wholesale retail use.
- 4.37. A common reason for the lack of suitable sequentially preferable properties was that many of the potential alternatives either fell below or exceeded the relevant site area and floorspace requirements, rendering them unsuitable in practical terms. Other sites were discounted because they were unavailable for (re)development, remained in active use, were already committed to alternative forms of development, or were safeguarded for employment uses under the development plan. In another instance, a property was located within a dense urban environment where access, servicing and manoeuvring constraints would prevent them from accommodating the operational requirements of a retail / cash-and-carry style use.
- 4.38. In relation to the brownfield register review, whilst a small number of sites initially appeared capable of satisfying the site size criteria, none were ultimately found to represent suitable, available and deliverable alternatives. Several had already been redeveloped for residential use, whilst others remained in active operational use or were not marketed or otherwise available for (re)development. Similarly, the review of the Kirklees and Wakefield Employment Land Reviews did not identify any suitable alternatives, with most sites either safeguarded for employment uses, unavailable, or unsuitable in layout and operational terms.
- 4.39. The assessment therefore demonstrates that, although some sites met certain individual criteria, none were suitable and available alternatives when considered in the round. In particular, no site was identified within a sequentially preferable location that was capable of accommodating the Proposal's floorspace, servicing requirements, parking needs and wholesale trading characteristics without material operational or policy constraints.
- 4.40. In contrast, the application site is available now and is capable of being delivered within a short timeframe. It comprises an existing industrial/commercial building with associated external space and established vehicular access, capable of accommodating the Proposed Development with the required parking, circulation and servicing arrangements. The site is therefore both available and operationally well-suited to the proposed retail use.
- 4.41. Moreover, the Site is located only 100 metres from the nearest defined centre, and therefore is in an 'edge of centre' location, more sequentially preferable than out of centre locations. The application site also benefits from good accessibility; it is located on Forge Lane, close to the B6117 Station Road corridor, and within reasonable proximity to Dewsbury town centre. The site lies

in a location easily accessible by public transport, with bus stops located adjacent to the Site, along Forge Lane, which provide regular and frequent bus services between Dewsbury and Thornhill (bus no. 280). Therefore, the Site is consistent with the paragraph 92 of the NPPF which states that, for edge or out of centre locations, preference should be given to accessible sites that are well connected to the town centre.

- 4.42. Accordingly, the assessment of available and comparable sites demonstrates that there are no suitable and available sequentially preferable alternatives capable of accommodating the Proposed Development. The sequential test is therefore satisfied in this case, in compliance with paragraphs 91 and 92 of the NPPF and Policy LP13 of the Kirklees Local Plan.

5. Impact Assessment

- 5.1. This section sets out our proportionate assessment of the proposed town centre uses in line with the provisions set out by Policy LP13, NPPF paragraph 94, and the guidelines set out in PPG Town Centre and Retail (Paragraphs 014, 015, 017 and 018) using the methodology outlined in section 3 of this document.

Retail context

- 5.2. To fully consider the Proposal's impact on the catchment area, it is important to understand the wider retail context in Yorkshire and UK. The retail and commercial leisure market has been undergoing significant restructuring, driven by long-term trends and recent global events such as the 2008 financial crisis and the Covid-19 pandemic. Online sales have risen, leading to reduced demand for physical retail spaces, which are increasingly being converted for alternative uses. The pandemic, in particular, accelerated these trends, resulting in high street closures and changes in consumer behaviour.
- 5.3. Brexit further compounded the economic challenges, with the UK's slow economic growth in 2019 attributed to uncertainty surrounding Brexit negotiations. This uncertainty continues to affect business investment and supply chains. While retail sales volumes are expected to improve, they are likely to remain below pre-pandemic levels as households and businesses face financial strain. The long-term impact of Brexit will depend on the evolving UK-EU trading relationship.
- 5.4. The Russia-Ukraine conflict added another layer of complexity, driving inflation, particularly in food prices, and causing supply chain disruptions. Retail sales saw an initial boost as Covid-19 restrictions eased, but the cost-of-living crisis and rising prices have dampened consumer spending. The trend of store closures continued in 2022/23, albeit at a slower rate than in previous years, reflecting the ongoing decline in demand for physical retail spaces. Retail parks, however, have shown resilience due to their convenience and lower rents.
- 5.5. The market share of special forms of trading (SFT), such as online shopping, is expected to continue growing, particularly in the comparison goods sector, reducing the need for physical retail space. Albeit, in the retail convenience sector, most SFT sales are undertaken via 'click and collect' or home delivery directly from existing stores and, therefore, still heavily reliant on traditional retail floorspace.
- 5.6. Retail rents have also declined significantly, giving new operators opportunities in previously expensive locations, though landlords face challenges due to lower income and investment values. The convenience retail sector has seen shifts as well, with the dominance of traditional supermarket chains challenged by discount retailers like Aldi and Lidl, who have expanded their market share by diversifying their offerings and opening more stores.

Assessment of Existing Centres

Qualitative Assessment

- 5.7. The following section analyses the current retail and leisure context of the defined centres within the ‘catchment area’, also referred to as the Study Area, and subsequently assesses the Proposal’s impact on the vitality and viability of these centres.

Dewsbury (Principal Town Centre)

Retail context and environmental quality

- 5.8. Dewsbury town centre performs an important role as a principal centre in the north of Kirklees, serving the town and a wider catchment with a mix of retail, service, civic and community functions. The adopted Kirklees Local Plan identifies Dewsbury town centre as the focus for retail provision in the north of the district and supports a mix of uses intended to reinforce its vibrancy, vitality and diversity. The main shopping areas are centred around the pedestrianised sections of Market Place and Foundry Street, together with the Princess of Wales Precinct, whilst Dewsbury Market remains a longstanding and distinctive component of the centre’s offer.
- 5.9. The Council’s strategic framework for the town centre has increasingly focused on regeneration, environmental improvement and broadening the town centre’s role beyond traditional retail. The Dewsbury Blueprint sets out a 10-year vision to bring more activity into the town centre, make it more attractive and improve accessibility, whilst the more recent Dewsbury Regeneration Plan confirms that the town centre is the functional heart of the local economy and the focus for intervention. These documents place particular emphasis on creating a cleaner, safer and more attractive centre, strengthening the independent retail and business base, and supporting cultural and community activity in public spaces.
- 5.10. Dewsbury also benefits from notable heritage and townscape assets which provide an important part of its character. The Kirklees retail health check identified Dewsbury as an attractive town centre with the majority of its historic core designated as a Conservation Area, containing a substantial number of nationally listed buildings. This historic environment, together with the market and traditional shopping streets, provides a strong foundation for ongoing regeneration and place-making initiatives. More recent investment activity, including the restoration of The Arcade and wider heritage-led regeneration, is intended to build on these strengths and reinforce the centre’s attractiveness to visitors, businesses and investors.
- 5.11. Accessibility remains one of Dewsbury town centre’s key attributes. The centre benefits from a range of town centre car parks, strong links to the adjoining Rishworth Centre, and good public transport accessibility, with Dewsbury railway station and bus station both providing frequent services to destinations within Kirklees and the wider area. There is a strong pedestrian activity within the

pedestrianised core, particularly around Market Place and Foundry Street. In more recent years, the Council has continued to promote walking and cycling improvements and to align town centre regeneration with wider transport investment.

- 5.12. Notwithstanding these strengths, more recent evidence indicates that longstanding challenges continue to affect the centre's vitality and environmental quality. Dewsbury town centre currently exhibits a high proportion of vacant premises, with vacant retail units accounting for a substantial share of both total units and floorspace, which continues to detract from the overall quality and attractiveness of parts of the centre. The updated evidence also indicates that the town centre's comparison retail role remains relatively limited, with service-based uses and vacancies now forming a more prominent component of the overall composition. This points to an ongoing process of structural change in the centre, reflecting wider retail restructuring and changing consumer behaviour. Nevertheless, linked trips with the adjoining retail park and the continued presence of Dewsbury Market remain important factors supporting the centre's wider offer.
- 5.13. Overall, Dewsbury town centre should be understood as a centre with an established retail, service and civic role, underpinned by a strong market tradition, good accessibility and significant heritage assets, but which has also faced structural retail challenges and environmental quality issues. Current planning and regeneration initiatives seek to respond to those challenges by improving the quality of the place, diversifying the offer, enhancing the evening and leisure economy, and reinforcing Dewsbury's role as a vibrant and attractive principal centre for north Kirklees.

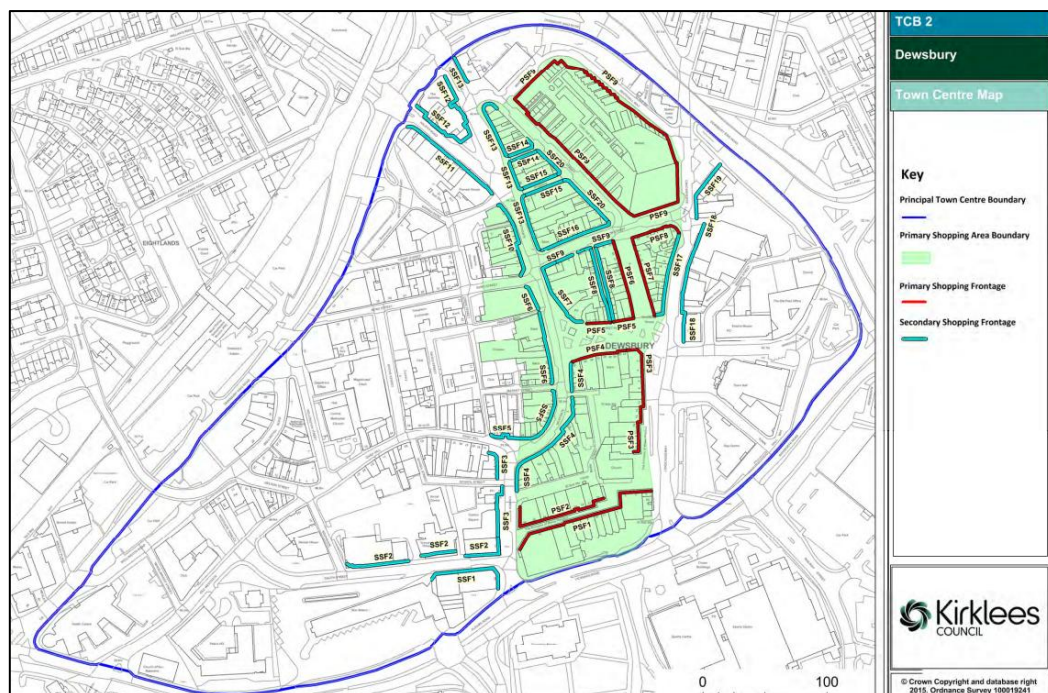


Figure 6: Extract of the Town Centre Maps showing the extent of Dewsbury Town Centre (edged in blue) and its Primary Shopping Area (highlighted in green).

Diversity of Uses

- 5.14. This section of the report is informed by the health check assessment of the town centre outlined in the KRCS. In addition, as the highest impact expected from the Proposal is on Dewsbury Town Centre, the diversity of uses of this centre was supplemented by the latest available Experian Goad Category Report, informed by a survey undertaken in November 2024 (see **Appendix 5**). The use of the Goad data provides a more up-to-date understanding of the composition of Dewsbury town centre and allows for a comparison with the earlier evidence base.
- 5.15. The updated Goad data indicates that Dewsbury town centre accommodates a total of 339 units, providing approximately 52,360 sqm of floorspace. The composition of uses highlights a diverse but evolving town centre offer. Comparison retail accounts for 19.2% of units and 13.4% of floorspace, confirming that the centre continues to perform a comparison function, albeit at a reduced level compared to historic expectations for a principal centre. Convenience retail represents a more modest proportion, accounting for 7.1% of units and 9.9% of floorspace, reflecting a relatively limited in-centre food retail offer.
- 5.16. Service-based uses form a significant component of the town centre. Financial and business services account for 6.2% of units but a notably higher 13.0% of floorspace, whilst leisure services represent 13.3% of units and 13.2% of floorspace. Retail service uses also make a meaningful contribution, accounting for 7.7% of units and 7.4% of floorspace. Together, these figures indicate a centre that is increasingly characterised by service, leisure and non-retail functions, consistent with wider national trends in town centre diversification.

Dewsbury Town Centre Composition				
GOAD Category	Units	Units (%)	Floorspace (sqm)	Floorspace (%)
Comparison	65	19.2%	7,010	13.4%
Convenience	24	7.1%	5,180	9.9%
Financial & Business Services	21	6.2%	6,800	13.0%
General Offices	23	6.8%	2,920	5.6%
Health & Medical Services	2	0.6%	70	0.1%
Industrial Activities	2	0.6%	190	0.4%
Leisure Services	45	13.3%	6,890	13.2%
Transport Services	11	3.2%	1,760	3.4%
Unclassified Building	4	1.2%	1,250	2.4%
Public Services	8	2.4%	560	1.1%
Religious Services	5	1.5%	410	0.8%
Retail Service	26	7.7%	3,850	7.4%
Vacant Retail	100	29.5%	15,270	29.2%
Vacant Non-retail	3	0.9%	200	0.4%
TOTAL	339	100.0%	52,360	100.0%

- 5.17. A key feature of the current composition is the proportion of vacant units. The Goad data identifies 100 vacant retail units, representing 29.5% of all units and 29.2% of total floorspace, with a small additional proportion of vacant non-retail units. This indicates that vacancy remains a significant issue within the centre and has increased when compared with the position identified in the KRCS, where vacancy levels were already noted as being above national averages. The current level of vacancy is therefore a clear indicator of ongoing structural challenges affecting the centre.
- 5.18. In comparison with the KRCS findings, the updated data suggests a continued contraction in the comparison retail role of the town centre, albeit the change is modest, and a corresponding increase in the relative importance of service-based uses, including leisure and financial/business services. The elevated vacancy rate further reinforces the extent to which the centre has been affected by wider retail restructuring, including changes in consumer behaviour and the growth of online shopping. At the same time, the diversity of service and leisure uses indicates an ongoing transition towards a broader, more mixed-use town centre environment.
- 5.19. Overall, the updated evidence confirms that Dewsbury town centre continues to fulfil a role as a principal centre, but one that is increasingly service-led and undergoing structural change. Whilst the centre retains a diverse mix of uses, the high proportion of vacancies and reduced comparison representation highlight the importance of ongoing regeneration, diversification and investment in order to support its future vitality and viability.

Batley (Town Centre)

Retail context and environmental quality

- 5.20. Dewsbury town centre performs an important role as a principal centre within the Kirklees retail hierarchy, serving Batley and surrounding communities with a mix of retail, service and community functions. The centre is identified in the adopted Kirklees Local Plan as a key focus for retail, commercial and service uses in the north of the district. The main shopping areas are centred around Commercial Street, Market Place and the Alhambra Centre, which together form the core retail area of the town centre. Batley Market also represents an established component of the town centre offer and continues to support the centre's role as a destination for value-led shopping.
- 5.21. Kirklees Council has sought to strengthen Batley town centre through regeneration initiatives and investment strategies aimed at improving the quality of the environment and diversifying the range of uses within the centre. The Batley Blueprint and related regeneration programmes outline a long-term vision to enhance the attractiveness and vitality of the town centre through public realm improvements, heritage-led regeneration and investment in key sites. These initiatives aim to reinforce the town centre as a focal point for shopping, leisure and community activity, while responding to structural changes affecting traditional retail.

- 5.22. Batley benefits from a distinctive historic environment, with a number of listed buildings and heritage assets contributing to the character of the town centre. The centre retains an attractive historic core and that many of the principal retail streets are located within or adjacent to conservation areas. These historic and architectural features help to provide a sense of place and identity, forming an important foundation for regeneration initiatives intended to improve the town centre's image and visitor experience.
- 5.23. Accessibility to Batley town centre is supported by a range of transport options, including town centre car parks, bus services and proximity to Batley railway station, which provides regular connections to Leeds, Huddersfield and other nearby centres. The pedestrianised sections of Commercial Street and Market Place experience the strongest levels of footfall within the centre, reflecting the concentration of retail and service uses in this area.
- 5.24. Notwithstanding these strengths, Batley town centre has experienced a number of challenges affecting its vitality and environmental quality. In particular, the study identified relatively high vacancy levels and a contraction in the representation of national multiple retailers. These issues reflect broader structural changes in the retail sector and competition from larger nearby centres such as Leeds and Huddersfield, as well as out-of-centre retail destinations in the surrounding area.
- 5.25. Overall, Batley town centre continues to fulfil an important role as a local retail and service hub within north Kirklees. Whilst the centre faces ongoing challenges linked to retail restructuring and vacancy levels, its accessibility, historic character and established market function provide a basis for regeneration initiatives aimed at strengthening vitality and diversifying the town centre offer over time.

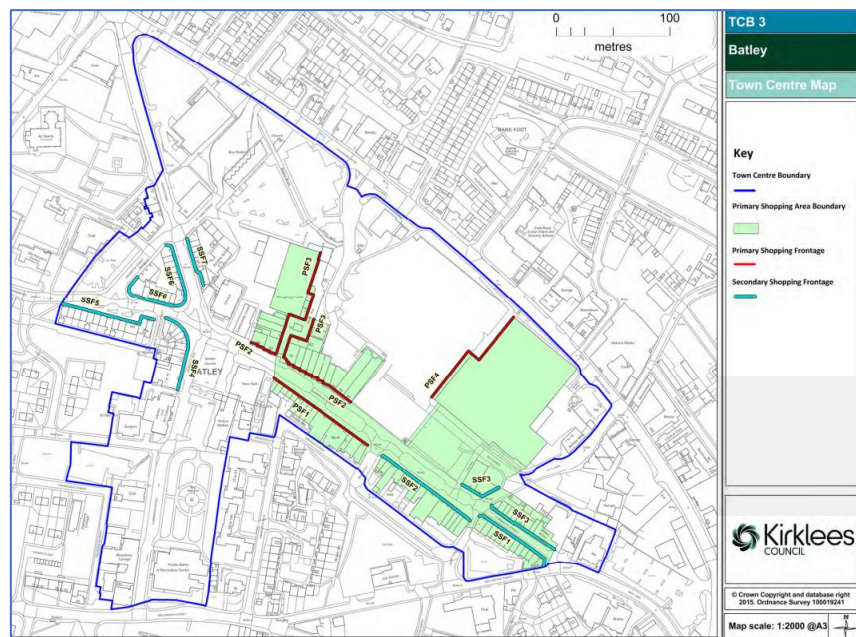


Figure 7: Extract of the Town Centre Maps showing the extent of Batley Town Centre (edged in blue) and its Primary Shopping Areas (highlighted in green).

Diversity of Uses

- 5.26. Batley town centre accommodates a broad mix of retail, service and community uses, consistent with its role as a principal centre serving local and wider catchment needs. The composition of the centre reflects both its traditional function and the changing nature of town centre activity, with a balance of shops, retail services, food and drink uses, and other non-retail functions distributed across the core area.
- 5.27. Comparison retail remains an important component of the offer, although the centre is not dominated by higher-order national retailers in the same way as some larger competing centres. Instead, Batley's comparison function is more heavily shaped by independent traders, discount-oriented retailers and smaller-scale businesses. This gives the centre a more local and value-led character, which is likely to appeal particularly to regular local shoppers rather than destination visitors.
- 5.28. Convenience retail provision within the primary shopping area is more limited, although the town centre continues to benefit from accessible day-to-day shopping provision and is complemented by food retail uses in edge-of-centre and nearby locations. Batley Market also plays an important role in widening the convenience and low-cost retail offer, while contributing to regular footfall and reinforcing the centre's traditional role as a place for routine shopping activity.
- 5.29. Retail service uses form a notable part of the centre's composition, including health and beauty operators, opticians, travel services and similar businesses. In addition, leisure service uses such as cafés, takeaways and restaurants contribute to activity throughout the day, although the evening economy appears more limited than in larger strategic centres. This pattern is broadly consistent with the role of Batley as a centre primarily geared towards daytime and convenience-driven activity.
- 5.30. A further feature of the centre is the proportion of vacant units, which remains an important indicator when considering vitality and viability. Vacancies and underutilised premises reduce the consistency of active frontage in some parts of the centre and can weaken perceptions of commercial confidence. Nevertheless, the main shopping streets continue to accommodate a concentration of occupied units and pedestrian flows, indicating that the centre retains an active commercial core despite these challenges.
- 5.31. More broadly, the current mix of uses suggests that Batley is continuing to evolve from a predominantly traditional retail centre towards a more diversified town centre environment. Service uses, independent businesses, community functions and regeneration opportunities are likely to play an increasingly important role in supporting vitality over the longer term. In this context, the centre's future performance is likely to depend not simply on retail representation, but on the extent to which the offer continues to diversify and respond to changing patterns of consumer behaviour.

- 5.32. In summary, Batley town centre continues to perform an important retail and service role, supported by a mix of independent traders, market activity and a range of service-based uses. Whilst the centre has clearly been affected by retail restructuring, including vacancies and a reduced national multiple presence, it retains an active core and a distinctive local role. With continued investment and diversification, there is scope for Batley to strengthen its vitality and viability over time.

Heckmondwike (Town Centre)

Retail context and environmental quality

- 5.33. Heckmondwike town centre performs an important role within the Kirklees hierarchy, serving the town and surrounding communities with a mix of retail, service and community uses. The centre's main shopping area is focused along Westgate, Northgate and Market Street, with the Primary Shopping Area forming the retail core of the centre. In practice, the centre functions as a compact and accessible town centre, with a traditional high street form and a range of day-to-day services concentrated within a relatively walkable core.
- 5.34. A notable strength of Heckmondwike is its convenience role. The centre benefits from the presence of larger foodstore anchors, including Morrisons on Union Street and Lidl at Northgate Retail Centre, alongside smaller convenience operators and market provision. This gives the centre a strong day-to-day shopping function and helps support regular footfall, particularly when compared with centres that are more dependent on discretionary comparison shopping. The market also adds to the centre's traditional role and contributes to its local identity.
- 5.35. In environmental terms, Heckmondwike appears to benefit from a reasonably coherent and active town centre core, although quality is somewhat mixed across the centre as a whole. The principal shopping streets continue to accommodate active frontages and a concentration of town centre activity, but some poorly maintained buildings and longer-standing vacant premises detract from the overall quality of the environment in certain locations. As such, whilst the centre retains an established commercial role, there remains clear scope for improvement in parts of the built environment and public realm.
- 5.36. Accessibility is an important attribute of the centre. Pedestrian activity is focused around Northgate Retail Centre, Market Street and the Morrisons store, reflecting the location of the strongest retail anchors and the concentration of linked shopping trips. The town centre also benefits from a good supply of parking, including the Northgate Retail Centre car park and larger customer parking provision associated with Morrisons, which supports its convenience-based role. More broadly, Kirklees Council's current vision for Heckmondwike places considerable emphasis on improving connectivity, green infrastructure and the attractiveness of the centre as a place to visit and spend time.

- 5.37. The direction of travel for the town centre is also shaped by wider regeneration ambitions. The Heckmondwike Blueprint promotes a healthier, greener and more vibrant centre, with proposals intended to improve public spaces, strengthen links into the centre and create more reasons for people to visit. This suggests that the town centre is increasingly being viewed not solely as a shopping destination, but as a broader civic and community hub whose future vitality will depend on environmental enhancement and a more varied range of activity.
- 5.38. Overall, Heckmondwike town centre appears to perform a solid local role, supported by a strong convenience offer, a compact town centre form and reasonable levels of accessibility. Whilst the centre does not appear to function as a major comparison shopping destination, it retains an active core and a clear service function for the surrounding population. Its future vitality is likely to depend on continued regeneration, environmental improvement and the strengthening of its broader town centre role

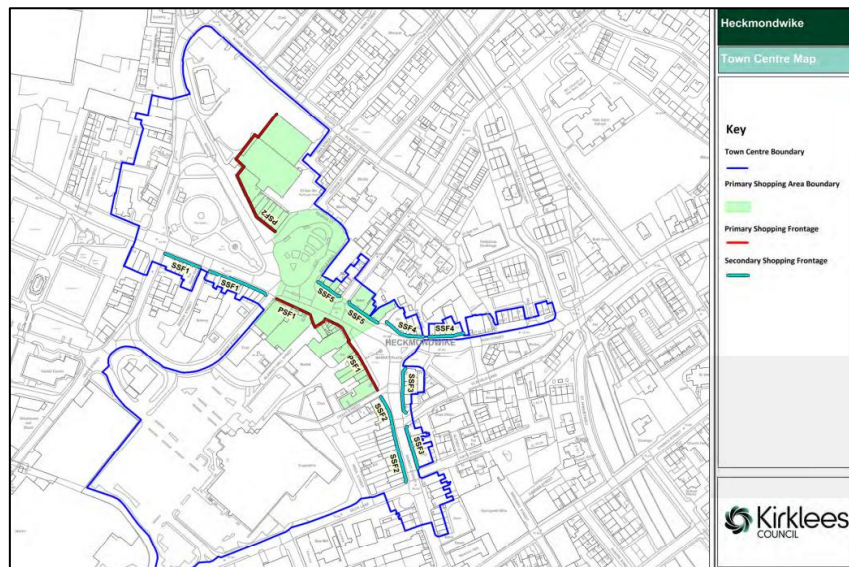


Figure 8: Extract of the Town Centre Maps showing the extent of Heckmondwike Town Centre (edged in blue) and its Primary Shopping Areas (highlighted in green).

Diversity of Uses

- 5.39. Heckmondwike town centre accommodates a broad mix of uses, although its composition indicates a centre that is oriented more strongly towards convenience shopping, retail services and day-to-day needs than towards higher-order comparison retailing. This pattern is consistent with its role as a smaller town centre serving a local catchment, rather than a major sub-regional shopping destination.
- 5.40. The convenience sector is a particular strength of the centre. Based on the latest published health check evidence, convenience uses accounted for 7.0% of outlets but a much larger 34.0% of floorspace, which is substantially above the national benchmark in floorspace terms. This reflects the influence of the centre's foodstore anchors and underlines the importance of convenience-led

trips to the overall health of the centre. In practice, this gives Heckmondwike a more functional and resilient day-to-day shopping role than might be suggested by outlet numbers alone.

- 5.41. By contrast, the comparison retail offer is more limited. Comparison uses accounted for 20.4% of outlets and 20.7% of floorspace in the published health check data, both of which were materially below the national average at that time. This suggests that Heckmondwike is not heavily driven by fashion or higher-order retail expenditure and instead relies more on a practical, value-oriented and locally focused offer. That does not necessarily weaken its local function, but it does indicate a centre with a different role and market position from larger competing centres.
- 5.42. Retail service uses are particularly well represented and form an important part of the centre's diversity. Health and beauty operators, the Post Office, travel services and other day-to-day service businesses contribute to a strong service-led role, with retail services accounting for 23.9% of outlets and 11.9% of floorspace, both above national average levels. This is consistent with a centre that continues to meet a wide range of regular local needs beyond pure shopping.
- 5.43. Leisure service uses also form a notable component of the offer, accounting for 22.5% of outlets. The centre includes cafés, takeaways, pubs, betting offices and other leisure-related uses, which help sustain activity throughout the day. However, the leisure profile appears to be focused more on everyday and value-led uses than on a broader destination or evening economy offer. The centre therefore appears to function primarily as a daytime town centre, with some ancillary leisure activity supporting its wider role.
- 5.44. Vacancy levels appear somewhat mixed but not excessively high in floorspace terms. The latest published survey identified 19 vacant units, equivalent to 13.4% of outlets, which was slightly above the national average, although vacant floorspace at 9.0% was below the benchmark. This suggests that vacancies remain an issue in perception and continuity of frontage, even if the overall scale of unused floorspace is more moderate. The continued presence of some longer-term vacant premises indicates that certain parts of the stock may be less attractive or more difficult to reoccupy.
- 5.45. In summary, Heckmondwike town centre presents a use profile that is more service-led and convenience-led than comparison-led, supported by foodstore anchors, market activity and a broad range of day-to-day businesses. Whilst the centre does not appear to compete strongly as a higher-order retail destination, it retains a clear local function and an active commercial core. Ongoing investment in the town centre environment and wider diversification of activity should help support vitality and viability over time.

Mirfield (District Centre)

Retail context and environmental quality

- 5.46. Mirfield District Centre performs an important role within the Kirklees hierarchy as a district-level centre serving the town and surrounding residential areas. The centre provides a mix of retail, service and community uses that support day-to-day needs, with the main shopping area concentrated along Huddersfield Road, Station Road and nearby streets, forming a compact and accessible retail core.
- 5.47. The centre benefits from a relatively traditional high street form, with a continuous run of shopfronts and active ground floor uses along the principal streets. This layout supports pedestrian activity and contributes to a recognisable town centre environment, where shops, cafés and service businesses are located in close proximity. In comparison with larger centres in Kirklees, Mirfield functions more clearly as a local service hub rather than a major retail destination, but it nevertheless provides an important focus for everyday activity within the town.
- 5.48. Accessibility represents one of the centre's key strengths. Mirfield railway station is located adjacent to the district centre and provides regular services to Leeds, Huddersfield and other nearby centres, supporting linked trips and enabling the centre to draw visitors beyond its immediate catchment. The centre also benefits from convenient parking provision and good access to the surrounding road network, which together support its convenience-led role.
- 5.49. In environmental terms, Mirfield generally presents a well-maintained and active centre, with a number of independent businesses contributing to the character and vitality of the high street. However, as with many centres of a similar scale, the overall quality of the environment varies in places and some vacant or underutilised premises reduce the continuity of active frontage along certain stretches of the centre. These issues do not appear to dominate the centre, but they nevertheless highlight opportunities for further environmental enhancement.
- 5.50. More broadly, Mirfield benefits from a pleasant town centre setting and a strong sense of local identity. The centre accommodates a range of independent retailers, cafés and service businesses that contribute to its role as a focal point for the local community. This mix of uses helps support regular footfall and reinforces the centre's function as a convenient and accessible location for everyday shopping and services.
- 5.51. Overall, Mirfield District Centre appears to perform a stable and locally important role within the Kirklees network of centres. Whilst it does not operate as a higher-order retail destination, it provides an accessible and active centre focused on day-to-day needs, supported by good transport connectivity and a compact retail core.

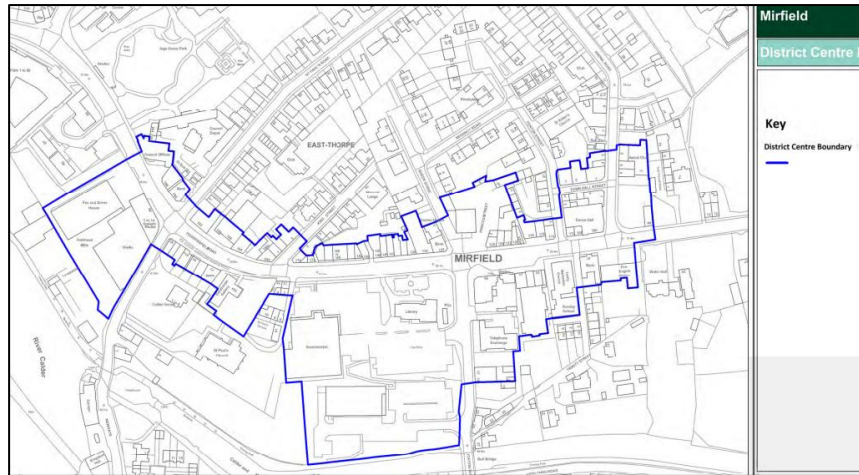


Figure 9: Extract of the Town Centre Maps showing the extent of Mirfield District Centre (edged in blue).

Diversity of uses

- 5.52. Mirfield District Centre accommodates a broad mix of retail and service uses consistent with its role as a district centre serving local needs. The composition of the centre reflects a balance between convenience shopping, retail services and smaller comparison retailers, alongside cafés, takeaways and other leisure service uses.
- 5.53. Convenience retail provision plays an important role in supporting the centre's vitality, providing day-to-day shopping opportunities for the surrounding population. This sector is complemented by a number of smaller independent convenience operators and specialist food retailers that contribute to the centre's everyday shopping function.
- 5.54. Comparison retail is present within the centre but tends to be focused on smaller independent retailers rather than large national multiples. As a result, the comparison offer is generally orientated towards localised shopping needs rather than higher-order or destination retailing. This pattern is typical of district centres and reflects Mirfield's role within the wider retail hierarchy, where larger centres such as Dewsbury and Huddersfield provide a broader comparison shopping offer.
- 5.55. Retail service uses represent a significant component of the centre's composition and contribute to its day-to-day role. Businesses such as hairdressers, beauty salons, opticians and other service operators are well represented and help to sustain regular footfall within the centre. These uses also reflect wider national trends towards service-based town centre economies.
- 5.56. Leisure service uses, including cafés, restaurants and takeaways, provide additional activity within the centre and contribute to the overall mix of uses. Whilst Mirfield's evening economy remains relatively modest compared with larger centres, these businesses help to create a more varied town centre environment and support activity beyond traditional retail hours.

5.57. Vacancy levels appear to be present but relatively moderate overall, with most activity remaining concentrated within the core high street area. Where vacant units do occur, they can interrupt the continuity of active frontage and reduce perceptions of vitality in certain locations, although the centre continues to retain an active commercial core with a range of operating businesses.

5.58. In summary, Mirfield District Centre displays a use profile typical of a well-functioning district centre, characterised by a strong local service role, a mix of independent retailers and service businesses, and a modest but important convenience retail offer. Whilst the centre does not compete with larger nearby centres in terms of scale or retail variety, it continues to provide an accessible and valuable focus for everyday shopping and services within the local community.

Ravensthorpe (District Centre)

Retail context and environmental quality

5.59. Overall, Ravensthorpe District Centre performs a modest but important role within the Kirklees hierarchy, serving the surrounding residential area with a range of shops and services that meet primarily day-to-day needs. In policy terms, it sits within the district centre tier of the shopping hierarchy, where centres are expected to provide a local focus for retail and other main town centre uses. The centre appears to function in a distinctly local way, with an emphasis on convenience and service provision rather than higher-order comparison shopping.

5.60. In physical terms, Ravensthorpe is best understood as a compact and predominantly linear centre. Earlier Kirklees plan-making material describes Mirfield and Ravensthorpe as places where shops and services are located on either side of a busy main road, and more recent retail evidence similarly characterises Ravensthorpe as a predominantly linear retail centre following Huddersfield Road, with a larger retail park at the eastern end. This form gives the centre a functional, roadside character and means that activity is likely to be driven more by convenience, linked trips and local passing trade than by longer dwell times or destination shopping.

5.61. The centre's accessibility is likely to be one of its principal strengths. Its location on a main route through the Dewsbury and Mirfield area gives it good visibility and ease of access for local residents, and its role is also reinforced by wider transport connections in the area. More broadly, the surrounding corridor is benefitting from substantial rail and transport investment, including works associated with Ravensthorpe station and wider corridor improvements, which should help strengthen connectivity over time even if the immediate effect of rail construction activity is one of change and disruption.

5.62. In environmental quality terms, Ravensthorpe appears to perform reasonably well for a centre of its scale. More recent retail evidence indicates that the centre's vitality and viability are good, with vacancy rates around the national

average, a good mix of retail uses, and generally well-maintained streets with good street lighting. That suggests a centre which, while small in scale and limited in strategic role, continues to provide a serviceable and reasonably attractive local shopping environment.

- 5.63. Overall, Ravensthorpe District Centre appears to function as a stable local centre for everyday shopping and services rather than as a broad-based retail destination. Its linear form, roadside location and relatively small scale mean that its role is necessarily more limited than that of larger nearby centres such as Dewsbury, but it nevertheless appears to retain an identifiable commercial function and a reasonable standard of environmental quality. In that respect, its ongoing vitality is likely to depend on maintaining a convenient local offer, retaining active frontages and benefiting from wider improvements to connectivity and the surrounding area.

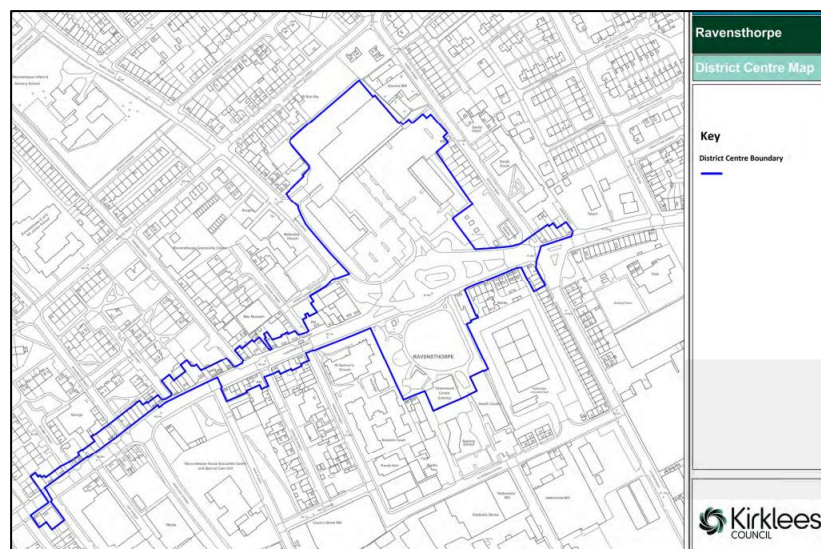


Figure 10: Extract of the Town Centre Maps showing the extent of Ravensthorpe District Centre (in blue).

Diversity of uses

- 5.64. Ravensthorpe District Centre appears to accommodate a mix of retail and service uses consistent with its role as a smaller district centre serving local needs. The available evidence suggests that the centre is not characterised by a strong comparison retail function, but instead by a practical mix of everyday shops and services. This is broadly what would be expected of a district centre in the Kirklees hierarchy, where the focus is on meeting local needs at an appropriate scale rather than competing with principal or town centres for a wider catchment.
- 5.65. The centre's retail role is likely to be weighted towards convenience shopping and associated local services. Its linear format and roadside setting, together with the reference to a larger retail park at the eastern end, suggest a centre whose function is closely tied to routine top-up shopping, passing trade and linked local trips. In this respect, Ravensthorpe appears to operate more as a practical service location than as a destination for discretionary or specialist shopping.

- 5.66. The overall mix of uses nevertheless appears reasonably healthy. Recent retail evidence indicates that the centre has a good mix of retail uses and that the majority of those uses would not be materially affected by nearby food retail proposals, implying a degree of resilience and diversity within the local offer. That points to a centre which is not dependent on any single operator or narrow retail segment, but instead serves a range of routine needs for the surrounding community.
- 5.67. Vacancy does not appear to be a dominant issue within the centre. Available evidence suggests vacancy levels are around the national average, which indicates a centre that is performing broadly in line with expectations for a location of this type and scale. Whilst this does not necessarily point to a particularly strong growth trajectory, it does suggest that the centre retains a viable commercial core and has not experienced the more pronounced erosion evident in some weaker centres.
- 5.68. On balance, Ravensthorpe's diversity of uses appears to support a straightforward but important local function. The centre seems to rely on a combination of convenience provision, local services and smaller-scale retail activity rather than a wide-ranging or higher-order offer. That is entirely consistent with its position in the hierarchy and with its physical form. As such, its future vitality is likely to rest less on expanding its retail role and more on maintaining occupancy, safeguarding day-to-day services and ensuring that the centre remains convenient and attractive for local residents.

Quantitative Assessment

- 5.69. A quantitative assessment of the Proposal in terms of the estimated turnover, trade diversion and potential impact is set out in **Appendix 6**.
- 5.70. The assessment has been undertaken (where possible) on a goods-based approach reflecting the primary function and products to be sold from the Proposal, in this case convenience goods (both for general public and traders).
- 5.71. Among other things, convenience goods generally comprise the following sectors:
- Food and non-alcoholic beverages,
 - Non-durable household goods, and
 - Newspapers and periodicals.
- 5.72. As set out in Section 2, the Proposed Development seeks to deliver a mixed convenience and wholesale retail unit comprising 1,420 sqm gross internal area (GIA), including 300 sqm storage area, 87.5 sqm mezzanine comprising office and other functions, and approx. 684 sqm net sales area.

5.73. The assessment follows a standard step-by-step methodology, which can be summarised below:

- **Study Area** – the study will use the Study Zones 4, 8 and 9 of the Study Area outlined in KRCS (Appendix 2), with most of the impact expected to be focused on Study Zone 8 (Dewsbury).
- **Population and Expenditure** – estimation of the population and its spending potential within the Study Area at the base year of 2025 and projected forward to the Design Year (i.e., 5 years from submission in line with the PPG).
- **Existing Patterns of Trade** – calculation of the turnover of existing retail locations at the base, maturity and consolidation years. These are derived from the results of the household survey underpinning the KRCS.

Population and Expenditure

5.74. Using data from KRCS, Table 1 of Appendix 6 identifies a total population within the Study Area of 192,164 persons in 2026 (Base Year), increasing to 195,198 persons by 2029 (Design Year). The population in 2026 is estimated to generate a total of £ 314.4m convenience goods expenditure, excluding Special Forms of Trading¹⁰ (SFT). This is forecast to increase to £ 316.4 by 2029 (a growth of £2.3m).

Retail Market Share

- 5.75. Existing market shares were derived from the market shares informed by the household survey underpinning the KRCS for the main centres/stores that draw trade from within the Study Area (Table 2, Appendix 6). The market shares are then applied on a zone-by-zone basis to the total expenditure generated (as set out in Table 1, Appendix 6), which in turn provides an overall turnover from within the Study Area as well as the KRCS Study Area for convenience goods (Table 3, Appendix 6).
- 5.76. The latter highlights the dominant convenience-shopping function of main brand supermarkets in higher order centres in the 2026 base year, most notably Morrisons, Union Street which attracts £108.2m (20.1% market share in Study Area) convenience goods expenditure from within the Study Area. The next two retail destinations by expenditure are Asda, Mill Street West, Dewsbury and Tesco Extra, Bradford Road, Batley with a turnover of £84.3m (15.7% market share) and £78.7 (14.6% market share), respectively.
- 5.77. It is worth noting that only between 72.3% and 92% of available convenience goods expenditure is retained within the Study Area, with between 1.1% and 5.3% leakage outside both the Study area and the KRCS Study Area.

¹⁰ Special Forms of Trading is defined as trading which does not use traditional retail floorspace, such as online shopping, catalogue etc.

Proposed Development Turnover

- 5.78. Given the nature of the proposed operation which includes both general grocery convenience store and wholesale retail elements, a relatively modest sales density has been applied. Cash-and-carry operators typically generate significantly lower sales densities than conventional supermarkets or convenience stores due to the warehouse-style layout, bulk product packaging, palletised storage, and the need for wider aisles to accommodate trolleys and trade customers.
- 5.79. Having regard to the proposed gross floorspace of 1,420 sqm, of which 684 sqm would comprise the customer sales area, and the fact that the premises would supply both general convenience and bulk grocery products, it is considered appropriate to adopt a conservative mid-range sales density of £2,000 per sqm of sales area for the purposes of turnover estimation. This assumption takes into account the wholesale element of the retail operation, the relatively large proportion of floorspace devoted to storage and the lower turnover intensity typically associated with bulk food distribution facilities.

	Total Retail Area (sqm)	Net Sales Area (sqm)	Average Sales Density (£ per sqm)	Estimated Turnover Diverted from Existing Centres/Stores (£m)
Proposed Development	1,420	684	2,006	1.4
Total Proposed Development		684	-	1.4

- 5.80. The table above (derived from Table 5 of Appendix 6) shows the estimated turnover of the Proposed Development in 2029. This applies company sales density data for the type of retail unit proposed to the net additional convenience goods floorspace proposed.

Trade Diversion

- 5.81. The next step in the assessment is to calculate the level of diversion from existing facilities to the Proposed Development in 2030. It should be recognised that the PPG (Paragraph 015 ID: 2b-015 20190722) states that assessments should be undertaken on a 'like for like' basis. The PPG continues that "*retail uses tend to compete with their most comparable competitive facilities*".
- 5.82. Therefore, it is reasonable to conclude that most of the trade draw will be from stores that have a comparable offer to the proposed floorspace, in this case comparable convenience and/or wholesale retail units that are closer to the Site. On this basis, the greatest level of trade draw is estimated to be from Study Zone 8 (Dewsbury) at 40% assumed trade draw, followed by 25% trade draw for both Study Zones 4 and 9. In addition, it is estimated that 10% of trade will be drawn from areas outside the Study Area from the wider area.

Zone 4	Zone 8	Zone 9	Outside Study Area
Assumed Trade Diversion (%)			
25	40	25	10
Assumed Trade Diversion (£m)			
0.3	0.5	0.3	0.1

- 5.83. For convenience goods, the trade diversion estimates are illustrated in Table 7, Appendix 6. The main diversions and impacts of the Proposed Development from existing centres/stores within the Study Area are set out in the table below.

Centre/Store	Trade Diversion (£m)	Impact
Local Shops, Mirfield District Centre	0.04	0.6%
Lidl, Northgate (Cleckheaton)	0.02	0.4%
Co-op, Nab Lane (Mirfield)	0.01	0.4%
Co-op, Huddersfield Road (Mirfield)	0.01	0.3%
Mirfield District Centre	0.4	0.2%
Dewsbury Town Centre	0.4	0.2%

- 5.84. The trade diversion figures indicate that the greatest monetary diversions within the Study Area would arise from Mirfield District Centre and Dewsbury Town Centre, each estimated at approximately £0.4m each. However, when considered in percentage terms, this equates to an impact of only 0.2% in each case. Such a level of impact is negligible in retail planning terms and would not be capable of undermining the vitality or viability of either centre. This is particularly so given the scale and role of those centres, both of which accommodate a wider mix of retail, service and community uses and do not rely on a narrow convenience function alone. The Proposal would therefore not materially alter shopping patterns in either centre, nor would it prejudice their ongoing role within the retail hierarchy.
- 5.85. In the case of Local Shops, Mirfield District Centre, the estimated diversion is approximately £0.04m, equivalent to a 0.6% impact. Whilst this is the highest percentage impact identified in the table of individual destinations, it remains very modest in absolute and relative terms. Moreover, local shops within district centres typically perform a top-up and day-to-day convenience role, often benefiting from linked trips, proximity to surrounding residential areas and customer loyalty based on convenience rather than price alone. The Proposed Development, by contrast, would operate as a hybrid convenience and wholesale cash-and-carry style facility focused on bulk purchasing and destination-based trips. The functional overlap is therefore limited, and the identified level of diversion would not give rise to any material harm.
- 5.86. The estimated diversion from Lidl, Northgate, Cleckheaton is approximately £0.02m, representing a 0.4% impact. Although Lidl is a value-orientated operator and therefore shares some broad pricing characteristics with the Proposal, it nevertheless trades as a conventional discount foodstore aimed at mainstream convenience shopping, rather than as a specialist retail operation. The proposed unit would differ materially in format, product offer and customer profile, with a greater emphasis on bulk grocery purchasing and specialist ethnic focused food

products. As such, the degree of competition between the two facilities would be limited and the forecast impact is not of a scale that could reasonably be regarded as harmful.

- 5.87. The Co-operative Food at Nab Lane, Mirfield and the Co-operative Food at Huddersfield Road, Mirfield would experience estimated diversions of just £0.01m, amounting to 0.4% and 0.3% respectively. These are both very small convenience stores serving predominantly localised top-up shopping needs. Their customer base is likely to be strongly driven by proximity, immediacy and ease of access, rather than by mixed public and traders' purchasing or specialist retail shopping. In that context, the Proposal is not directly comparable to their trading role. Any trade draw from these stores would therefore be very limited and would not be expected to materially affect their continued operation or local role.
- 5.88. More generally, the pattern of diversion supports the conclusion that the Proposal would compete only to a limited extent with existing centres and stores within the catchment area. This is consistent with the characteristics of the proposed use as a mixed convenience and wholesale retail facility, rather than a conventional supermarket. The Proposal would cater primarily for bulk purchases, specialist grocery lines and destination-based shopping trips, meaning that its customer appeal is materially different from that of most existing convenience stores, town centre shops and smaller local centres within the Study Area. In practice, therefore, the Proposal is likely to draw a broad spread of limited amounts of trade from a range of operators, rather than placing a significant burden on any one centre or store.
- 5.89. On this basis, the quantitative evidence demonstrates that the Proposal would not lead to any significant adverse impact on the vitality or viability of Dewsbury Town Centre, Mirfield District Centre, or any individual convenience destination within the catchment area. The identified diversions are uniformly modest, with the highest centre-wide impacts amounting to only 0.2%, and the highest individual store impact only 0.6%. These levels of impact fall well below any threshold that might reasonably give rise to concern in policy terms and confirm that the Proposal would be absorbed within existing shopping patterns without material harm to the role, function or health of nearby centres.

Planned commitment

- 5.90. An assessment of the brownfield register as well as the Council's planning database identified no existing or future retail commitments within the catchment area that could be impacted by the Proposed Development.

Impact Assessment Findings

- 5.91. From the findings of the quantitative and qualitative impact analysis undertaken above, this section sets out an overall assessment of the Proposed Development against the key retail impact test criteria set out within the NPPF and PPG. In this respect it should be noted that the NPPF and PPG tests relate to

the *impact on centres as a whole*, rather than on individual retailers or specific goods categories. National policy does not seek to protect individual operators from competition where the overall vitality and viability of centres would not be significantly harmed. Furthermore, it is worth noting that local and national planning policy does not provide protection to retail destinations located outside defined centres unless their closure would give rise to a significant indirect impact on a defined centre.

- 5.92. The principal centres within the Study Area, including Dewsbury, Batley and Heckmondwike town centres and Mirfield and Ravensthorpe district centres, perform important roles within the Kirklees retail hierarchy. Dewsbury functions as the principal centre within the northern part of the district, supported by its market, pedestrianised shopping streets and a mix of retail, service and community uses. Batley and Heckmondwike provide town centre roles serving their surrounding communities, while Mirfield and Ravensthorpe operate as district centres focused primarily on day-to-day shopping and local service provision. Whilst some centres have experienced structural retail changes, including vacancies and reduced comparison retail representation, each continues to perform a clear local role supported by convenience retail provision, service uses and accessibility to surrounding residential areas.
- 5.93. The potential for impact on town centre vitality and viability has been assessed having regard to the nature and scale of the Proposed Development. The Proposal comprises the change of use of an existing warehouse building to a hybrid convenience and wholesale retail unit of approximately 1,420 sqm gross internal area, incorporating approximately 684 sqm of net sales area alongside ancillary storage, office and staff facilities. The development therefore represents a relatively modest retail floorspace in comparison with conventional supermarkets and would operate in a hybrid convenience and wholesale warehouse format characterised by both general public and bulk purchasing, lower sales densities and a strong emphasis on storage and servicing.
- 5.94. The quantitative assessment indicates that the overall turnover of the Proposed Development would be relatively modest and that the resulting trade diversion from existing centres and stores would be limited. The analysis identifies that the greatest monetary diversions within the Study Area would arise from Mirfield District Centre and Dewsbury Town Centre, each estimated at approximately £0.4 million, equating to an impact of around 0.2% in percentage terms. These levels of impact are negligible in retail planning terms and would not be capable of undermining the vitality or viability of either centre.
- 5.95. Impacts on individual retail destinations are similarly modest. The largest percentage diversion identified relates to local shops within Mirfield District Centre, estimated at approximately 0.6%, which remains very limited in both absolute and relative terms. Estimated diversion from individual stores such as Lidl, Northgate (Cleckheaton) and the Co-operative Food stores in Mirfield ranges between 0.3% and 0.4%, reflecting the limited degree of competition between the Proposal and these existing facilities. These stores primarily serve

routine convenience shopping needs, whereas the Proposed Development would operate as a hybrid convenience and wholesale retail facility.

- 5.96. The qualitative assessment supports the conclusions of the quantitative analysis. The Proposal would operate in a materially different format from most existing retail facilities within the catchment area. Wholesale warehouse operations typically attract trade customers and bulk purchasing activity, with lower trip frequencies and larger basket sizes than conventional convenience shopping. The hybrid nature of the Proposal would not function as a direct competitor to town centre convenience stores or smaller local shops, which primarily only serve day-to-day top-up shopping for nearby residents.
- 5.97. The Proposal is therefore likely to draw small proportions of trade from a broad range of retail destinations rather than placing a significant burden on any single centre or store.
- 5.98. Having regard to the scale, format and trading characteristics of the Proposed Development, together with the very limited levels of trade diversion identified in the quantitative assessment, the Proposal is not considered likely to result in significant adverse impacts on the vitality and viability of any defined centre within the catchment area. Accordingly, there is no evidence to suggest that the Proposed Development would lead to significant adverse impacts on existing or planned investment, trade or overall vitality and viability of centres within the Study Area. The Proposal is therefore considered to comply with Policy LP13, paragraph 94 of the NPPF and the relevant provisions of the PPG.

6. Conclusion

- 6.1. The application seeks full planning permission for the change of use of an existing industrial unit to a mixed convenience and wholesale retail unit, together with the erection of an extension and associated works. The proposed retail use constitutes a main town centre use for the purposes of planning policy.
- 6.2. The application site lies outside, but in the edge of centre location, approximately 100 metres from Brewery Lane Local Centre, and some 1.3 km from Dewsbury town centre. In retail planning policy terms, the Proposal therefore needs to be assessed having regard to the sequential approach outlined by the NPPF paragraph 91 and Policy LP13 of the Kirklees Local Plan.
- 6.3. A sequential test has been undertaken and shows that, within the identified catchment area, there are no suitable and available sequentially preferable sites capable of accommodating the Proposed Development, even when a proportionate degree of flexibility is applied in respect of format and scale.
- 6.4. The sequential test revealed that there is a very limited supply of available sites or premises that could feasibly accommodate the Proposal. Of the modest number of potential alternatives identified, those taken forward were either not sequentially preferable, subject to policy or availability constraints, or incapable of accommodating the Proposal's operational requirements, including adequate servicing, parking, access and manoeuvring arrangements associated with a wholesale retail use. None therefore met the specific requirements of the type and format of development proposed.
- 6.5. In addition, as the Proposed Development exceeds the relevant local threshold set out in Policy LP13, an impact assessment has also been undertaken. The qualitative assessment shows that Dewsbury town centre continues to perform an important role as a principal centre, with a broad mix of retail, service, leisure, civic and community uses, together with good accessibility and a longstanding market function. However, the assessment also confirms that the centre continues to experience structural challenges, including a high proportion of vacant premises and a reduced comparison retail role, which have informed the Council's ongoing focus on regeneration, diversification and environmental improvement.
- 6.6. The quantitative assessment demonstrates that the Proposed Development would result in only a very limited level of trade diversion from existing centres and stores within the catchment area. The greatest monetary diversions would arise from Dewsbury town centre and Mirfield District Centre, but in percentage terms these would amount to only negligible effects.
- 6.7. Overall, the Proposal would therefore not give rise to a significant adverse impact on the vitality and viability of Dewsbury town centre or any other defined centre within the catchment area, complying with Policy LP13 and paragraph 95 of the NPPF.

7. Appendices

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Appendix 1 - Marketed Properties

Site no.	Address	Use	Stage 1 Criteria			Passed Stage 1 Test?	Stage 2 Criteria			Passed Stage 2 test?	Comments
			A (site area)	B (floorspace)	C (location)		D (access)	E (amenity)	F (public transport)		
1	Unit 2 Mallard Industrial Park, Charles Street, Horbury, Wakefield	Industrial	n/a	1,138 - 2,372	Outside Catchment Area	No	Didn't pass the first test			No	
2	Unit L, Gildersome Spur, Leeds, LS27 7JZ	Warehouse	n/a	2,036	Outside Catchment Area	No	Didn't pass the first test			No	
3	Unit H1-H2 Gildersome Spur, Leeds	Light industrial	n/a	1,862	Outside Catchment Area	No	Didn't pass the first test			No	
4	1-3 Riverside Way, Ravensthorpe, Dewsbury, WF13 3LG	Light industrial	n/a	448 - 1,752	Edge of Town Centre	Yes	Yes	No	Yes	Yes	While, on the face of it, the Site satisfies the key criteria of the sequential test, it is located within a designated employment area, where employment uses are safeguarded, and therefore a retail proposal in this location would be conflict with the local development plan (Policy LP8). Furthermore, the Site is located in edge of centre location, similar to the Site, and therefore is not within a sequentially preferable location when compared to the Site. Still, for completeness, this property was considered further as part part of the Stage 3 test.
5	2-12 Market Place, Dewsbury, WF13 1DQ	Retail	n/a	740 - 1,594	Within Principal Town Centre	Yes	Yes	No	Yes	Yes	This property is located within Dewbury town centre and comprises a sufficient floorspace to accommodate the Proposal. It is in a location easily accessible by public transport. However, the layout of the site only comprises a small yard to the rear with limited manoeuvring area that is likely to be inadequate for a bulk-goods retail operators. Still, for completeness, this property was considered further as part part of the Stage 3 test.
6	Unit K1, Gildersome Spur, Leeds, LS27 7JZ	Warehouse	n/a	1,428	Outside Catchment Area	No	Didn't pass the first test			No	
7	Howley Park Road East, Howley Park Industrial Estate, Morley	Light industrial	n/a	1,976	Outside Catchment Area	No	Didn't pass the first test			No	
8	Former Fieldhead House, Chidswell Lane Dewsbury	Land	0.02	n/a	Out of Centre	No	Didn't pass the first test			No	
9	Unit 2/3, Wakefield Commercial Park	Industrial	n/a	136 - 1,505	Out of Centre	No	Didn't pass the first test			No	
10	Providence Place, Wormald Street	Industrial	n/a	80 - 1,264	Out of Centre	No	Didn't pass the first test			No	
11	Thomas Maddison Lane, Wakefield	Industrial	n/a	318 - 1,993	Outside Catchment Area	No	Didn't pass the first test			No	
12	Sandbeds Trading Estate, Ossett	Industrial	n/a	1,211 - 2,423	Out of Centre	No	Didn't pass the first test			No	
13	97 Bridge Road, Horbury	Industrial	n/a	1134*	Out of Centre	No	Didn't pass the first test			No	

No	URL
1	https://www.rightmove.co.uk/properties/158973449#/?channel=COM_LET
2	https://www.rightmove.co.uk/properties/161865812#/?channel=COM_LET
3	https://www.rightmove.co.uk/properties/155137991#/?channel=COM_LET
4	https://www.rightmove.co.uk/properties/722868200265857#/?channel=COM_LET
5	https://www.rightmove.co.uk/properties/723052493661953#/?channel=COM_LET
6	https://www.rightmove.co.uk/properties/161865101#/?channel=COM_LET
7	https://www.rightmove.co.uk/properties/87467847#/?channel=COM_BUY
8	https://www.rightmove.co.uk/properties/172130816#/?channel=COM_BUY
9	https://www.loopnet.co.uk/listing/97-bridge-rd-horbury/39078070/
10	https://www.loopnet.co.uk/listing/wormald-st-liversedge/38390278/
11	https://www.loopnet.co.uk/listing/thomas-maddison-in-wakefield/36142030/
12	https://www.loopnet.co.uk/listing/sandbeds-trading-estate-ossett/35098035/
13	https://www.loopnet.co.uk/listing/97-bridge-rd-horbury/33135619/

Key for test criteria columns	
Stage 1	A Site Area (ha) B Floorspace (sqm)
Stage 2	C Location in the relation town centres/ D Potential adequate highway access and manoeuvring areas? E Potential residential amenity issues? F Accessible by sustainable modes of transport?

Criterion A Minimum Maximum
0.6 0.91 ha

Criterion B Minimum Maximum
1,136 1,704 sqm
12,228 18,342 sqft

Appendix 2 - Brownfield Register Assessment

Site no.	Ref	Site Name Address	Local Authority	Hectares	In the catchment area?	Passed first filtering test?	Location	Passed second test?	Comments	Passed Stage 2 Assessment?
1	BLR_001	"Land to the north of, Hall Lane, Thornhill, Dewsbury, WF12 0PL"	Kirklees	0.78	Yes	Yes	Out of Centre	No	Did not pass filtering test 2	No
2	BLR_002	"Land to the south of, Lock Street, Thornhill, Dewsbury, WF12 9BZ"	Kirklees	1.98	-	No	Did not pass filtering test 1	No		No
3	BLR_003	"Headfield Mills, Savile Road, Savile Town, Dewsbury, WF12 9NP"	Kirklees	1.18	-	No	Did not pass filtering test 1	No		No
4	BLR_004	"Land north west of, Forge Lane, Thornhill Lees, Dewsbury"	Kirklees	2.67	-	No	Did not pass filtering test 1	No		No
5	BLR_005	"Land at, Carlton Road/Hirst Road, Dewsbury"	Kirklees	0.48	-	No	Did not pass filtering test 1	No		No
6	BLR_006	"Site of former Woolpack Inn, 167, Heckmondwike Road, Dewsbury Moor, Dewsbury, WF13 3NS"	Kirklees	0.17	-	No	Did not pass filtering test 1	No		No
7	BLR_007	"Pepperoyd Mills, Pepper Royd Street, Dewsbury, WF13 1PA"	Kirklees	0.57	-	No	Did not pass filtering test 1	No		No
8	BLR_008	"Forge Lane, Dewsbury, WF12 9AA"	Kirklees	1.85	-	No	Did not pass filtering test 1	No		No
9	BLR_009	"Cliffe Street, Dewsbury"	Kirklees	1.27	-	No	Did not pass filtering test 1	No		No
10	BLR_010	"Red Lathes Court, Red Lathes Lane, Ravensthorpe, Dewsbury, WF13 3DB"	Kirklees	0.45	-	No	Did not pass filtering test 1	No		No
11	BLR_011	"Westfield Assessment Centre, 13, Westfields Road, Mirfield, WF14 9PW"	Kirklees	1.17	-	No	Did not pass filtering test 1	No		No
12	BLR_012	"Excelsior Works, 33, St John's Road, Birkby, Huddersfield, HD1 5DX"	Kirklees	0.22	-	No	Did not pass filtering test 1	No		No
13	BLR_013	"35, St John's Road, Huddersfield, HD1 5DX"	Kirklees	0.15	-	No	Did not pass filtering test 1	No		No
14	BLR_014	"Cote Royd House, 7, Halifax Road, Edgerton, Huddersfield, HD3 3AN"	Kirklees	0.38	-	No	Did not pass filtering test 1	No		No
15	BLR_015	"Land to North and South of, Crossley Lane, Huddersfield, HD5 0QP"	Kirklees	4.22	-	No	Did not pass filtering test 1	No		No
16	BLR_016	"Land to the south of Fairfield Mills, Colne Road, Huddersfield, HD1 3ES"	Kirklees	0.39	-	No	Did not pass filtering test 1	No		No
17	BLR_017	"Land to the west of Fenwick House, Colne road, Huddersfield, HD1 3ES"	Kirklees	0.23	-	No	Did not pass filtering test 1	No		No
18	BLR_018	"Newsome Mills, Hart Street, Newsome, Huddersfield, HD4 6JF"	Kirklees	0.17	-	No	Did not pass filtering test 1	No		No
19	BLR_019	"Land at Waterfront Quarter, Chapel Hill, Huddersfield, HD1 3EB"	Kirklees	0.21	-	No	Did not pass filtering test 1	No		No
20	BLR_020	"Queensgate, Huddersfield, HD1 2MR"	Kirklees	0.27	-	No	Did not pass filtering test 1	No		No
21	BLR_021	"Land to rear of Row Street, Crosland Moor, Huddersfield, HD4 5AY"	Kirklees	0.56	-	No	Did not pass filtering test 1	No		No
22	BLR_022	"Former St Lukes Hospital, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RQ"	Kirklees	9	-	No	Did not pass filtering test 1	No		No
23	BLR_023	"Oakmead, 1C, Lidget Street, Lindley, Huddersfield, HD3 3JB"	Kirklees	0.64	No	No	Did not pass filtering test 1	No		No
24	BLR_024	"Land North of Flint Street, Fartown, Huddersfield"	Kirklees	1.29	-	No	Did not pass filtering test 1	No		No
25	BLR_025	"Land north of Blackmoorfoot Road, Crosland Hill, Huddersfield"	Kirklees	3.34	-	No	Did not pass filtering test 1	No		No
26	BLR_026	"Land to west of, Luck Lane, Marsh"	Kirklees	0.75	No	No	Did not pass filtering test 1	No		No
27	BLR_027	"Land north of Blackmoorfoot Road, Crosland Moor, Huddersfield"	Kirklees	14.43	-	No	Did not pass filtering test 1	No		No
28	BLR_028	"Land east of, Thewlis Lane, Crosland Hill"	Kirklees	0.96	-	No	Did not pass filtering test 1	No		No
29	BLR_029	"Land to the north of New Hey Road, Salendine Nook, Huddersfield"	Kirklees	0.43	-	No	Did not pass filtering test 1	No		No
30	BLR_030	"Land north of Deighton Road, Deighton, Huddersfield"	Kirklees	2.11	-	No	Did not pass filtering test 1	No		No
31	BLR_031	"Land west of, Shop Lane, Kirkheaton"	Kirklees	1.41	-	No	Did not pass filtering test 1	No		No
32	BLR_032	"Land South of, St Thomas Gardens, Bradley"	Kirklees	0.79	No	No	Did not pass filtering test 1	No		No
33	BLR_033	"Land south of Cambridge Road, Huddersfield"	Kirklees	1.27	-	No	Did not pass filtering test 1	No		No
34	BLR_034	"Land north of Trinity Street, Huddersfield"	Kirklees	2.44	-	No	Did not pass filtering test 1	No		No
35	BLR_035	"Land east of Southgate, Huddersfield"	Kirklees	2.67	-	No	Did not pass filtering test 1	No		No
36	BLR_036	"Land at former Stile Common School, Plane Street, Newsome"	Kirklees	0.61	No	No	Did not pass filtering test 1	No		No
37	BLR_037	"Land to rear of, 60 to 78, Nabcroft Lane, Crosland Moor, Huddersfield, HD4 5ES"	Kirklees	0.43	-	No	Did not pass filtering test 1	No		No
38	BLR_038	"Land off Hart Street, Newsome, Huddersfield, HD4 6LS"	Kirklees	0.4	-	No	Did not pass filtering test 1	No		No
39	BLR_039	"Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY"	Kirklees	0.83	No	No	Did not pass filtering test 1	No		No
40	BLR_040	"Central Garage, Concord Street, Holmfirth, HD9 6AE"	Kirklees	0.25	-	No	Did not pass filtering test 1	No		No
41	BLR_041	"Westwood Mill, Loweswood Lane, Linthwaite, Huddersfield, HD7 4RR"	Kirklees	1.8	-	No	Did not pass filtering test 1	No		No
42	BLR_042	"Land at, Station Road, Holmfirth, HD9 1AE"	Kirklees	0.24	-	No	Did not pass filtering test 1	No		No
43	BLR_043	"Travel Station Yard, Station Road, Holmfirth"	Kirklees	0.36	-	No	Did not pass filtering test 1	No		No
44	BLR_044	"1, Wood Bottom, Marsden, Huddersfield, HD7 6NE"	Kirklees	0.63	No	No	Did not pass filtering test 1	No		No
45	BLR_045	"Dobroyd Mills, Hepworth Road, New Mill, Holmfirth, HD9 1AF"	Kirklees	2.55	-	No	Did not pass filtering test 1	No		No
46	BLR_046	"Former Midlothian Garage, New Mill Road, Holmfirth"	Kirklees	1.26	-	No	Did not pass filtering test 1	No		No
47	BLR_047	"Hinchcliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX"	Kirklees	1.34	-	No	Did not pass filtering test 1	No		No
48	BLR_048	"Royd Edge Dyeworks, Holmfirth Road, Meltham, Holmfirth, HD9 4BH"	Kirklees	1.81	-	No	Did not pass filtering test 1	No		No
49	BLR_049	"Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield, HD7 5QS"	Kirklees	0.32	-	No	Did not pass filtering test 1	No		No
50	BLR_050	"Taylor Valve Works, Dowker Street, Minsbridge, Huddersfield, HD3 4XJ"	Kirklees	0.51	-	No	Did not pass filtering test 1	No		No
51	BLR_051	"New Mills, Brougham Road, Marsden"	Kirklees	1.71	-	No	Did not pass filtering test 1	No		No
52	BLR_052	"Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU"	Kirklees	1.25	-	No	Did not pass filtering test 1	No		No
53	BLR_053	"Former Storthes Hall Hospital, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA"	Kirklees	28.82	-	No	Did not pass filtering test 1	No		No
54	BLR_054	"Victoria Works, Fisher Green, Horsley, Holmfirth, HD9 6DP"	Kirklees	0.19	-	No	Did not pass filtering test 1	No		No
55	BLR_055	"Bank Bottom Mills, Mount Road, Marsden"	Kirklees	3.26	-	No	Did not pass filtering test 1	No		No
56	BLR_056	"Hi Pylon Works, Slades Road, Bolster Moor, Huddersfield, HD7 4JS"	Kirklees	0.28	-	No	Did not pass filtering test 1	No		No
57	BLR_057	"Land north of, Manchester Road, Linthwaite"	Kirklees	0.64	No	No	Did not pass filtering test 1	No		No
58	BLR_058	"Land between, Wakefield Road and Lily Lane, Grange Moor"	Kirklees	0.35	-	No	Did not pass filtering test 1	No		No
59	BLR_059	"Park Mill, Manor Road, Clayton West"	Kirklees	2.71	-	No	Did not pass filtering test 1	No		No
60	BLR_060	"Land to the East of, Denby Dale Railway Station, Station Road, Denby Dale"	Kirklees	0.37	-	No	Did not pass filtering test 1	No		No
61	BLR_061	"230, Cumberworth Lane, Denby Dale, Huddersfield, HD8 8PR"	Kirklees	0.64	No	No	Did not pass filtering test 1	No		No
62	BLR_062	"Holme Mills, West Slaithwaite Road, Slaithwaite"	Kirklees	1.74	-	No	Did not pass filtering test 1	No		No
63	BLR_063	"Denby Dale Nursery School, Wakefield Road, Denby Dale, Huddersfield, HD8 8RX"	Kirklees	0.17	-	No	Did not pass filtering test 1	No		No
64	BLR_064	"Land to the east of, Abbey Road North, Shepley"	Kirklees	0.37	-	No	Did not pass filtering test 1	No		No
65	BLR_065	"Former Gees Garage, New Hey Road, Outlane, Huddersfield"	Kirklees	0.37	-	No	Did not pass filtering test 1	No		No
66	BLR_066	"Bridge Mills, New Road, Holmfirth"	Kirklees	1.02	-	No	Did not pass filtering test 1	No		No
67	BLR_067	"Dene Bottom, Kirkburton, Huddersfield, HD8 0PP"	Kirklees	0.35	-	No	Did not pass filtering test 1	No		No
68	BLR_068	"Healey Nursery School, Healey Lane, Batley"	Kirklees	0.56	-	No	Did not pass filtering test 1	No		No
69	BLR_069	"144, Bradford Road, Batley, WF12 1JW"	Kirklees	0.37	-	No	Did not pass filtering test 1	No		No
70	BLR_070	"Former Cemex Site, Smithies Moor Lane, Birstall, Batley"	Kirklees	0.51	-	No	Did not pass filtering test 1	No		No
71	BLR_071	"Cleckheaton Mills, Bradford Road, Cleckheaton, BD19 5BD"	Kirklees	2.66	-	No	Did not pass filtering test 1	No		No
72	BLR_072	"Land adjacent, Mayman Lane, Mount Pleasant, Batley"	Kirklees	1.19	-	No	Did not pass filtering test 1	No		No
73	BLR_073	"Spafield Mills, Upper Road, Batley, WF17 7LR"	Kirklees	0.76	Yes	Yes	Out of Centre	No		No
74	BLR_074	"Land adjacent, South Parade, Cleckheaton"	Kirklees	0.37	-	No	Did not pass filtering test 1	No		No
75	BLR_075	"Brook House Mill, Batme Road, Cleckheaton"	Kirklees	0.36	-	No	Did not pass filtering test 1	No		No
76	BLR_076	"Land at, Squirrel Hill Reservoir, Staincliffe Road, Dewsbury Moor, Dewsbury"	Kirklees	0.88	Yes	Yes	Edge of Local Centre	No	While the site satisfies the site area criterion, it is under private ownership (Yorkshire Water) and it is not known to be marketed or indeed available for development. Based on the latest information, this is understood that the site is still under operation of the utility provider. Therefore the site was discounted from the sequential test.	No
77	BLR_077	"Land west of, 19 Staincliffe Hall Road, Staincliffe, Batley"	Kirklees	0.67	Yes	Yes	Edge of Local Centre	No	While the site satisfies the site area criterion, the site appears to be still in operation based in the latest satellite imagery. The site is under private ownership and it is not known to be marketed or indeed available for development. Therefore the site was discounted from the sequential test.	No
78	BLR_078	"Former White Lee Colliery, Leeds Road, Heckmondwike"	Kirklees	0.31	-	No	Did not pass filtering test 1	No		No
79	BLR_079	"Spenborough Industrial Estate, Parker Street, Liversedge, WF15 7JX"	Kirklees	0.52	-	No	Did not pass filtering test 1	No		No
80	BLR_080	"Land at Moor Top, Far Common Road, Mirfield"	Kirklees	0.8	No	No	Did not pass filtering test 1	No		No
81	BLR_081	"Heaton Avenue First and Nursery School, Westcliffe Road, Cleckheaton, BD19 3EP"	Kirklees	0.35	-	No	Did not pass filtering test 1	No		No
82	BLR_082	"Land at, Gomersal Primary School, Oxford Road, Gomersal"	Kirklees	0.4	-	No	Did not pass filtering test 1	No		No
83	BLR_083	"Land east of, Boundary Street, Heckmondwike"	Kirklees	0.59	-	No	Did not pass filtering test 1	No		No
84	BLR_084	"Land south of Westgate, Cleckheaton"	Kirklees	6.93	-	No	Did not pass filtering test 1	No		No
85	BLR_085	"The Whitcliffe Hotel, Prospect Road, Cleckheaton"	Kirklees	0.6	No	No	Did not pass filtering test 1	No		No
86	BLR_086	"Hardy And Hanson Ltd Summit Works, Longlands Road, Dewsbury, WF13 4AB"	Kirklees	0.23	-	No	Did not pass filtering test 1	No		No
87	BLR_087	"Site of former Atlas Works, Halifax Road, Liversedge, WF15 8HG"	Kirklees	0.25	-	No	Did not pass filtering test 1	No		No
88	BLR_088	"Former Valley Works, Union Street, Heckmondwike"	Kirklees	0.85	Yes	Yes	Edge of Town Centre	No	The site has been developed with 34 no. residential units under planning ref. 2014/61/91677/E and therefore is not available for development. The site was discounted from the sequential test.	No
89	BLR_089	"Land at, Serpentine Road, Cleckheaton, BD19 3NA"	Kirklees	1.38	-	No	Did not pass filtering test 1	No		No
90	BLR_090	"Caldes Mould Services, Headlands Road, Liversedge, WF15 7NT"	Kirklees	1.2	-	No	Did not pass filtering test 1	No		No
91	BLR_091	"Land south west of Wards Hill, Batley"	Kirklees	0.55	-	No	Did not pass filtering test 1	No		No
92	BLR_092	"Land to the east of, Hightown Road, Cleckheaton"	Kirklees	1.33	-	No	Did not pass filtering test 1	No		No
93	BLR_093	"Former Woodwell House, Mayman Lane, Mount Pleasant, Batley"	Kirklees	0.56	-	No	Did not pass filtering test 1	No		No
94	BLR_094	"Land adjacent, Halifax Road, Hightown, Liversedge"	Kirklees	0.36	-	No	Did not pass filtering test 1	No		No
95	BLR_095	"Former Parkham Foods Site, 395, Halifax Road, Liversedge, WF15 8DU"	Kirklees	0.66	No	No	Did not pass filtering test 1	No		No
96	BLR_096	"Land Adjacent, Highmoor Lane, Hartshead"	Kirklees	1.62	-	No	Did not pass filtering test 1	No		No
97	BLR_097	"Highgrove Beds Ltd, Spen Lane, Gomersal, Cleckheaton"	Kirklees	1.45	-	No	Did not pass filtering test 1	No		No
98	BLR_098	"Oakroyd Hall, West Yorkshire Fire And Rescue Service Headquarters, Bradford Road"	Kirklees	0.45	-	No	Did not pass filtering test 1	No		No
99	BLR_099	"Vale Works, 25, Morley Lane, Minsbridge, Huddersfield, HD3 4NS"	Kirklees	0.14	-	No	Did not pass filtering test 1	No		No
100	BLR_100	"Land at, Ossett Lane, Earlsheaton, Dewsbury, WF12 8LY"	Kirklees	0.25	-	No	Did not pass filtering test 1	No		No
101	BLR_101	"The Old Tannery, 224, Spen Lane, Gomersal, BD19 4PJ"	Kirklees	0.15	-	No	Did not pass filtering test 1	No		No

102	BLR_102	"Warwick Mills, Warwick Road, Batley, WF17 6BS"	Kirklees	0.16	-	No	Did not pass filtering test 1	No	No
103	BLR_103	"Denby Dale Nursery School, Wakefield Road, Denby Dale, Huddersfield, HD8 8RX"	Kirklees	0.17	-	No	Did not pass filtering test 1	No	No
104	BLR_104	"Pennine Garden Centre site, Huddersfield Road near Shelley"	Kirklees	1.5	-	No	Did not pass filtering test 1	No	No
105	BLR_105	"Puma Distribution Unit, Grange Road, Batley"	Kirklees	2.19	-	No	Did not pass filtering test 1	No	No
106	BLR_106	"Land off, Fernside Avenue, Almondbury, Huddersfield, HD5 8PH"	Kirklees	0.35	-	No	Did not pass filtering test 1	No	No
107	BLR_107	"2, Nelson Street, Birstall, Batley, WF17 9EP"	Kirklees	0.06	-	No	Did not pass filtering test 1	No	No
108	BLR_108	"1, Commercial Street, Batley, WF17 5HN"	Kirklees	0.03	-	No	Did not pass filtering test 1	No	No
109	BLR_109	"6, Bar Street, Batley, WF17 5PG"	Kirklees	0.03	-	No	Did not pass filtering test 1	No	No
110	BLR_110	"316, Middle Road, Earlsheaton, Dewsbury, WF12 8BT"	Kirklees	0.08	-	No	Did not pass filtering test 1	No	No
111	BLR_111	"Land Off, Croft Street, Birkenshaw"	Kirklees	0.85	No	No	Did not pass filtering test 1	No	No
112	BLR_112	"Oak Mill, Cliff Hollins Lane, East Bierley, BD12 7ER"	Kirklees	0.8	No	No	Did not pass filtering test 1	No	No
113	BLR_113	"Washpit Mills, Choppards Lane, Cartworth Moor, Holmfirth, HD9 2RD"	Kirklees	3.43	-	No	Did not pass filtering test 1	No	No
114	BLR_114	"Holme House Care Home, Oxford Road, Gomersal, Cleckheaton, BD19 4LA"	Kirklees	0.41	-	No	Did not pass filtering test 1	No	No
115	BLR_115	"Land at Walkley Terrace and Brunswick Street, Heckmondwike"	Kirklees	2.68	-	No	Did not pass filtering test 1	No	No
116	BLR_116	"Greenside Mill, Savile Road, Skelmanthorpe, Huddersfield, HD8 9EE"	Kirklees	1.83	-	No	Did not pass filtering test 1	No	No
117	BLR_117	"Lidl, Station Road, Mirfield, WF14 8LL"	Kirklees	0.7	Yes	Yes	Within District Centre	No	No
118	BLR_118	"Old Packhorse Inn, Highmoor Lane, Hartshead Moor, Cleckheaton, BD19 6LW"	Kirklees	0.13	-	No	Did not pass filtering test 1	No	No
119	BLR_119	"Land between, 30 & 60, Commercial Street, Slatthwaite, Huddersfield, HD7 5JZ"	Kirklees	0.26	-	No	Did not pass filtering test 1	No	No
120	BLR_120	"Land at Manchester Road, Linthwaite, Huddersfield, HD7 5QA"	Kirklees	0.29	-	No	Did not pass filtering test 1	No	No
121	BLR_121	"Marsden Fire Station, Manchester Road, Marsden, Huddersfield, HD7 6HA"	Kirklees	0.29	-	No	Did not pass filtering test 1	No	No
122	BLR_122	"Britannia Mills, Britannia Road, Slatthwaite, Huddersfield, HD7 5HE"	Kirklees	0.37	-	No	Did not pass filtering test 1	No	No
123	BLR_123	"Land at, Howley Walk, Soothill, Batley, WF17 6PS"	Kirklees	0.18	-	No	Did not pass filtering test 1	No	No
124	BLR_124	"Commercial Hotel, 325, Wellington Street, Batley, WF17 5TH"	Kirklees	0.08	-	No	Did not pass filtering test 1	No	No
125	BLR_125	"The Gables, 5A, Halifax Road, Staincliffe, Dewsbury, WF13 4AA"	Kirklees	0.44	-	No	Did not pass filtering test 1	No	No
126	BLR_126	"Corfe Close/Windmill Lane, Birstall, Batley, WF17 0MP"	Kirklees	0.15	-	No	Did not pass filtering test 1	No	No
127	BLR_127	"Land at, Busker Lane, Scissett, Huddersfield, HD8 9UL"	Kirklees	0.17	-	No	Did not pass filtering test 1	No	No
128	BLR_128	"Clayton West United Reformed Church, Church Lane, Clayton West, Huddersfield, HD7 5JZ"	Kirklees	0.08	-	No	Did not pass filtering test 1	No	No
129	BLR_129	"Land adj, Park Road West, Crosland Moor, Huddersfield, HD4 5RX"	Kirklees	0.17	-	No	Did not pass filtering test 1	No	No
130	BLR_130	"195, Barnsley Road, Flockton, Huddersfield, WF4 4AB"	Kirklees	0.13	-	No	Did not pass filtering test 1	No	No
131	BLR_131	"24-26, Queen Street, Huddersfield, HD1 2SP"	Kirklees	0.04	-	No	Did not pass filtering test 1	No	No
132	BLR_132	"Batley Police Station, Market Square, Batley, WF17 5AA"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
133	BLR_133	"First and Second Floors, 9-15, Cloth Hall Street, Huddersfield, HD1 2DX"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
134	BLR_134	"Bradford Road Medical Centre, 93, Bradford Road, Fartown, Huddersfield, HD1 6DU"	Kirklees	0.02	-	No	Did not pass filtering test 1	No	No
135	BLR_135	"Land adj, 63, Wakefield Road, Moldgreen, Huddersfield, HD5 9AB"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
136	BLR_136	"15, Commercial Street, Slatthwaite, Huddersfield, HD7 5JZ"	Kirklees	0.04	-	No	Did not pass filtering test 1	No	No
137	BLR_137	"21, Acre House Avenue, Lindley, Huddersfield, HD3 3BB"	Kirklees	0.09	-	No	Did not pass filtering test 1	No	No
138	BLR_138	"Land at former, Batley & District Cottage Hospital, Transvaal Terrace, Carlinghow"	Kirklees	1.19	-	No	Did not pass filtering test 1	No	No
139	BLR_139	"Former Royal British Legion, Hanson Lane, Lockwood, Huddersfield, HD1 3UW"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
140	BLR_140	"23-25 Bradford Road, Dewsbury, WF13 2DU"	Kirklees	0.06	-	No	Did not pass filtering test 1	No	No
141	BLR_141	"Wheelwright Centre, Birkdale Road, Dewsbury, WF13 4HG"	Kirklees	0.81	Yes	Yes	Edge of Local Centre	No	No
142	BLR_142	"Union Mills, Tanyard Road, Minsbridge, Huddersfield, HD3 4NB"	Kirklees	0.37	-	No	Did not pass filtering test 1	No	No
143	BLR_143	"Land at Former Tarmac Readymix Plant, Lees Hall Road, Dewsbury, WF12 9EQ"	Kirklees	0.57	-	No	Did not pass filtering test 1	No	No
144	BLR_144	"Land at Carlton Road/Hirst Road, Dewsbury, WF13 2AD"	Kirklees	0.51	-	No	Did not pass filtering test 1	No	No
145	BLR_145	"Manashay Cottage, Upper Brow Road, Paddock, Huddersfield, HD1 4UP"	Kirklees	0.45	-	No	Did not pass filtering test 1	No	No
146	BLR_146	"Land at, Bulay Road, Thornton Lodge, Huddersfield, HD1 3NH"	Kirklees	0.15	-	No	Did not pass filtering test 1	No	No
147	BLR_147	"Stanley Mills, Britannia Road, Minsbridge, Huddersfield, HD3 4QS"	Kirklees	0.57	-	No	Did not pass filtering test 1	No	No
148	BLR_148	"Land at, Ings Road, Littleton, Liversedge, WF15 6HL"	Kirklees	0.3	-	No	Did not pass filtering test 1	No	No
149	BLR_149	"Land Opposite, 33 Sackville Street, Ravenshorpe, Dewsbury, WF13 3BX"	Kirklees	0.14	-	No	Did not pass filtering test 1	No	No
150	BLR_150	"1145, Croft House Surgery, Manchester Road, Slatthwaite, Huddersfield"	Kirklees	0.08	-	No	Did not pass filtering test 1	No	No
151	BLR_151	"5-7, Osselt Lane, Earlsheaton, Dewsbury"	Kirklees	0.16	-	No	Did not pass filtering test 1	No	No
152	BLR_152	"13, Nelson Street, Dewsbury"	Kirklees	0.04	-	No	Did not pass filtering test 1	No	No
153	BLR_153	"1-3 Kirklees Council Depot, St Paul's Road, Mirfield"	Kirklees	0.21	-	No	Did not pass filtering test 1	No	No
154	BLR_154	"The New Huddersfield Hotel, A1, Kirkgate"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
155	BLR_155	"Highfields Centre, New North Road, Huddersfield"	Kirklees	0.39	-	No	Did not pass filtering test 1	No	No
156	BLR_156	"Prospect Business Centre, Prospect Street, Springwood, Huddersfield"	Kirklees	0.1	-	No	Did not pass filtering test 1	No	No
157	BLR_157	"Land off, Knowl Grove, Mirfield, WF14 9RF"	Kirklees	0.14	-	No	Did not pass filtering test 1	No	No
158	BLR_158	"Sunnyside Care Home, 6-8, Oxford Road, Dewsbury, WF13 4LN"	Kirklees	0.26	-	No	Did not pass filtering test 1	No	No
159	BLR_159	"Moorhouse Farm, Moorhouse Lane, Birkenshaw, BD11 2AY"	Kirklees	0.36	-	No	Did not pass filtering test 1	No	No
160	BLR_160	"Rose and Crown Inn, 132, Knowl Road, Golcar, Huddersfield, HD7 4AN"	Kirklees	0.28	-	No	Did not pass filtering test 1	No	No
161	BLR_161	"21, St John's Road, Huddersfield, HD1 5BW"	Kirklees	0.06	-	No	Did not pass filtering test 1	No	No
162	BLR_162	"Land adj, 298, Whitechapel Road, Scholes, Cleckheaton, BD19 6HW"	Kirklees	0.35	-	No	Did not pass filtering test 1	No	No
163	BLR_163	"School of Dance and Performing Arts, 61-63, Moor Lane, Gomersal, Cleckheaton, HD7 5JZ"	Kirklees	0.15	-	No	Did not pass filtering test 1	No	No
164	BLR_164	"Adj, 115, Westfield Lane, Wyke, BD12 9LY"	Kirklees	0.2	-	No	Did not pass filtering test 1	No	No
165	BLR_165	"Crown House, 12, Southgate, Huddersfield, HD1 1DE"	Kirklees	0.18	-	No	Did not pass filtering test 1	No	No
166	BLR_166	"67-71, Northgate, Cleckheaton, BD19 3HZ"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
167	BLR_167	"Commercial Inn, 43, Church Street, Paddock, Huddersfield, HD1 4UB"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
168	BLR_168	"Almond Croft, Nibshaw Lane, Gomersal, Cleckheaton, BD19 4PN"	Kirklees	0.4	-	No	Did not pass filtering test 1	No	No
169	BLR_169	"Edgerton Villa, 22/24, Edgerton Road, Edgerton, Huddersfield, HD3 3AD"	Kirklees	0.1	-	No	Did not pass filtering test 1	No	No
170	BLR_170	"The Principal, Northgate, Dewsbury, WF13 1DT"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
171	BLR_171	"44-48, Westgate, Huddersfield, HD1 1NX"	Kirklees	0.03	-	No	Did not pass filtering test 1	No	No
172	BLR_172	"New North Road, Heckmondwike, WF16 9DW"	Kirklees	0.23	-	No	Did not pass filtering test 1	No	No
173	BLR_173	"Staincliffe Conservative Club, Chapel Fold, Staincliffe, Batley, WF17 7AY"	Kirklees	0.07	-	No	Did not pass filtering test 1	No	No
174	BLR_174	"101, Old Westgate, Dewsbury, WF13 1NB"	Kirklees	0.01	-	No	Did not pass filtering test 1	No	No
175	BLR_175	"Former Liberal Club, 14, New Road, Kirkheaton, Huddersfield, HD5 0HP"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
176	BLR_176	"Buxton House, New Street, Huddersfield, HD1 2PP"	Kirklees	0.03	-	No	Did not pass filtering test 1	No	No
177	BLR_177	"30, Market Street, Huddersfield, HD1 2HG"	Kirklees	0.08	-	No	Did not pass filtering test 1	No	No
178	BLR_178	"Waverley United Reformed Church, Waverley Road, Huddersfield, HD1 5NA"	Kirklees	0.09	-	No	Did not pass filtering test 1	No	No
179	BLR_179	"Marsh Conservative Club, Abb Street, Marsh, Huddersfield, HD1 4PB"	Kirklees	0.02	-	No	Did not pass filtering test 1	No	No
180	BLR_180	"5-9, High Road, Earlsheaton, WF12 8AZ"	Kirklees	0.02	-	No	Did not pass filtering test 1	No	No
181	BLR_181	"20, Kelloe Street, Cleckheaton, BD19 4EN"	Kirklees	0.06	-	No	Did not pass filtering test 1	No	No
182	BLR_182	"Old Oak Inn, 349, Bradford Road, Littleton, Liversedge, WF15 6EW"	Kirklees	0.06	-	No	Did not pass filtering test 1	No	No
183	BLR_183	"The Co Operative Food, 19, Northgate, Almondbury, Huddersfield, HD5 8RX"	Kirklees	0.08	-	No	Did not pass filtering test 1	No	No
184	BLR_184	"27, Market Place, Huddersfield, HD1 2AD"	Kirklees	0.03	-	No	Did not pass filtering test 1	No	No
185	BLR_185	"Pearl House, 10-18, John William Street, Huddersfield, HD1 1BA"	Kirklees	0.06	-	No	Did not pass filtering test 1	No	No
186	BLR_186	"14, Fifth Street, Huddersfield, HD1 3BA"	Kirklees	0.01	-	No	Did not pass filtering test 1	No	No
187	BLR_187	"61-65, New Street, Huddersfield, HD1 2BG"	Kirklees	0.06	-	No	Did not pass filtering test 1	No	No
188	BLR_188	"Dixon Hall And Co Ltd, Grafton Street, Batley, WF17 6AR"	Kirklees	0.07	-	No	Did not pass filtering test 1	No	No
189	BLR_189	"Chutney Mahal, Folly Hall, Huddersfield, HD1 3PA"	Kirklees	0.03	-	No	Did not pass filtering test 1	No	No
190	BLR_190	"The Carlton Nursing Home, 25, Greenway, Minsbridge, Huddersfield, HD3 4RZ"	Kirklees	0.09	-	No	Did not pass filtering test 1	No	No
191	BLR_191	"Prudential House, 69, New Street, Huddersfield, HD1 2BG"	Kirklees	0.02	-	No	Did not pass filtering test 1	No	No
192	BLR_192	"First and Second Floors, Shopping Precinct, New Street and Albion Street, Huddersfield, HD1 2BG"	Kirklees	0.32	-	No	Did not pass filtering test 1	No	No
193	BLR_193	"1st floor, The Packhorse Centre, 19-31 King Street, Huddersfield, HD1 2RT"	Kirklees	0.09	-	No	Did not pass filtering test 1	No	No
194	BLR_194	"The Priory, Whitechapel Road, Cleckheaton, BD19 6HR"	Kirklees	0.18	-	No	Did not pass filtering test 1	No	No
195	BLR_195	"Rose and Crown, Cop Hill End, Slatthwaite, Huddersfield, HD7 5XA"	Kirklees	0.19	-	No	Did not pass filtering test 1	No	No
196	BLR_196	"15, Bankfield Lane, Kirkheaton, Huddersfield, HD5 0JP"	Kirklees	0.21	-	No	Did not pass filtering test 1	No	No
197	BLR_197	"Slatthwaite Methodist Church, Station Road, Slatthwaite, Huddersfield, HD7 5AW"	Kirklees	0.05	-	No	Did not pass filtering test 1	No	No
198	BLR_198	"Sir Robert Peel Inn, 14, High Street, Heckmondwike, WF16 0AR"	Kirklees	0.04	-	No	Did not pass filtering test 1	No	No
199	BLR_199	"Wesley House, Huddersfield Road, Birstall, Batley, WF17 9AZ"	Kirklees	0.13	-	No	Did not pass filtering test 1	No	No
200	BLR_200	"HSBC, 2, Cloth Hall Street, Huddersfield, HD1 2EG"	Kirklees	0.03	-	No	Did not pass filtering test 1	No	No
201	BLR17003	"Land Off Cambridge Street, Castleford West Yorkshire"	Wakefield	0.31	-	No	Did not pass filtering test 1	No	No
202	BLR17006	"1 - 3 Vickers Street, Castleford"	Wakefield	0.03	-	No	Did not pass filtering test 1	No	No
203	BLR17007	"Castleford Tigers Ground, Wheldon Road, Castleford"	Wakefield	3.85	-	No	Did not pass filtering test 1	No	No
204	BLR17009	"Land at Saxon Way, Castleford"	Wakefield	6.07	-	No	Did not pass filtering test 1	No	No
205	BLR17014	"The Old Vicarage, Castleford"	Wakefield	0.26	-	No	Did not pass filtering test 1	No	No
206	BLR17015	"194 Holywell Lane, Castleford"	Wakefield	0.2	-	No	Did not pass filtering test 1	No	No
207	BLR17018	"Yorkshire Rose PH, Castleford"	Wakefield	0.42	-	No	Did not pass filtering test 1	No	No
208	BLR17019	"Aire St/Briggs St/Sagar St, Castleford"	Wakefield	0.6	No	No	Did not pass filtering test 1	No	No
209	BLR17023	"Castleford Waterfront, Castleford"	Wakefield	2.91	-	No	Did not pass filtering test 1	No	No
210	BLR17029	"REAR OF 36 GREEN LANE, FEATHERSTONE"	Wakefield	0.08	-	No	Did not pass filtering test 1	No	No
211	BLR17039	"Union House, Hemsworth"	Wakefield	0.05	-	No	Did not pass filtering test 1	No	No
212	BLR17046	"15 To 21 Westfield Road, HORBURY"	Wakefield	0.06	-	No	Did not pass filtering test 1	No	No
213	BLR17047	"Safeguard House, Horbury"	Wakefield	0.23	-	No	Did not pass filtering test 1	No	No
214	BLR17048	"Spring Garage, Horbury"	Wakefield	0.05	-	No	Did not pass filtering test 1	No	No
215	BLR17049	"23 Twitch Hill, Horbury"	Wakefield	0.12	-	No	Did not pass filtering test 1	No	No
216	BLR17052	"LAND AT HORBURY QUARRY, HORBURY"	Wakefield	0.85	Yes	Yes	Out of Centre	No	No
217	BLR17053	"R/O QUARRY HILL, HORBURY"	Wakefield	0.16	-	No	Did not pass filtering test 1	No	No
218	BLR17057	"Former British Legion Hall, Knottingley"	Wakefield	0.05	-	No	Did not pass filtering test 1	No	No
219	BLR17058	"Racca Green (and A), Knottingley"	Wakefield	0.14	-	No	Did not pass filtering test 1	No	No
220	BLR17059	"Former Easdale Foundry Site, Knottingley"	Wakefield	0.16	-	No	Did not pass filtering test 1	No	No
221	BLR17062	"Land at A1 Business Park, Knottingley"	Wakefield	1.09	-	No	Did not pass filtering test 1	No	No
222	BLR17063	"Holyrood House, Knottingley"	Wakefield	0.21	-	No	Did not pass filtering test 1	No	No
223	BLR17064	"Oxiris Chemical Works and Adjoining Common Lane, Knottingley"	Wakefield	9.88	-	No	Did not pass filtering test 1	No	No
224	BLR17067	"Stations Area, Nornanton"	Wakefield	9.88	-	No	Did not pass filtering test 1	No	No

225	BLR17068	"152 Castleford Road, Wakefield"	Wakefield	0.05	-	No	Did not pass filtering test 1	No	No
226	BLR17069	"Empire House, Normanton"	Wakefield	0.1	-	No	Did not pass filtering test 1	No	No
227	BLR17072	"Victoria Mills, Ossett"	Wakefield	3.91	-	No	Did not pass filtering test 1	No	No
228	BLR17074	"Ossett Fire Station, Ossett"	Wakefield	0.35	-	No	Did not pass filtering test 1	No	No
229	BLR17075	"Engineering Gears Ltd, Ossett"	Wakefield	0.4	-	No	Did not pass filtering test 1	No	No
230	BLR17077	"Crossley Court (land At), New Sharlston"	Wakefield	0.17	-	No	Did not pass filtering test 1	No	No
231	BLR17078	"Newison Avenue (Land Off), Pontefract"	Wakefield	0.08	-	No	Did not pass filtering test 1	No	No
232	BLR17079	"Stringer's Garage, Slutwell Lane / Friarwood Lane, Pontefract"	Wakefield	0.46	-	No	Did not pass filtering test 1	No	No
233	BLR17082	"52A Northgate, Pontefract"	Wakefield	0.16	-	No	Did not pass filtering test 1	No	No
234	BLR17084	"Dwors, Pontefract"	Wakefield	0.06	-	No	Did not pass filtering test 1	No	No
235	BLR17085	"Pontefract Barracks Depot, Pontefract"	Wakefield	0.28	-	No	Did not pass filtering test 1	No	No
236	BLR17086	"Land between Horsefair and Northgate, Pontefract"	Wakefield	2.13	-	No	Did not pass filtering test 1	No	No
237	BLR17091	"55A Northgate/Back Northgate (Land At), Pontefract"	Wakefield	0.21	-	No	Did not pass filtering test 1	No	No
238	BLR17092	"The Maltings, Pontefract"	Wakefield	0.04	-	No	Did not pass filtering test 1	No	No
239	BLR17095	"Land at Willowdene Lane, Pontefract"	Wakefield	1.34	-	No	Did not pass filtering test 1	No	No
240	BLR17099	"Scrapyard, Midland Road, Pontefract"	Wakefield	1.42	-	No	Did not pass filtering test 1	No	No
241	BLR17101	"Brooklands Crescent (land to rear), Havercroft"	Wakefield	0.34	-	No	Did not pass filtering test 1	No	No
242	BLR17102	"St George's Church, Havercroft"	Wakefield	0.11	-	No	Did not pass filtering test 1	No	No
243	BLR17106	"R/O 164 BARNSLEY ROAD, SOUTH KIRKBY"	Wakefield	0.27	-	No	Did not pass filtering test 1	No	No
244	BLR17109	"Former Scrap Yard, South Elmsall"	Wakefield	0.98	-	No	Did not pass filtering test 1	No	No
245	BLR17110	"Cherry Lea, South Elmsall"	Wakefield	2.42	-	No	Did not pass filtering test 1	No	No
246	BLR17112	"Diamond Jubilee Club, South Kirkby"	Wakefield	0.1	-	No	Did not pass filtering test 1	No	No
247	BLR17118	"Land at Grove Drive, South Kirkby"	Wakefield	0.19	-	No	Did not pass filtering test 1	No	No
248	BLR17119	"Former Burntwood Junior and Infant School, Church Top, South Kirkby"	Wakefield	0.79	No	No	Did not pass filtering test 1	No	No
249	BLR17122	"Newton House, Grey Street, Outwood"	Wakefield	0.16	-	No	Did not pass filtering test 1	No	No
250	BLR17125	"1 Westfield Terrace, Wakefield"	Wakefield	0.03	-	No	Did not pass filtering test 1	No	No
251	BLR17128	"RADCLIFFE PLACE, WAKEFIELD"	Wakefield	0.29	-	No	Did not pass filtering test 1	No	No
252	BLR17129	"FORMER CINEMA, WAKEFIELD"	Wakefield	0.28	-	No	Did not pass filtering test 1	No	No
253	BLR17130	"PROVIDENCE STREET, WAKEFIELD"	Wakefield	0.23	-	No	Did not pass filtering test 1	No	No
254	BLR17132	"ings Road (former Crown Works site), Wakefield"	Wakefield	0.51	-	No	Did not pass filtering test 1	No	No
255	BLR17133	"4 College Grove View, Wakefield"	Wakefield	0.02	-	No	Did not pass filtering test 1	No	No
256	BLR17134	"West End Of West Street, Wakefield"	Wakefield	0.11	-	No	Did not pass filtering test 1	No	No
257	BLR17135	"D J Welding Services, Hall Green"	Wakefield	0.22	-	No	Did not pass filtering test 1	No	No
258	BLR17141	"Sirdar, Flanshaw Lane, Wakefield"	Wakefield	6.54	-	No	Did not pass filtering test 1	No	No
259	BLR17142	"Victoria Works, Wakefield"	Wakefield	0.18	-	No	Did not pass filtering test 1	No	No
260	BLR17143	"1 - 15 Pashley Court, Wakefield"	Wakefield	0.06	-	No	Did not pass filtering test 1	No	No
261	BLR17144	"90 - 92 - 94 Horbury Road, Wakefield"	Wakefield	0.09	-	No	Did not pass filtering test 1	No	No
262	BLR17146	"497 Denby Dale Road, Wakefield"	Wakefield	0.19	-	No	Did not pass filtering test 1	No	No
263	BLR17150	"162 - 164 Westgate, Wakefield"	Wakefield	0.06	-	No	Did not pass filtering test 1	No	No
264	BLR17155	"Jacobs Well Lane, Wakefield"	Wakefield	3.61	-	No	Did not pass filtering test 1	No	No
265	BLR17156	"WATERFRONT AREA, WAKEFIELD"	Wakefield	2.82	-	No	Did not pass filtering test 1	No	No
266	BLR17158	"Charity House, Wakefield"	Wakefield	0.3	-	No	Did not pass filtering test 1	No	No
267	BLR17159	"Clothers Arms, Wakefield"	Wakefield	0.12	-	No	Did not pass filtering test 1	No	No
268	BLR17165	"76 Horbury Road (land At), Wakefield"	Wakefield	0.07	-	No	Did not pass filtering test 1	No	No
269	BLR17178	"Land At Snowhill, Wakefield"	Wakefield	6.57	-	No	Did not pass filtering test 1	No	No
270	BLR17179	"Kirkgate (south & east of Kirkgate roundabout), Wakefield"	Wakefield	3.42	-	No	Did not pass filtering test 1	No	No
271	BLR18187	"Carlston Furniture Group, Pontefract"	Wakefield	3.02	-	No	Did not pass filtering test 1	No	No
272	BLR18192	"Former Wakefield Express, Wakefield"	Wakefield	0.36	-	No	Did not pass filtering test 1	No	No
273	BLR18196	"WY Accident Repair Centre, Castleford"	Wakefield	0.75	No	No	Did not pass filtering test 1	No	No
274	BLR18209	"Land at Little Lane, South Elmsall"	Wakefield	0.18	-	No	Did not pass filtering test 1	No	No
275	BLR19230	"41-49 Poplar Avenue (land At), Castleford"	Wakefield	0.21	-	No	Did not pass filtering test 1	No	No
276	BLR19237	"Wheldale Farm Cottages, Castleford"	Wakefield	0.15	-	No	Did not pass filtering test 1	No	No
277	BLR20258	"Kingdom Hall, Castleford"	Wakefield	0.03	-	No	Did not pass filtering test 1	No	No
278	BLR20259	"2-4 Albion Street, Castleford"	Wakefield	0.08	-	No	Did not pass filtering test 1	No	No
279	BLR20271	"Cross Street Chambers, Wakefield"	Wakefield	0.07	-	No	Did not pass filtering test 1	No	No
280	BLR20274	"225 Denby Dale Road, Wakefield"	Wakefield	0.37	-	No	Did not pass filtering test 1	No	No
281	BLR20277	"74 Lumley Street, Castleford"	Wakefield	0.04	-	No	Did not pass filtering test 1	No	No
282	BLR21002	"Leyland Villa (V/o William Court), South Kirkby"	Wakefield	0.13	-	No	Did not pass filtering test 1	No	No
283	BLR21003	"Stockrill House (Land At), Upton"	Wakefield	0.38	-	No	Did not pass filtering test 1	No	No
284	BLR21006	"71 Baine Lane, Wakefield"	Wakefield	0.04	-	No	Did not pass filtering test 1	No	No
285	BLR21007	"67-69 Aloverthorpe Road, Wakefield"	Wakefield	0.18	-	No	Did not pass filtering test 1	No	No
286	BLR21014	"Former Site Of Nestle (C6 phase 1), Castleford"	Wakefield	3.33	-	No	Did not pass filtering test 1	No	No
287	BLR21016	"Former C6 And Nestle Site, Castleford"	Wakefield	24.11	-	No	Did not pass filtering test 1	No	No
288	BLR22002	"1-33 Whin View Court, Havercroft"	Wakefield	0.65	No	No	Did not pass filtering test 1	No	No
289	BLR22008	"5 Northfield Lane, Wakefield"	Wakefield	0.27	-	No	Did not pass filtering test 1	No	No
290	BLR23002	"10 Market Street, Wakefield"	Wakefield	0.03	-	No	Did not pass filtering test 1	No	No
291	BLR23003	"Castle Mount Residential Home, Wakefield"	Wakefield	0.19	-	No	Did not pass filtering test 1	No	No
292	BLR23005	"39 Lee Moor Road, Wakefield"	Wakefield	0.06	-	No	Did not pass filtering test 1	No	No
293	BLR23007	"The Picture House, Castleford"	Wakefield	0.09	-	No	Did not pass filtering test 1	No	No
294	BLR24001	"Police Station, 40A Wood Street, Gills Yard, Wakefield"	Wakefield	0.59	-	No	Did not pass filtering test 1	No	No
295	BLR24002	"Gospel Hall, Castleford"	Wakefield	0.03	-	No	Did not pass filtering test 1	No	No
296	BLR24003	"162 -164 Kirkgate, Wakefield"	Wakefield	0.03	-	No	Did not pass filtering test 1	No	No
297	BLR24004	"1 South Parade, Wakefield"	Wakefield	0.12	-	No	Did not pass filtering test 1	No	No
298	BLR24005	"Noble House, Castleford"	Wakefield	0.02	-	No	Did not pass filtering test 1	No	No
299	BLR24007	"29-31 Dale Street, Wakefield"	Wakefield	0.02	-	No	Did not pass filtering test 1	No	No
300	BLR24008	"Land At Railway Avenue/Colonels Walk, Pontefract"	Wakefield	0.72	No	No	Did not pass filtering test 1	No	No
301	BLR24009	"Land Adj, Wakefield"	Wakefield	0.09	-	No	Did not pass filtering test 1	No	No
302	BLR24011	"1st and 2nd Floor Offices, Castleford"	Wakefield	0.04	-	No	Did not pass filtering test 1	No	No
303	BLR24012	"34 School Lane, Castleford"	Wakefield	0.13	-	No	Did not pass filtering test 1	No	No
304	BLR24013	"Thornhill House, Wakefield"	Wakefield	0.05	-	No	Did not pass filtering test 1	No	No
305	BLR24014	"Ploughlands House, Wakefield"	Wakefield	0.1	-	No	Did not pass filtering test 1	No	No
306	BLR24016	"Junction Hotel, Featherstone"	Wakefield	0.14	-	No	Did not pass filtering test 1	No	No
307	BLR24017	"Hall Farm, Hemsworth"	Wakefield	0.39	-	No	Did not pass filtering test 1	No	No
308	BLR24018	"111-115B Westgate, Wakefield"	Wakefield	0.04	-	No	Did not pass filtering test 1	No	No
309	BLR24019	"19 Queen Street, Ossett"	Wakefield	0.03	-	No	Did not pass filtering test 1	No	No
310	BLR24021	"89 Westfield Lane, South Elmsall"	Wakefield	0.04	-	No	Did not pass filtering test 1	No	No
311	BLR24022	"Unit 2 North Street, Castleford"	Wakefield	0.02	-	No	Did not pass filtering test 1	No	No
312	BLR24023	"38-42 Kirkgate, Wakefield"	Wakefield	0.1	-	No	Did not pass filtering test 1	No	No
313	BLR24024	"12 - 14 Ropergate, Pontefract"	Wakefield	0.03	-	No	Did not pass filtering test 1	No	No
314	BLR24025	"Trend House, Wakefield"	Wakefield	0.07	-	No	Did not pass filtering test 1	No	No
315	BLR24026	"Arriva Bus Depot, Castleford"	Wakefield	1.17	-	No	Did not pass filtering test 1	No	No
316	BLR24027	"Land Adjacent To Farmers WMC, Kinsley"	Wakefield	0.74	No	No	Did not pass filtering test 1	No	No
317	BLR24028	"Former Factory, Pontefract"	Wakefield	2.02	-	No	Did not pass filtering test 1	No	No
318	BLR24030	"Tanshelf Industrial Estate, Pontefract"	Wakefield	3.43	-	No	Did not pass filtering test 1	No	No
319	BLR24031	"Former Pontefract General Infirmary, Pontefract"	Wakefield	1.66	-	No	Did not pass filtering test 1	No	No
320	BLR24032	"24/26 Bank Street, Castleford"	Wakefield	0.02	-	No	Did not pass filtering test 1	No	No
321	BLR24033	"Former Waterton J&J School, Wakefield"	Wakefield	0.96	-	No	Did not pass filtering test 1	No	No

Appendix 3 - Employment Land Review/Availability Assessment

Reference	LPA	Name & Location	Floorspace	Site area (ha)	Availability	Passed first test?	Town Centre Location	Passed the Stage 1 Assessment?
A0075C	Kirklees	Centre 27 Gelderd Rd Birstall		2.57	Available	No	Didn't pass the first test	No
A0076B	Kirklees	Land at Pheasant Drive Birstall		1.74	Available	No	Didn't pass the first test	No
A0083E	Kirklees	East of Ocado Dark Lane Birstall	2,611	0.58	Committed	No	Didn't pass the first test	No
A0140	Kirklees	Coach and Six PH Gelderd Road	32	0.07	Committed	No	Didn't pass the first test	No
A0146	Kirklees	ICM Computers Oakwell Way	8,158	0.95	Available	No	Didn't pass the first test	No
A0154	Kirklees	Dransfield Cabinets Norquest Park	515	0.14	Expansion	No	Didn't pass the first test	No
A0158	Kirklees	Unit 18 Pennine View Birstall	1,601	0.13	Committed	No	Didn't pass the first test	No
A0168	Kirklees	Unit 3 Bankwood Way Birstall	Loss	-0.02	Loss	No	Didn't pass the first test	No
B0002	Kirklees	SW of 853-879 Bradford Road	1,050	0.39	Available	No	Didn't pass the first test	No
B0017B	Kirklees	Rest Assured Grange Rd (North)		0.67	Expansion	No	Didn't pass the first test	No
B0035	Kirklees	West 46-99 Mayman Lane Batley		1.28	Available	No	Didn't pass the first test	No
B0083	Kirklees	North 234 Bradford Road Batley		0.53	Available	No	Didn't pass the first test	No
B0214	Kirklees	Unit 2 Bradford Road Batley	1,104	-0.11	Loss	No	Didn't pass the first test	No
B0222	Kirklees	Carlinghow Mills Bradford Rd	790	0.09	Committed	No	Didn't pass the first test	No
B0230	Kirklees	26-42 Smithies Moor Lane		5.2	Available	No	Didn't pass the first test	No
B0249	Kirklees	634 Bradford Road Batley	105	0.02	Available	No	Didn't pass the first test	No
B0256	Kirklees	Wellan Studios Grange Valley Rd	457	0.05	Expansion	No	Didn't pass the first test	No
B0262	Kirklees	421 Bradford Road Batley	487	0.06	Committed	No	Didn't pass the first test	No
B0266	Kirklees	Atlas Quarry Howard Street	117	0.01	Committed	No	Didn't pass the first test	No
B0268	Kirklees	Enzo Prestige Garnett Street	78	0.05	Expansion	No	Didn't pass the first test	No
B0276	Kirklees	R & M Motors 206 Commonsode	223	0.01	Gain & Loss	No	Didn't pass the first test	No
B0293	Kirklees	East of Soothill Business Park	1,549	0.23	Committed	No	Didn't pass the first test	No
B0286	Kirklees	Brookroyd Mills Bradford Road	214	0.08	Committed	No	Didn't pass the first test	No
B0288	Kirklees	Warwick Mills Warwick Road	Loss	-0.17	Loss	No	Didn't pass the first test	No
B0289	Kirklees	Suite A Fountain Mills Batley	Loss	-0.03	Loss	No	Didn't pass the first test	No
B0290	Kirklees	232 Bradford Road Batley	320	0.03	Committed	No	Didn't pass the first test	No
B0291	Kirklees	NE of 588-594 Bradford Road	92	0.03	Committed	No	Didn't pass the first test	No
B0293	Kirklees	27 Branch Road Batley	Loss	-0.03	Loss	No	Didn't pass the first test	No
B0296	Kirklees	881 Bradford Road Huddersfield	310	0.03	Committed	No	Didn't pass the first test	No
B0297	Kirklees	Millside House 887 Bradford Rd	Loss	-0.07	Loss	No	Didn't pass the first test	No
C0120D	Kirklees	North of Heaton House Riverside		0.3	Expansion	No	Didn't pass the first test	No
C0134	Kirklees	Rawfold Mills Cartwright St	1,203	0.13	Expansion	No	Didn't pass the first test	No
C0144	Kirklees	Unit 2 Rawfolds Way Cleckheaton	211	0.05	Expansion	No	Didn't pass the first test	No
C0162	Kirklees	Land Off Walker Street Scholes	136	0.01	Committed	No	Didn't pass the first test	No
C0173	Kirklees	Unit 2 Moor End Works Cleck.	362	0.04	Gain & Loss	No	Didn't pass the first test	No
C0180	Kirklees	Brookfield Farm Wyke	342	0.04	Committed	No	Didn't pass the first test	No
C0182	Kirklees	1 Foundary Street Cleckheaton	Loss	-0.02	Loss	No	Didn't pass the first test	No
D0045A	Kirklees	West 12 Crackenedge Lane		0.33	Constraints	No	Didn't pass the first test	No
D0045B	Kirklees	West 12 Crackenedge Lane	484	0.35	Available	No	Didn't pass the first test	No
D0069A	Kirklees	West of Calder Bank Mills		0.32	Available	No	Didn't pass the first test	No
D0069B	Kirklees	SW of Calderbank Mills	2,299	0.72	Committed	No	Didn't pass the first test	No
D0130J	Kirklees	Thornhill Rd Ind Estate		0.15	Expansion	No	Didn't pass the first test	No
D0208A	Kirklees	Shaw Cross Business Park		0.31	Available	No	Didn't pass the first test	No
D0215	Kirklees	East of Ball Hostel Bright St	72	0.05	Gain & Loss	No	Didn't pass the first test	No
D0219B	Kirklees	Rohm & Has Heckmondwike Rd		1.55	Expansion	No	Didn't pass the first test	No
D0244	Kirklees	Little Royd Mills Low Road	6,694	0.58	Expansion	No	Didn't pass the first test	No
D0250B	Kirklees	Mount Packaging Systems	161	0.02	Expansion	No	Didn't pass the first test	No
D0251	Kirklees	Shaw Cross Flagship Square		0.52	Available	No	Didn't pass the first test	No
D0259	Kirklees	Richard Allen Eng Churwell Vale	304	0.03	Expansion	No	Didn't pass the first test	No
D0283	Kirklees	Savile Business Centre Mill St	70	0.01	Available	No	Didn't pass the first test	No
D0285	Kirklees	Lucas House Weaving Lane	2,872	0.23	Landlocked	No	Didn't pass the first test	No
D0286	Kirklees	1-5 Railway Street Scout Hill	118	0.01	Expansion	No	Didn't pass the first test	No
D0287	Kirklees	East of 105 Heckmondwike Rd	150	0.01	Available	No	Didn't pass the first test	No
D0289	Kirklees	West End Mills Watergate Rd	350	0.03	Available	No	Didn't pass the first test	No
D0293	Kirklees	Taylor Studwelding Systems	467	0.12	Expansion	No	Didn't pass the first test	No
D0296	Kirklees	South 225 Ravenshouse road	168	0.02	Gain & Loss	No	Didn't pass the first test	No
D0297	Kirklees	Shaw Cross Unit 4 Horace Waller	430	0.02	Expansion	No	Didn't pass the first test	No
D0302	Kirklees	Land off Webster Hill Dewsbury	720	0.22	Committed	No	Didn't pass the first test	No
D0306	Kirklees	29 Market Place Dewsbury	72	0.01	Committed	No	Didn't pass the first test	No
D0307	Kirklees	Kasmir House Bradford Street	115	0.01	Committed	No	Didn't pass the first test	No
D0308	Kirklees	Firths Yard Mill Road Dewsbury	216	0.02	Committed	No	Didn't pass the first test	No
E0030B	Kirklees	North of 3 Forge Lane	1,400	0.32	Committed	No	Didn't pass the first test	No
E0057	Kirklees	NW Former Gas Works Bretton Street		0.83	Available	Yes	Out of centre location	No
E0108E	Kirklees	Northern Portion Gas Works	527	0.06	Available	No	Didn't pass the first test	No
E0171	Kirklees	Thornhill Works Calder Road	2,318	0.3	Gain & Loss	No	Didn't pass the first test	No
E0173	Kirklees	Nickerson Chemicals Mill St	534	0.13	Committed	No	Didn't pass the first test	No
E0174	Kirklees	North of Ravenshorpe Station	630	0.06	Available	No	Didn't pass the first test	No
E0177	Kirklees	SW of Ratcliffe Mill Forge Lane	1,462	0.64	Committed	No	Didn't pass the first test	No
E0184	Kirklees	Former Savile Hotel Savile Rd	800	0.18	Committed	No	Didn't pass the first test	No
E0186	Kirklees	Unit 27 Headfield Mills	1,115	0.19	Expansion	No	Didn't pass the first test	No
E0189	Kirklees	Bretfield Court Thornhill	390	0.12	Landlocked	No	Didn't pass the first test	No
E0190	Kirklees	Unit 12 Mill Street East	1,709	-0.36	Gain & Loss	No	Didn't pass the first test	No
E0194	Kirklees	Unit 30 Savile Business Centre		0	Available	No	Didn't pass the first test	No
E0198	Kirklees	Angolo Stainless Bretfield Ct	274	0.03	Available	No	Didn't pass the first test	No
E0199	Kirklees	Longley Concrete Ltd	322	3.37	Committed	No	Didn't pass the first test	No
E0200	Kirklees	Hill Top Garage Overthorpe Rd	86	0.12	Committed	No	Didn't pass the first test	No
E0202	Kirklees	Highgate Beds Mill Street East	425	0.19	Expansion	No	Didn't pass the first test	No
E0203	Kirklees	Calder Coaches Warren Street	522	0.26	Expansion	No	Didn't pass the first test	No
F0053	Kirklees	Unit 1 Netherfield Works	473	0.2	Gain & Loss	No	Didn't pass the first test	No
F0054	Kirklees	Chem Resist Ltd Lock Way	718	0.07	Committed	No	Didn't pass the first test	No
F0066	Kirklees	Ravenshorpe Mills Hudds Road	1,837	0.45	Gain & Loss	No	Didn't pass the first test	No
F0067	Kirklees	Unit 5 Netherfield Mills	173	0.09	Committed	No	Didn't pass the first test	No
G0113D	Kirklees	East of Parkhouse Health Care		0.42	Available	No	Didn't pass the first test	No
G0124	Kirklees	Clough Mills Dewsbury Road	152	0.02	Available	No	Didn't pass the first test	No
G0126	Kirklees	SE of Union Mills Oxford Rd	677	0.27	Committed	No	Didn't pass the first test	No
H0111	Kirklees	Morrisflex Artillery Street	27	0.01	Landlocked	No	Didn't pass the first test	No
H0117	Kirklees	1 Cook Lane Heckmondwike	87	0.01	Committed	No	Didn't pass the first test	No
H0118	Kirklees	Flush Mills Westgate	3,520	0.35	Gain & Loss	No	Didn't pass the first test	No
K0038F	Kirklees	Scandinavia Court Chain Bar Rd	812	0.09	Expansion	No	Didn't pass the first test	No
K0038H	Kirklees	NE of 261-293 Bradford Road	4,393	0.7	Committed	No	Didn't pass the first test	No
K0051	Kirklees	Unit 4 West 26 Ind Estate	177	0.02	Expansion	No	Didn't pass the first test	No
K0053	Kirklees	Moorend House Snelins Lane	172	0.01	Committed	No	Didn't pass the first test	No
K0055	Kirklees	Greenside Joinery School St	98	0.05	Committed	No	Didn't pass the first test	No
K0056	Kirklees	523 Bradford Road Cleckheaton	59	0.08	Committed	No	Didn't pass the first test	No
K0057	Kirklees	Hub 26 Hunsworth Lane	Loss	-0.1	Loss	No	Didn't pass the first test	No
L0215	Kirklees	Fountain Works Huddersfield Rd	Loss	-0.06	Loss	No	Didn't pass the first test	No
L0220	Kirklees	Ponderosa Business Park	713	0.06	Available	No	Didn't pass the first test	No

L0227	Kirklees	Headlands Depot Liversedge	1,187	1.34	Committed	No	Didn't pass the first test	No
L0232	Kirklees	Windy Bank Mills Hightown	648	0	Committed	No	Didn't pass the first test	No
L0235	Kirklees	Green Lane Motors Wormald St	Loss	-0.04	Loss	No	Didn't pass the first test	No
L0237	Kirklees	High Grove Beds Headlands Rd	100	0.03	Committed	No	Didn't pass the first test	No
M0010	Kirklees	Mitchell Cotts Steanard Lane	1,718	3.3	Expansion	No	Didn't pass the first test	No
M0157	Kirklees	Gillbridge Works Lowlands Rd	762	0.17	Expansion	No	Didn't pass the first test	No
M0163	Kirklees	Dr Reddys Lab Steanard Lane	74	0.04	Committed	No	Didn't pass the first test	No
M0164	Kirklees	Wellington Mills Huddersfield Rd	35	0	Gain & Loss	No	Didn't pass the first test	No
M0166	Kirklees	Dr Reddys LTD Steanard lane	57	0.01	Expansion	No	Didn't pass the first test	No
SE00002	Wakefield	Bezier House, 3 Flanshaw Way, Flanshaw Ind Estate	-	1.18	Intention for residential-led scheme; possibly not available for employment	No	Didn't pass the first test	No
SE00009	Wakefield	Kepak UK Ltd, Flanshaw Way, Wakefield	-	4.35	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00021	Wakefield	Adj The Trading Post, Pioneer Way, Castleford	-	0.28	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00024	Wakefield	Tanshelf Industrial Estate, Stuart Road, Pontefract	-	0.27	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00026	Wakefield	Land at Common Lane Knottingley	-	0.45	Suitable for B1b/B1c/B2/B8 but currently not available	No	Didn't pass the first test	No
SE00029	Wakefield	Lidgate Crescent, Langthwaite Grange Ind Estate	-	0.65	Suitable for B1b, B1c, B2 and B8 uses; available	No	Didn't pass the first test	No
SE00033	Wakefield	The Stoneyard, Industrial Estate, Crigglesstone	-	0.43	Suitable for B1b, B1c and B2; no evidence of availability	No	Didn't pass the first test	No
SE00034	Wakefield	Calder Park, Denby Dale Road, Wakefield	-	0.95	Suitable for B1b uses within the business park	No	Didn't pass the first test	No
SE00044	Wakefield	Land at Merchant Gate, Wakefield	-	0.6	Under construction (Performing Arts College); not available	No	Didn't pass the first test	No
SE00049	Wakefield	Plot A Unit 1, Link 62 Phase 1, Normanton	-	0.42	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00050	Wakefield	Plots K - T, Adj Wadhouse Lane, Calder Park	-	1.51	Allocated for business development; undeveloped	No	Didn't pass the first test	No
SE00051	Wakefield	Plot C, Link 62 Phase 1, Normanton	-	0.41	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00052	Wakefield	Plot D, Link 62 Phase 1, Normanton	-	0.32	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00054	Wakefield	Plots 7a & 7b, Link 62, Normanton	-	1.51	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00058	Wakefield	225 Denby Dale Road, Wakefield	-	0.37	Suitable for B1b, B1c, and B2; may be for housing	No	Didn't pass the first test	No
SE00061	Wakefield	Plot 6, Link 62, Normanton	-	1.82	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00064	Wakefield	Land At Shilling Hill, Knottingley	-	21.7	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00065	Wakefield	Land At Shilling Hill Extension, Knottingley	-	2.17	Suitable for B1b, B1c, B2 and B8 uses	No	Didn't pass the first test	No
SE00066	Wakefield	NE Of Former A1-m62 Interchange	-	2.83	Suitable for wholesale and freight distribution (B8)	No	Didn't pass the first test	No
SE00067	Wakefield	NE Of Former A1-m62 Interchange	-	4.42	Available for development	No	Didn't pass the first test	No

Appendix 4 – Property Particulars



1-3 Riverside Way, Ravensthorpe, Dewsbury, WF13 3LG

Industrial units with large self contained yards.

4,819 to 18,863 sq ft (447.70 to 1,752.43 sq m)

- 3 ground level loading doors
- 3 phase electricity supply
- Internal office accommodation
- Large secure yard
- 4.6m minimum eaves height
- Prominent position

Summary

Available Size	4,819 to 18,863 sq ft
Rateable Value	£68,000 Note: Rateable value is for the entire property (18,863 sq ft).
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises a modern industrial unit of steel portal frame construction beneath a pitched roof incorporating translucent roof panels. Internally, the unit benefits from a solid concrete floor accessed via 3 roller shutter doors and in brief the following specification;

- Mixture of ground and mezzanine offices
- Lighting and heating to warehouse
- 4.6 min eaves height
- 3 phase electricity supply
- Self-contained and secure yard area

Location

The property is located on a corner position at the junction of Riverside Way and Low Mill Lane in Ravensthorpe. Ravensthorpe is an established industrial location on located between Mirfield and Dewsbury, and via the A644 being nearly equidistance between J25 of the M62 Motorway (4.5 miles to the west) and J40 of the M1 Motorway which is approximately 5.5 miles to the east.

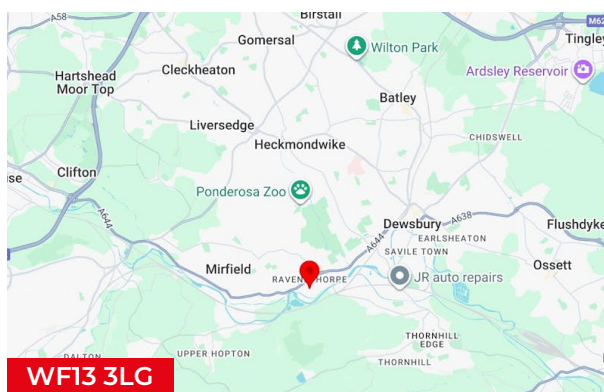
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	6,863	637.59	Available
Unit - 2	4,819	447.70	Available
Unit - 3	7,181	667.14	Available
Total	18,863	1,752.43	

Terms

The units are available by way of a new FRI leases on terms to be agreed.



Viewing & Further Information



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DEWSBURY

2-12 Market Place, Northgate



Key Highlights

- Dewsbury is a strong West Yorkshire market town with a population of 65,000 (census 2021).
- Being well connected to the wider region, the town is located 9 miles south of Leeds and 6 miles west of Wakefield benefiting from excellent public transport links via train and bus.
- The property is situated in the heart of Dewsbury Town Centre fronting Northgate and close to town centre parking.
- The property is located directly opposite **Quality Save** and in close proximity to a number of other occupiers, including **Lloyd's Bank, Virgin Money, Merkur Slots, William H Brown and Nat West** along with a host of food and beverage operators including **Greggs, Emojies Burgers, Cake Box and The Black Bull PH.**

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

[savills.co.uk](https://www.savills.co.uk)

savills

Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground:	7,963 sq ft	739.79 sq m
First Floor:	9,192 sq ft	853.97 sq m

Tenure

The property is available by way of a new Fully Repairing and Insuring lease.

Rent

£60,000 PAX

Rates

Rateable Value: £58,000
UBR (2025/26): £0.555
Rates Payable: £32,190 pa
(Interested parties are advised to make enquiries with the Local Authority.)

EPC Rating

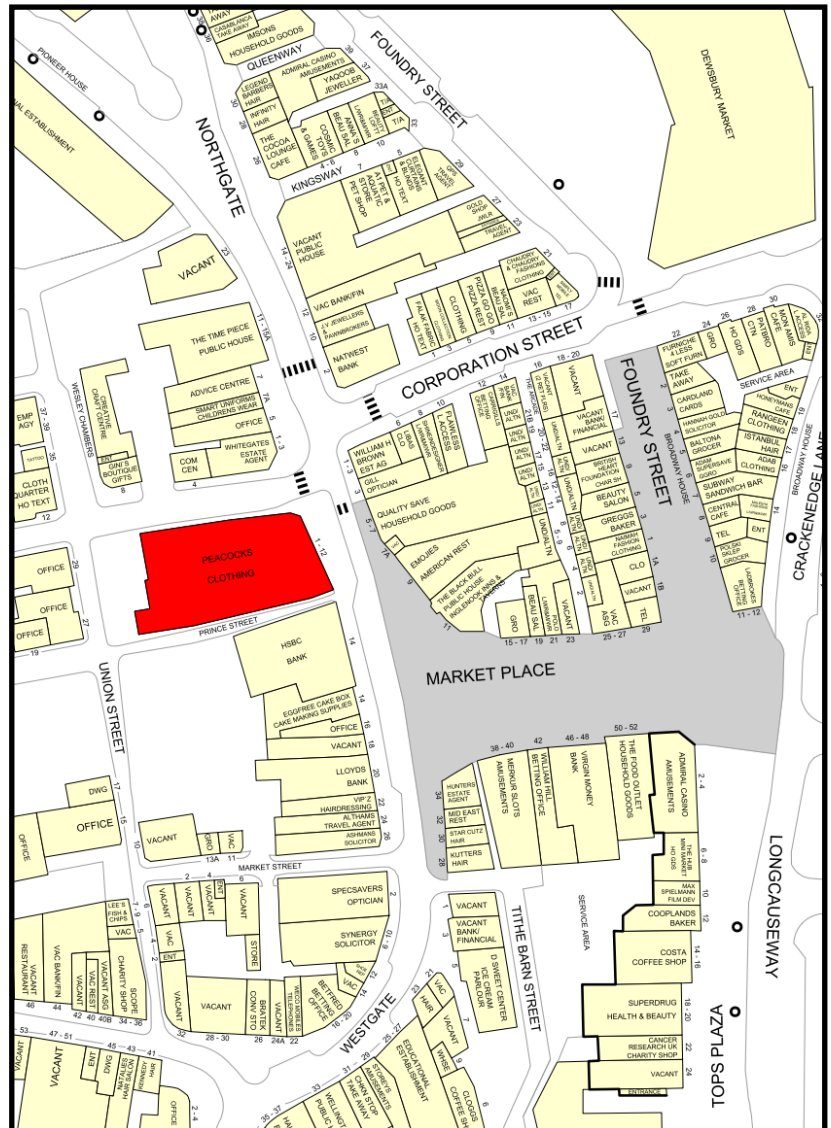
Rated D—Full Energy Performance Certificate available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Further Information & Viewing

Further Information & Viewing upon request.
Viewing strictly by appointment with Savills.



AML

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October 2025

savills

Appendix 5 - Dewsbury Town Centre Composition

Fascia	Street No	Street	Primary Activity	Goad Sub Class	Category	Floorspace (sqm)	Use Class	Goad Class
Grange Computer Supplies	30	Sharp Street	Computer Equipment	Comparison	Electrical & Other Durable Goods	230	E/F.2	Retail
		Sharp Street	Warehouse	Industrial Activities	Works, Warehouses & Factories	420	B8	Commerce
Saaniya's Boutique	01-Mar	Sharp Street	Household Textiles	Comparison	Textiles & Soft Furnishings	70	E/F.2	Retail
		Whitehall Way	Vacant	Vacant Retail	Vacant Retail/Service	670	E/F.2	Vacant
George Brooke	9	Battye Street	Undertakers	Retail Service	Other Retail Services	690	E/F.2	Retail
Sohail Jewellers	2	Bradford Road	Jeweller	Comparison	Jewellery, Watches & Silver	30	E/F.2	Retail
Dewsbury Market		Cloth Hall Street	Market	Convenience	Markets	160	E/F.2	Retail
Dewsbury Fisheries	1	Battye Street	Fish & Chips	Leisure Services	Fast Food & Take Away	40	ESG	Service
	1	Crackenedge Lane	Vacant Public House	Vacant Retail	Vacant Retail/Service	280	ESG	Vacant
	7	Cloth Hall Street	Vacant Takeaway	Vacant Retail	Vacant Retail/Service	20	ESG	Vacant
	1	Cloth Hall Street	Vacant	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
	6	Cloth Hall Street	Office	General Offices	Offices	20	E	Commerce
	2	Cloth Hall Street	Vacant	Vacant Retail	Vacant Retail/Service	30	E/F.2	Vacant
	48	Northgate	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
Sufi Garments	04-May	Cloth Hall Street	Ladies & Mens Wear	Comparison	Ladies & Mens Wear & Acc.	40	E/F.2	Retail
Jesters	46	Northgate	Take Away	Leisure Services	Fast Food & Take Away	30	ESG	Service
	3	Cloth Hall Street	Office	General Offices	Offices	30	E	Commerce
	44	Northgate	Vacant	Vacant Retail	Vacant Retail/Service	70	E/F.2	Vacant
Pop's	42	Northgate	Take Away	Leisure Services	Fast Food & Take Away	70	ESG	Service
Homeworld	40	Northgate	Domestic Appliances	Comparison	Electrical & Other Durable Goods	90	E/F.2	Retail
	109 - 110	Halifax Road	Under Alteration	Vacant Retail	Vacant Retail/Service	170	E/F.2	Vacant
Angus Showroom Restaurant	29	Bradford Road	American Restaurant	Leisure Services	Restaurants	70	E	Service
	45	Foundry Street	Vacant	Vacant Retail	Vacant Retail/Service	30	E/F.2	Vacant
Perfect Fried Chicken	38	Northgate	Take Away	Leisure Services	Fast Food & Take Away	60	ESG	Service
Imsons	41	Foundry Street	Household Goods	Comparison	Hardware & Household Goods	150	E/F.2	Retail
Casablanca	36	Northgate	Take Away	Leisure Services	Fast Food & Take Away	40	ESG	Service
Admiral Casino	39	Foundry Street	Amusements	Leisure Services	Bingo & Amusements	140	ESG	Service
Yaqoob Jewellers	37	Foundry Street	Jeweller	Comparison	Jewellery, Watches & Silver	70	E/F.2	Retail
Legend Barbers	30	Northgate	Hairdressing	Retail Service	Health & Beauty	60	E/F.2	Retail
Bodanski's	33A	Foundry Street	Take Away	Leisure Services	Fast Food & Take Away	10	ESG	Service
Beauty Loftt	10	Kingsway	Ladies & Mens Wear	Comparison	Ladies & Mens Wear & Acc.	70	E/F.2	Retail
A Dog House	9	Crackenedge Lane	Dog Grooming	Retail Service	Other Retail Services	40	E/F.2	Retail
Three Hammers Tattoo	28	Northgate	Tattooist	Retail Service	Health & Beauty	50	E/F.2	Retail
Anna's	8	Kingsway	Hairdressing	Retail Service	Health & Beauty	60	E/F.2	Retail
	8	Crackenedge Lane	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
Bodanski's	33	Foundry Street	Take Away	Leisure Services	Fast Food & Take Away	20	ESG	Service
Cosmic Toys	04-Jun	Kingsway	Toys & Games	Comparison	Toys, Games & Hobbies	90	E/F.2	Retail
Bistro 26	26	Northgate	Bar & Restaurant	Leisure Services	Bars & Wine Bars	110	ESG	Service
Modaphones	7	Crackenedge Lane	Telephones	Comparison	Telephones & Accessories	110	E/F.2	Retail
QPS Travel	29	Foundry Street	Travel Agent	Retail Service	Travel Agents	80	E/F.2	Retail
Lavender Hill Florists	6	Crackenedge Lane	Florist	Comparison	Florists	60	E/F.2	Retail
Elegant Curtains & Blinds	5	Kingsway	Household Textiles	Comparison	Textiles & Soft Furnishings	110	E/F.2	Retail
	7	Kingsway	Vacant	Vacant Retail	Vacant Retail/Service	130	E/F.2	Vacant
Instep Podiatry & Chiropody	5	Crackenedge Lane	Natural Therapy	Retail Service	Health & Beauty	40	E/F.2	Retail
Pappa Chai	4	Crackenedge Lane	Cafe	Leisure Services	Cafes	20	E	Service
Carpet Clearance	2	Crackenedge Lane	Carpets & Flooring	Comparison	Carpets & Flooring	280	E/F.2	Retail
Hedley's Hair Salon	3	Crackenedge Lane	Hairdressing	Retail Service	Health & Beauty	30	E/F.2	Retail
	23	Northgate	Vacant	Vacant Retail	Vacant Retail/Service	220	E/F.2	Vacant
Chaudry & Chaudry Fashions	21	Foundry Street	Clothing	Comparison	Clothing General	80	E/F.2	Retail
	12	Northgate	Vacant Bank/Financial	Vacant Retail	Vacant Retail/Service	170	E	Vacant
	1	Crackenedge Lane	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
Naomi's	11	Corporation Street	Beauty Salon	Retail Service	Health & Beauty	60	E/F.2	Retail
Pizza Go Go	9	Corporation Street	Pizza Restaurant	Leisure Services	Restaurants	80	E	Service
Simply Mobile	17	Corporation Street	Telephones	Comparison	Telephones & Accessories	30	E/F.2	Retail
Flawless	13 - 15	Corporation Street	Clothing	Comparison	Clothing General	70	E/F.2	Retail
Sahiba Dewsbury	5	Corporation Street	Clothing	Comparison	Clothing General	70	E/F.2	Retail
Falak Fabric	1	Corporation Street	Household Textiles	Comparison	Textiles & Soft Furnishings	60	E/F.2	Retail
	20	Crackenedge Lane	Vacant	Vacant Retail	Vacant Retail/Service	1,310	E/F.2	Vacant
J.V Jewellers & Pawnbrokers	10	Northgate	Pawnbroker	Financial & Business Ser	Financial Services	80	ESG	Service
Cafe Mon Amis	30	Corporation Street	Cafe	Leisure Services	Cafes	80	E	Service
Al Rida	32	Corporation Street	Ladies Accessories	Comparison	Ladies Wear & Accessories	40	E/F.2	Retail
Patbro Newsagents	28	Corporation Street	CTN	Convenience	Confectionery, Tobacco & News	70	E/F.2	Retail
Bargain Centre	26	Corporation Street	Household Goods	Comparison	Hardware & Household Goods	80	E/F.2	Retail
NatWest	2	Northgate	Bank	Financial & Business Ser	Retail Banks	160	E	Service
Furniche 4 Less	22	Corporation Street	Soft Furnishings	Comparison	Textiles & Soft Furnishings	70	E/F.2	Retail
	11 - 15A	Northgate	Vacant Public House	Vacant Retail	Vacant Retail/Service	350	ESG	Vacant
	18 - 20	Corporation Street	Under Alteration	Vacant Retail	Vacant Retail/Service	110	E/F.2	Vacant
Creative Craft Centre		Union Street	Crafts	Comparison	Crafts, Gifts, China & Glass	160	E/F.2	Retail
Shawarma King	2	Foundry Street	Take Away	Leisure Services	Fast Food & Take Away	50	ESG	Service
	7	Northgate	Advice Centre	Public Services	Information & Advice Centres	130	ESG	Service
	16	Corporation Street	Under Alteration	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
Clothes Shop	3	Foundry Street	Ladies & Mens Wear	Comparison	Ladies & Mens Wear & Acc.	70	E/F.2	Retail
	12	Corporation Street	Vacant Bank/Financial	Vacant Retail	Vacant Retail/Service	80	E	Vacant
Mann & Pasand	19	Crackenedge Lane	Cafe	Leisure Services	Cafes	50	E	Service
		Manor Street	Educational Establishment	Public Services	Educational Institutions	190	F.1	Service
Smart Uniforms	7A	Northgate	Childrens Wear	Comparison	Childrens & Infants Wear	80	E/F.2	Retail
	17	Foundry Street	Under Alteration	Vacant Retail	Vacant Retail/Service	80	E/F.2	Vacant
Qualtech Resourcing	37 - 39	Union Street	Employment Agency	Financial & Business Ser	Employment & Careers	100	E	Service
Ayesha Boutique	6	Corporation Street	Clothing	Comparison	Clothing General	40	E/F.2	Retail
Rangeen	18	Crackenedge Lane	Clothing	Comparison	Clothing General	60	E/F.2	Retail
	5	Northgate	Office	General Offices	Offices	110	E	Commerce
	16	Crackenedge Lane	Vacant	Vacant Retail	Vacant Retail/Service	150	E/F.2	Vacant
	20 - 22	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	40	E/F.2	Vacant
Shineindesigner	8	Corporation Street	Ladies & Mens Wear	Comparison	Ladies & Mens Wear & Acc.	70	E/F.2	Retail
Baltona	5	Foundry Street	Grocer	Convenience	Grocers & Delicatessens	60	E/F.2	Retail
	19	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
Istanbul Barber Shop	17	Crackenedge Lane	Hairdressing	Retail Service	Health & Beauty	50	E/F.2	Retail

	13	Foundry Street	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
Whitegates	01-Mar	Northgate	Estate Agent	Financial & Business Ser	Property Services	130	E	Service
William H Brown	01-Mar	Market Place	Estate Agent	Financial & Business Ser	Property Services	80	E	Service
	17	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	30	E/F.2	Vacant
Csuritattoo Tattoo And Pierci	35	Union Street	Tattooist	Retail Service	Health & Beauty	30	E/F.2	Retail
Adam Supersave	6	Foundry Street	Greengrocer	Convenience	Greengrocers	60	E/F.2	Retail
Sara Usman	16	Crackenedge Lane	Clothing	Comparison	Clothing General	50	E/F.2	Retail
The Outreach Hub	4	Bond Street	Community Centre	Public Services	Government & Municipal Buildings	60	F.1	Service
	16	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
British Heart Foundation	9	Foundry Street	Charity Shop	Comparison	Charity Shops	80	E/F.2	Retail
	8	Bond Street	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
	05-Jul	Market Place	Vacant	Vacant Retail	Vacant Retail/Service	500	E/F.2	Vacant
Golden Mini Market	14	Crackenedge Lane	Grocer	Convenience	Grocers & Delicatessens	60	E/F.2	Retail
Love Secondhand	3	Market Place	Secondhand Goods	Comparison	Secondhand Goods, Books, etc.	80	E/F.2	Retail
	15	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
Subway	7	Foundry Street	Sandwich Bar	Leisure Services	Fast Food & Take Away	100	E/F.2	Service
	Dec-14	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	40	E/F.2	Vacant
	13	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
Beauty Salon	5	Foundry Street	Beauty Salon	Retail Service	Health & Beauty	70	E/F.2	Retail
	2	Manor Street	Office	General Offices	Offices	310	E	Commerce
	12	Bond Street	Vacant	Vacant Retail	Vacant Retail/Service	110	E/F.2	Vacant
The Little Mermaid	08-Dec	Crackenedge Lane	Fish & Chips	Leisure Services	Fast Food & Take Away	290	ESG	Service
Maleeha Fashions	14	Crackenedge Lane	Ladies & Mens Wear	Comparison	Ladies & Mens Wear & Acc.	40	E/F.2	Retail
Central Cafe	8	Foundry Street	Cafe	Leisure Services	Cafes	40	E	Service
	05-Sep	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	70	E/F.2	Vacant
	3	Foundry Street	Vacant	Vacant Retail	Vacant Retail/Service	70	E/F.2	Vacant
		Wakefield Old Road	Office	General Offices	Offices	1,030	E	Commerce
	8	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
Clothes Shop	01-Dec	Market Place	Ladies & Mens Wear	Comparison	Ladies & Mens Wear & Acc.	900	E/F.2	Retail
Chaudry Mobile	9	Foundry Street	Telephones	Comparison	Telephones & Accessories	40	E/F.2	Retail
	1	Foundry Street	Vacant	Vacant Retail	Vacant Retail/Service	70	E/F.2	Vacant
	6	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
	7A	Market Place	Vacant	Vacant Retail	Vacant Retail/Service	10	E/F.2	Vacant
Polski Sklep	10	Foundry Street	Grocer	Convenience	Grocers & Delicatessens	60	E/F.2	Retail
	29	Union Street	Office	General Offices	Offices	130	E	Commerce
	1A	Foundry Street	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
	4	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
	25 - 27	Market Place	Vacant ASG	Vacant Retail	Vacant Retail/Service	100	ESG	Vacant
Ladbrokes	11-Dec	Foundry Street	Betting Office	Leisure Services	Casinos & Betting Offices	90	ESG	Service
	2	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	30	E/F.2	Vacant
	29	Market Place	Vacant	Vacant Retail	Vacant Retail/Service	40	E/F.2	Vacant
	23	Market Place	Under Alteration	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
All Nations	04-Jun	Crackenedge Lane	Convenience Store	Convenience	Convenience Stores	150	E/F.2	Retail
Smart Tech	19	Market Place	Telephones	Comparison	Telephones & Accessories	40	E/F.2	Retail
	19	Oates Street	Office	General Offices	Offices	50	E	Commerce
Post Office	02-Mar	Wakefield Old Road	Post Office	Retail Service	Post Offices	220	E/F.2	Retail
	1	Wakefield Old Road	Office	General Offices	Offices	140	E	Commerce
	14	Market Place	Vacant Bank/Financial	Vacant Retail	Vacant Retail/Service	440	E	Vacant
		Crackenedge Lane	Vacant Bank/Financial	Vacant Retail	Vacant Retail/Service	320	E	Vacant
	7	Wakefield Old Road	Office	General Offices	Offices	60	E	Commerce
Citizens Advice Bureau	05-Jun	Wakefield Old Road	Advice Centre	Public Services	Information & Advice Centres	200	ESG	Service
Cafe Etienne	4	Wakefield Old Road	Cafe	Leisure Services	Cafes	120	E	Service
Eggfree Cake Box	14	Market Place	Cake Making Supplies	Convenience	Bakers & Confectioners	170	E/F.2	Retail
Elegance Nail	16	Market Place	Beauty Salon	Retail Service	Health & Beauty	60	E/F.2	Retail
Admiral Casino	02-Apr	Longcauseway	Amusements	Leisure Services	Bingo & Amusements	240	ESG	Service
The Food Outlet	50 - 52	Market Place	Household Goods	Comparison	Hardware & Household Goods	230	E/F.2	Retail
Virgin Money	46 - 48	Market Place	Bank	Financial & Business Ser	Retail Banks	340	E	Service
William Hill	42	Market Place	Betting Office	Leisure Services	Casinos & Betting Offices	160	ESG	Service
Merkur Slots	38 - 40	Market Place	Amusements	Leisure Services	Bingo & Amusements	280	ESG	Service
Lloyds Bank	20	Market Place	Bank	Financial & Business Ser	Retail Banks	220	E	Service
Town Cafe	32	Market Place	Cafe	Leisure Services	Cafes	40	E	Service
		Town Hall Way	Council Offices	Public Services	Government & Municipal Buildings	2,050	E	Service
Vip ` Z	22	Market Place	Hairdressing	Retail Service	Health & Beauty	90	E/F.2	Retail
	15	Union Street	Office	General Offices	Offices	190	E	Commerce
Althams	24	Market Place	Travel Agent	Retail Service	Travel Agents	100	E/F.2	Retail
		Oak Street	Office	General Offices	Offices	130	E	Commerce
	10	Union Street	Vacant	Vacant Retail	Vacant Retail/Service	120	E/F.2	Vacant
Super Fresh Store	06-Aug	Longcauseway	Convenience Store	Convenience	Convenience Stores	80	E/F.2	Retail
Star Cutz	30	Market Place	Hairdressing	Retail Service	Health & Beauty	40	E/F.2	Retail
Ashmans Solicitors	26	Market Place	Solicitor	Financial & Business Ser	Legal Services	110	E	Service
	11	Market Street	Vacant	Vacant Retail	Vacant Retail/Service	30	E/F.2	Vacant
	13A	Market Street	Vacant	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
Kutters	28	Market Place	Hairdressing	Retail Service	Health & Beauty	60	E/F.2	Retail
Max Spielmann	10	Longcauseway	Film Developing	Retail Service	Photo Processing	60	E/F.2	Retail
Specsavers	2	Westgate	Optician	Retail Service	Opticians	260	E/F.2	Retail
	6	Union Street	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
	6	Market Street	Vacant	Vacant Retail	Vacant Retail/Service	90	E/F.2	Vacant
	2	Grove Street	Warehouse	Industrial Activities	Works, Warehouses & Factories	450	B8	Commerce
	12	Longcauseway	Vacant	Vacant Retail	Vacant Retail/Service	110	E/F.2	Vacant
	1	Westgate	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
	07-Sep	Union Street	Vacant Takeaway	Vacant Retail	Vacant Retail/Service	30	ESG	Vacant
Costa	14 - 16	Longcauseway	Coffee Shop	Leisure Services	Cafes	220	E	Service
Synergy Solicitors	6	Westgate	Solicitor	Financial & Business Ser	Legal Services	130	E	Service
	3	Westgate	Under Alteration	Vacant Retail	Vacant Retail/Service	90	E/F.2	Vacant
Artists Attic Trust	44	Daisy Hill	Art Gallery (Retail)	Comparison	Art & Art Dealers	240	E/F.2	Retail
	46	Daisy Hill	Vacant Restaurant	Vacant Retail	Vacant Retail/Service	140	E	Vacant
Greenstone Solicitors	48	Daisy Hill	Solicitor	Financial & Business Ser	Legal Services	80	E	Service
		Town Hall Way	Vacant Office/Business	Vacant Non-retail	Vacant Other Buildings	1,070	E	Vacant
	4	Union Street	Vacant	Vacant Retail	Vacant Retail/Service	40	E/F.2	Vacant
	5	Union Street	Vacant	Vacant Retail	Vacant Retail/Service	20	E/F.2	Vacant
	64	Daisy Hill	Vacant Non Residential Institu	Vacant Non-retail	Vacant Other Buildings	80	F.1	Vacant
		Market Street	Store	Unclassified Building	Entrance & Stores	30	B8	Commerce
Scope	34 - 36	Daisy Hill	Charity Shop	Comparison	Charity Shops	140	E/F.2	Retail

D Sweet Center	5	Westgate	Ice Cream Parlour	Leisure Services	Cafes	190	E	Service
	40B	Daisy Hill	Vacant ASG	Vacant Retail	Vacant Retail/Service	50	ESG	Vacant
	42	Daisy Hill	Vacant	Vacant Retail	Vacant Retail/Service	40	E/F.2	Vacant
Excel Immigration Solicitors	66 - 68	Daisy Hill	Solicitor	Financial & Business Ser	Legal Services	150	E	Service
	40	Daisy Hill	Vacant Restaurant	Vacant Retail	Vacant Retail/Service	30	E	Vacant
		Daisy Hill	Place of Worship	Religious Services	Religious Institutions	700	F.1	Service
	32	Westgate	Vacant	Vacant Retail	Vacant Retail/Service	90	E/F.2	Vacant
Dewsbury Cobbler	12	Westgate	Shoe Repairs	Convenience	Shoe Repairs & Key Cutting	20	E/F.2	Retail
Gadgets Line	14	Westgate	Telephones	Comparison	Telephones & Accessories	30	E/F.2	Retail
Superdrug	18 - 20	Longcauseway	Health & Beauty	Comparison	Toiletries, Cosmetics & Beauty Products	280	E/F.2	Retail
	21	Westgate	Vacant Bank/Financial	Vacant Retail	Vacant Retail/Service	30	E	Vacant
Betfred	16 - 20	Westgate	Betting Office	Leisure Services	Casinos & Betting Offices	120	ESG	Service
Weco Mobiles	22	Westgate	Telephones	Comparison	Telephones & Accessories	50	E/F.2	Retail
Bratek Mini Market	26	Westgate	Convenience Store	Convenience	Convenience Stores	70	E/F.2	Retail
Kings Barber	24A	Westgate	Hairdressing	Retail Service	Health & Beauty	50	E/F.2	Retail
Mr & Mrs	23	Westgate	Hairdressing	Retail Service	Health & Beauty	40	E/F.2	Retail
	74	Daisy Hill	Office	General Offices	Offices	100	E	Commerce
	70	Daisy Hill	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
	25 - 27	Westgate	Vacant Non Residential Institu	Vacant Non-retail	Vacant Other Buildings	330	F.1	Vacant
Cancer Research UK	22	Longcauseway	Charity Shop	Comparison	Charity Shops	110	E/F.2	Retail
	59	Daisy Hill	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
	63	Daisy Hill	Under Alteration	Vacant Retail	Vacant Retail/Service	90	E/F.2	Vacant
	53	Daisy Hill	Vacant	Vacant Retail	Vacant Retail/Service	40	E/F.2	Vacant
	47 - 51	Daisy Hill	Vacant	Vacant Retail	Vacant Retail/Service	540	E/F.2	Vacant
	9	Tithe Barn Street	Warehouse	Industrial Activities	Works, Warehouses & Factories	30	B8	Commerce
	65	Daisy Hill	Vacant Bank/Financial	Vacant Retail	Vacant Retail/Service	290	E	Vacant
The 3 Strand Cafe	24	Longcauseway	Cafe	Leisure Services	Cafes	150	E	Service
	43	Daisy Hill	Vacant	Vacant Retail	Vacant Retail/Service	90	E/F.2	Vacant
	41	Daisy Hill	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
Storeys	29	Westgate	Amusements	Leisure Services	Bingo & Amusements	120	ESG	Service
		Longcauseway	Place of Worship	Religious Services	Religious Institutions	570	F.1	Service
	67	Daisy Hill	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
Chkn Stop	31	Westgate	Take Away	Leisure Services	Fast Food & Take Away	100	ESG	Service
Cloggs Coffee Store	6	Tithe Barn Street	Coffee Shop	Leisure Services	Cafes	120	E	Service
Wellington Tavern	33	Westgate	Public House	Leisure Services	Public Houses	230	ESG	Service
	02-Apr	Church Street	Office	General Offices	Offices	100	E	Commerce
		School Street	Store	Unclassified Building	Entrance & Stores	80	B8	Commerce
Halifax	35 - 37	Westgate	Bank	Financial & Business Ser	Retail Banks	250	E	Service
	02-Jun	Nelson Street	Office	General Offices	Offices	270	E	Commerce
		School Street	Store	Unclassified Building	Entrance & Stores	120	B8	Commerce
Famous Shop	6	Church Street	Grocer	Convenience	Grocers & Delicatessens	90	E/F.2	Retail
John Greenwood	3	Church Street	Jeweller	Comparison	Jewellery, Watches & Silver	70	E/F.2	Retail
Butterfly Boutique	32	Princess Of Wales Prec	Clothing	Comparison	Clothing General	110	E/F.2	Retail
Howlands		School Street	Community Centre	Public Services	Government & Municipal Buildings	370	F.1	Service
Freddie` s	30	Princess Of Wales Prec	Household Goods	Comparison	Hardware & Household Goods	100	E/F.2	Retail
	8	Church Street	Vacant	Vacant Retail	Vacant Retail/Service	120	E/F.2	Vacant
Warren James	34	Princess Of Wales Prec	Jeweller	Comparison	Jewellery, Watches & Silver	120	E/F.2	Retail
EE	38 - 40	Princess Of Wales Prec	Telephones	Comparison	Telephones & Accessories	180	E/F.2	Retail
S&J Nails	1	Princess Of Wales Prec	Beauty Salon	Retail Service	Health & Beauty	30	E/F.2	Retail
	03-May	Princess Of Wales Prec	Vacant	Vacant Retail	Vacant Retail/Service	380	E/F.2	Vacant
Three.	42	Princess Of Wales Prec	Telephones	Comparison	Telephones & Accessories	100	E/F.2	Retail
	10	Church Street	Dental Surgery	Health & Medical Service	Medical Services	70	F.1	Service
Card Factory	44	Princess Of Wales Prec	Cards & Gifts	Comparison	Greeting Cards	110	E/F.2	Retail
Yorkshire Building Society	26	Church Street	Building Society	Financial & Business Ser	Building Societies	470	E	Service
Butterfly Accessories	7	Princess Of Wales Prec	Ladies Accessories	Comparison	Ladies Wear & Accessories	100	E/F.2	Retail
Vodafone	9	Princess Of Wales Prec	Telephones	Comparison	Telephones & Accessories	100	E/F.2	Retail
Holland & Barrett	11	Princess Of Wales Prec	Health Food	Convenience	Health Foods	110	E/F.2	Retail
Greggs	13	Princess Of Wales Prec	Baker	Convenience	Bakers & Confectioners	100	E/F.2	Retail
	17 - 21	Princess Of Wales Prec	Vacant	Vacant Retail	Vacant Retail/Service	330	E/F.2	Vacant
	23	Princess Of Wales Prec	Vacant	Vacant Retail	Vacant Retail/Service	150	E/F.2	Vacant
	25	Princess Of Wales Prec	Office	General Offices	Offices	440	E	Commerce
	Feb-18	South Street	Vacant Public House	Vacant Retail	Vacant Retail/Service	220	ESG	Vacant
Boots	27	Princess Of Wales Prec	Chemist	Comparison	Chemist & Drugstores	930	E/F.2	Retail
Big Discount Store	28	Church Street	Household Goods	Comparison	Hardware & Household Goods	410	E/F.2	Retail
Car Market Yorkshire	3	South Street	Car Sales	Comparison	Vehicle & Motorcycle Sales	570	ESG	Retail
Local 1 Mini Market	7	South Street	Convenience Store	Convenience	Convenience Stores	100	E/F.2	Retail
best-one	30	Church Street	Convenience Store	Convenience	Convenience Stores	420	E/F.2	Retail
	1	Aldams Road	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
	2	Aldams Road	Vacant Bank/Financial	Vacant Retail	Vacant Retail/Service	70	E	Vacant
	3	Aldams Road	Office	General Offices	Offices	60	E	Commerce
	4	Aldams Road	Vacant	Vacant Retail	Vacant Retail/Service	60	E/F.2	Vacant
	5	Aldams Road	Vacant	Vacant Retail	Vacant Retail/Service	200	E/F.2	Vacant
Money Matters		Halifax Road	Pawnbroker	Financial & Business Ser	Financial Services	260	ESG	Service
		Bradford Road	Place of Worship	Religious Services	Religious Institutions	470	F.1	Service
Cha Cha Jewellers	27	Foundry Street	Jeweller	Comparison	Jewellery, Watches & Silver	60	E/F.2	Retail
	23	Foundry Street	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
Barnie` s	9	Market Place	Take Away	Leisure Services	Fast Food & Take Away	280	ESG	Service
The Black Bull	11	Market Place	Public House	Leisure Services	Public Houses	190	ESG	Service
	21	Market Place	Vacant	Vacant Retail	Vacant Retail/Service	90	E/F.2	Vacant
Vape Dream	15 - 17	Market Place	Tobacconist	Convenience	Confectionery, Tobacco & News	60	E/F.2	Retail
Pick N Move	69	Daisy Hill	Estate Agent	Financial & Business Ser	Property Services	70	E	Service
	71 - 73	Daisy Hill	Vacant Bank/Financial	Vacant Retail	Vacant Retail/Service	110	E	Vacant
	16 - 18	Sharp Street	Office	General Offices	Offices	110	E	Commerce
The Shake Town Express		Sharp Street	Ice Cream Parlour	Leisure Services	Cafes	20	E	Service
		Crackenedge Lane	Place of Worship	Religious Services	Religious Institutions	150	F.1	Service
First Transpennine Express		Dewsbury Ring Road	Railway Station	Transport Services	Transport Facilities	490	UC	Service
		Manor Street	Place of Worship	Religious Services	Religious Institutions	490	F.1	Service
	10	Crackenedge Lane	Store	Unclassified Building	Entrance & Stores	30	B8	Commerce
	27	Union Street	Office	General Offices	Offices	130	E	Commerce
Fone Planet	46	Princess Of Wales Prec	Telephones	Comparison	Telephones & Accessories	140	E/F.2	Retail
	30	Sharp Street	Office	General Offices	Offices	190	E	Commerce
Pioneer Restaurant	8 - 10A	Nelson Street	Indian Restaurant	Leisure Services	Restaurants	160	E	Service
Harford` s Security	Dec-16	Nelson Street	Business Services	Financial & Business Ser	Other Business Services	160	E	Service

	01-Nov	Nelson Street	Office	General Offices	Offices	270	E	Commerce
	13	Nelson Street	Vacant	Vacant Retail	Vacant Retail/Service	150	E/F.2	Vacant
Javed Insurance	15 - 17	Nelson Street	Insurance Office	Financial & Business Ser	Financial Services	50	E	Service
	27 - 29	Ashworth Road	Office	General Offices	Offices	150	E	Commerce
The Terrace	31	Ashworth Road	Leisure Centre	Leisure Services	Sports & Leisure Facilities	160	F.2	Service
Accident Assist Hire	15 - 17	Nelson Street	Solicitor	Financial & Business Ser	Legal Services	80	E	Service
Oakwell & Rex Taxis		South Street	Taxi Hire	Transport Services	Taxis & Mini-cabs	30	ESG	Service
	14 - 24	Northgate	Vacant Public House	Vacant Retail	Vacant Retail/Service	550	ESG	Vacant
	3	Manor Street	Office	General Offices	Offices	440	E	Commerce
Dewsbury Market		Corporation Street	Market	Convenience	Markets	2,340	E/F.2	Retail
	18	Market Place	Vacant	Vacant Retail	Vacant Retail/Service	110	E/F.2	Vacant
		Crackenedge Lane	Car Park (Public)	Transport Services	Car Parks	0	UC	Service
Best Cuts	5	South Street	Hairdressing	Retail Service	Health & Beauty	100	E/F.2	Retail
Moon Collection	3	Corporation Street	Clothing	Comparison	Clothing General	50	E/F.2	Retail
Lucky Fashions	1	Croft Street	Clothing	Comparison	Clothing General	70	E/F.2	Retail
Royal Butchers & Mini Marke	7	Sharp Street	Butcher	Convenience	Butchers	70	E/F.2	Retail
House Of Saqafat		Bradford Road	Clothing	Comparison	Clothing General	140	E/F.2	Retail
	4	Market Street	Vacant	Vacant Retail	Vacant Retail/Service	40	E/F.2	Vacant
	2	Market Street	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
Istanbul		Bradford Road	Baker	Convenience	Bakers & Confectioners	130	E/F.2	Retail
		Bradford Road	Vacant Restaurant	Vacant Retail	Vacant Retail/Service	60	E	Vacant
Flawless	10	Corporation Street	Ladies Accessories	Comparison	Ladies Wear & Accessories	70	E/F.2	Retail
Hunters	34	Market Place	Estate Agent	Financial & Business Ser	Property Services	70	E	Service
Sensory World Cafe		Old Westgate	Cafe	Leisure Services	Cafes	230	E	Service
	11	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	10	E/F.2	Vacant
		Foundry Street	Vacant	Vacant Retail	Vacant Retail/Service	30	E/F.2	Vacant
		South Street	Car Park (Public)	Transport Services	Car Parks	0	UC	Service
		Wakefield Old Road	Car Park (Public)	Transport Services	Car Parks	0	UC	Service
		Bradford Road	Car Park (Public)	Transport Services	Car Parks	0	UC	Service
		Whitehall Way	Car Park (Public)	Transport Services	Car Parks	0	UC	Service
		Sharp Street	Car Park (Public)	Transport Services	Car Parks	0	UC	Service
	7	Westgate	Vacant	Vacant Retail	Vacant Retail/Service	80	E/F.2	Vacant
CeX Entertainment Exchange	1	South Street	Computer Games	Comparison	Toys, Games & Hobbies	70	E/F.2	Retail
	5	Battye Street	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
Wilsons Autocare Dewsbury		Battye Street	Car Repairs	Retail Service	Vehicle Repairs & Services	240	E	Retail
Rex Cars		Battye Street	Taxi Hire	Transport Services	Taxis & Mini-cabs	100	ESG	Service
Rawcliffes The Schoolwear S	18A	Crackenedge Lane	Childrens Wear	Comparison	Childrens & Infants Wear	150	E/F.2	Retail
Kitchens 101	101	Daisy Hill	Kitchen Furniture	Comparison	Furniture Fitted	370	E/F.2	Retail
	07-Nov	Halifax Road	Vacant	Vacant Retail	Vacant Retail/Service	230	E/F.2	Vacant
Brownie Bites	13	Halifax Road	Ice Cream Parlour	Leisure Services	Cafes	60	E	Service
	15	Halifax Road	Dental Surgery	Health & Medical Service	Medical Services	100	F.1	Service
	21B	The Arcade	Under Alteration	Vacant Retail	Vacant Retail/Service	30	E/F.2	Vacant
		Croft Street	Office	General Offices	Offices	380	E	Commerce
	14	Corporation Street	Under Alteration	Vacant Retail	Vacant Retail/Service	30	E/F.2	Vacant
Top Shop Dewsbury	24	Corporation Street	Grocer	Convenience	Grocers & Delicatessens	30	E/F.2	Retail
Royal King	32	South Street	Indian Restaurant	Leisure Services	Restaurants	360	E	Service
Dubai Shawarma	3	South Street	Take Away	Leisure Services	Fast Food & Take Away	80	ESG	Service
	01-Feb	South Street	Vacant	Vacant Retail	Vacant Retail/Service	240	E/F.2	Vacant
Santo `s	4	South Street	Take Away	Leisure Services	Fast Food & Take Away	50	ESG	Service
	3	Battye Street	Vacant	Vacant Retail	Vacant Retail/Service	50	E/F.2	Vacant
Lidl		Commercial Road	Supermarket	Convenience	Supermarkets	1,750	E/F.2	Retail
Carlos Cuts		Bradford Road	Hairdressing	Retail Service	Health & Beauty	110	E/F.2	Retail
Shah		Bradford Road	Grocer	Convenience	Grocers & Delicatessens	60	E/F.2	Retail
Maker World Pop-Up	36	Princess Of Wales Preci	Crafts	Comparison	Crafts, Gifts, China & Glass	130	E/F.2	Retail
		Dewsbury Ring Road	Car Park (Public)	Transport Services	Car Parks	0	UC	Service
		Dewsbury Ring Road	Car Park (Public)	Transport Services	Car Parks	0	UC	Service
KFS	1	South Street	Take Away	Leisure Services	Fast Food & Take Away	120	ESG	Service
	40	Princess Of Wales Preci	Vacant	Vacant Retail	Vacant Retail/Service	70	E/F.2	Vacant
Hannah Gold Solicitor	4	Foundry Street	Solicitor	Financial & Business Ser	Legal Services	60	E	Service
	2	Halifax Road	Vacant	Vacant Retail	Vacant Retail/Service	70	E/F.2	Vacant
Speight `s Of Dewsbury	4	Camroyd Street	Car Repairs	Retail Service	Vehicle Repairs & Services	320	E	Retail
Jordans Solicitors	7	Wellington Road	Solicitor	Financial & Business Ser	Legal Services	620	E	Service
	28 - 30	Westgate	Vacant	Vacant Retail	Vacant Retail/Service	170	E/F.2	Vacant
		Aldams Road	Emergency Services	Public Services	Emergency Services	1,960	E	Service
The Works	48	Princes Of Wales Precir	Books	Comparison	Booksellers	140	E/F.2	Retail
Lucky Fashions	7A	Croft Street	Clothing	Comparison	Clothing General	70	E/F.2	Retail
	1B	Market Place	Vacant	Vacant Retail	Vacant Retail/Service	40	E/F.2	Vacant
		Halifax Road	Educational Establishment	Public Services	Educational Institutions	1,150	F.1	Service
Yorkshire Butchers		Longcauseway	Butcher	Convenience	Butchers	30	E/F.2	Retail
Dolce Royale Dessert Bar	2	South Street	Ice Cream Parlour	Leisure Services	Cafes	160	E	Service
Rumi Chai		Northgate	Cafe	Leisure Services	Cafes	50	E	Service
	10	Westgate	Vacant	Vacant Retail	Vacant Retail/Service	110	E/F.2	Vacant

NOTES:

1. Data is based from the most recent available Experian GOAD Data informed by a survey undertaken by Experian dated November 2024.

Appendix 6 - Impact Assessment - Convenience Goods

Proposed development at Land off Forge Lane, Dewsbury, WF12 9BU

IMPACT ASSESSMENT: CONVENIENCE GOODS

TABLE 0

KRCS Data

						Retail Zone	Zone 4	Zone 8	Zone 9	KRCS Study Area	
Population Projection	Zone 4	Zone 8	Zone 9	Total Study Area	Total KRCS Study Area	Forecast Total Expenditure per Person Convenience					Convenience Goods Growth
2026	78,664	67,942	45,558	192,164	654,989	2026	£1,848	£1,625	£1,680	£1,840	-0.2%
2027	79,063	68,371	45,736	193,170	658,646	2027	£1,844	£1,622	£1,677	£1,836	-0.2%
2028	79,464	68,803	45,914	194,181	662,323	2028	£1,842	£1,620	£1,675	£1,834	-0.1%
2029	79,866	69,238	46,093	195,198	666,020	2029	£1,841	£1,619	£1,673	£1,832	-0.1%
2030	80,271	69,675	46,273	196,220	669,738	2030	£1,839	£1,617	£1,672	£1,831	-0.1%
2031	80,658	70,088	46,447	197,193	673,272	2031	£1,837	£1,615	£1,670	£1,829	-0.1%
Average yearly growth	0.5%	0.6%	0.4%	0.5%	0.6%		-0.1%	-0.1%	-0.1%		

NOTE:

1. Population projection was informed by KRCS Appendix 3 Table 1, with an average growth applied to years between 2026 and 2031.
2. Expenditure growth forecast was informed by RPBN 22 (February 2025) (Figure 7)
3. Monetary Values are expressed in 2013 prices.

TABLE 1**ESTIMATED SURVEY AREA POPULATION AND CONVENIENCE GOODS EXPENDITURE**

SURVEY AREA ZONE		4	8	9	TOTAL STUDY AREA
Population	2026	78,664	67,942	45,558	192,164
Expenditure Per Head (£)		1,848	1,625	1,680	-
Total Expenditure with SFT (£m)		145.4	110.4	76.5	332.3
SFT Market Share (%)		5.4%	5.4%	5.4%	-
Total Expenditure without SFT (£m)		137.5	104.4	72.4	314.4
Population	2029	79,866	69,238	46,093	195,198
Expenditure Per Head (£)		1,841	1,619	1,673	-
Total Expenditure with SFT (£m)		147.0	112.1	77.1	336.2
SFT Market Share (%)		5.8%	5.8%	5.8%	-
Total Expenditure without SFT (£m)		138.5	105.6	72.7	316.7
Population	2031	80,658	70,088	46,447	197,193
Expenditure Per Head (£)		1,837	1,615	1,670	-
Total Expenditure with SFT (£m)		148.2	113.2	77.6	338.9
SFT Market Share (%)		6.1%	6.1%	6.1%	-
Total Expenditure without SFT (£m)		139.1	106.3	72.8	318.3

Population Growth:

Population Total 2026-2031		1,994	2,146	889	5,029
Population Total 2026-2031 (%)		2.5%	3.2%	2.0%	2.6%

Expenditure Growth:

Convenience Goods Total 2026-2031 (£m)		1.6	1.9	0.4	3.9
Convenience Goods Total 2026-2031 (%)		1.2%	1.8%	0.6%	1.2%

NOTES:

1. Population and Expenditure derived from Experian specific to the Survey Zones.
2. Expenditure growth in line with Experian RPN 22 (February 2025).
3. Special Forms Of Trading means trading which does not use traditional retail floorspace, such as online shopping, catalogue etc.
4. SFT market shares was informed from Experian RPN 22 (Appendix 3).
5. SFT market shares are adjusted for SFT sales from stores (e.g. click and collect).
6. Expenditure data presented in 2013 prices.
7. Figures may not cast due to rounding.

TABLE 2

EXISTING CONVENIENCE GOODS MARKET SHARES

Retail destination	Market Share (%)							
	Zone 4		Zone 8		Zone 9		KRCS Study Area	
	Main	Top Up	Main	Top Up	Main	Top Up	Main	Top Up
Zone 4								
<i>Cleckheaton In and Edge of Centre</i>								
Tesco Superstore, Northgate	10.6	17.1	0	0	0	0	1.8	3.2
Local Shops, Town Centre	0	2.6	0	0	0	0	0	0.4
<i>Heckmondwike</i>								
Lidl, Northgate	1.1	5.7	0.0	0.0	0.8	1.2	0.2	1
Morrisons, Union Street	38.5	19.2	9.8	8.3	8.2	5.5	6.7	3.8
Local Shops, Town Centre	0.0	0.9	1.2	0.0	0.0	0.0	0.1	0.1
Indoor Market	1.1	0.0	0.0	0.0	0.0	0.0	0.1	0
<i>Mirfield</i>								
Co-op, Huddersfield Rd	0.7	4.2	0.8	0.0	0.0	0.0	0.2	0.7
Lidl, Station Road	3.4	3.0	0.0	0.0	0.0	0.0	0.6	0.4
Tesco Express, Huddersfield Rd	0.0	1.5	0.0	0.0	0.0	0.0	0	0.3
Local Shops, District Centre	1.3	3.6	0.0	2.6	0.0	0.0	0.1	0.8
<i>Mirfield Outside Centre</i>								
Co-op, Nab Lane	0.0	3.5	0.0	0.0	0.0	0.0	0	0.4
Co-op, Old Bank Road	1.0	3.1	0.0	0.0	0.0	0.0	0.1	0.4
<i>Other Zone 4</i>								
Co-op, Oxford Rd (Gomersal)	0.0	0.9	0.0	0.0	0.0	0.0	0	0.1
Co-op, Westfield Ln (Scholes)	0.0	3.3	0.0	0.0	0.0	0.0	0	0.4
Local Shops, Gomersal	0.0	2.5	0.0	0.0	0.0	0.0	0	0.3
Local Shops, Hightown	0.0	0.0	0.0	1.5	0.0	0.0	0	0.1
Local Shops, Liversedge	0.0	3.8	0.0	0.0	0.0	0.0	0	0.5
Local Shops, Scholes	0.0	0.0	0.0	0.0	0.0	0.0	0	0.1
SUB-TOTAL ZONE 4	57.6	74.9	11.8	12.4	9.0	8.2	9.9	13.2
Zone 8								
<i>Dewsbury In and Edge of Centre</i>								
Asda, Mill Street West, Dewsbury	4.1	4.0	44.0	20.5	6.9	1.1	6.2	2.7
Farmfoods, Aldhams Road, Dewsbury	0.0	0.0	0.0	1.0	0.0	0.0	0	0.1
Sainsbury's, nr Rishworth Centre, Goods Lane, Rail	4.5	0.9	16.1	9.2	6.2	0.0	2.8	1.1
Local Shops, Dewsbury Town Centre	0.0	0.0	0.0	11.7	0.0	4.1	0	1.4
Open Market - Dewsbury	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0
<i>Dewsbury Out of Centre</i>								
Lidl, Commercial Road, Dewsbury	0.0	0.0	1.2	3.3	0.0	0.0	0.1	0.3
Tesco Express, Esso PFS, Wakefield Road, Dewsbury	0.0	0.0	0.0	3.9	0.0	0.0	0	0.8
Local Shops, Earlsheaton Neighbourhood Centre	0.0	0.0	0.0	1.2	0.0	0.0	0	0.1
<i>Other Zone 8</i>								
Co-operative Food, Brunswick Street, Westborough	0.0	0.0	0.0	1.0	0.0	0.0	0	0.1
Co-operative Food, Leeds Road, Dewsbury	0.0	0.0	0.8	1.0	0.0	1.1	0.1	0.2
Co-operative Food, Savile Centre, Dewsbury	0.0	0.0	0.0	3.3	0.0	0.0	0	0.3
Morrisons, Huddersfield Road, Ravensthorpe	0.0	0.0	0.0	2.8	0.0	0.0	0	0.3
Sainsbury's, Halifax Road, Staincliffe, Dewsbury	2.7	2.2	3.5	2.2	0.0	1.1	0.8	0.6
Local Shops, Ravensthorpe District Centre	0.0	0.0	0.0	1.0	0.0	0.0	0	0.1
Local Shops, Shaw Cross	0.0	0.0	0.0	1.8	0.0	0.0	0	0.2
Local Shops, Thornhill Local Centre	0.0	0.0	0.0	2.9	0.0	0.0	0	0.3
Local Shops, Thornhill Lees Neighbourhood Centre	0.0	0.0	0.0	1.5	0.0	0.0	0	0.1
SUB-TOTAL ZONE 8	11.3	7.2	65.7	68.3	13.2	7.3	10.2	8.6
Zone 9								
<i>Batley In and Edge of Centre</i>								
Aldi, Branch Road, Batley	0.7	0.0	2.8	0.0	3.8	7.0	1	0.5
Asda, Batley Shopping Centre, Alfred Way	0.0	0.9	0.0	0.0	3.8	7.2	0.4	0.7
Iceland, Batley Shopping Centre, Batley	0.7	0.0	0.0	0.0	1.1	1.5	0.2	0.1
Tesco Extra, Bradford Road, Batley	9.5	3.3	7.6	6.6	36.9	27.0	5.5	3.2
Local Shops, Batley Town Centre	0.0	0.9	0.0	1.2	1.2	5.9	0.1	0.6
<i>Other Zone 9</i>								
Co-operative Food, Low Lane, Birstall	0.0	0.0	0.0	0.0	0.0	3.7	0	0.2

M&S Simply Food, Birstall Shopping Park, Nr Batley	0.0	1.0	0.0	0.0	0.0	8.2	0	0.9
Tesco Express, Smithies Lane, Birstall/Batley	0.0	2.2	0.0	0.0	3.4	13.2	0.2	1.2
Local Shops, Birstall District Centre	0.0	0.0	0.0	0.0	0.0	2.8	0	0.2
SUB-TOTAL ZONE 9	11.0	8.4	10.5	7.8	50.1	76.5	7.4	7.6
TOTAL STUDY AREA	79.9	90.5	88.0	88.5	72.3	92.0	27.5	29.4
Total outside Study Area	20.1	9.5	12.0	11.5	27.7	8.0	72.5	70.6
Total reminder of KRCS Study Area	14.8	8.0	6.4	9.1	22.7	6.9	57.6	61.4
Total KRCS Study Area	94.7	98.5	94.4	97.6	95.0	98.9	85.1	90.8
Outside KRCS Study Area	5.3	1.5	5.6	2.4	5.0	1.1	14.9	9.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

NOTES:

1. Derived from the Household Survey which underpinned the KRCS Appendix 1 - Household Survey
2. Figures may not cast due to rounding.
3. Market Shares for the reminder of the Study Area relates to a cumulation of market shares of Retail Zones of the KRCS when excluding Zones 4, 8 and 9.

TABLE 3

CONVENIENCE GOODS TURNOVER AT 2026 WITHOUT DEVELOPMENT

Market Share (£m)	Zone 4		Zone 8		Zone 9		Total in Study Area (£m)	Total KRCS Study Area (£m)	Total in Study Zone (%)	Total in Study Area (%)
Retail Destination	Main	Top Up	Main	Top Up	Main	Top Up				
Zone 4										
<i>Cleckheaton In and Edge of Centre</i>										
Tesco Superstore, Northgate	14.6	23.5	0.0	0.0	0.0	0.0	38.1	41.0	17.3%	7.1%
Local Shops, Town Centre	0.0	3.6	0.0	0.0	0.0	0.0	3.6	0.0	1.6%	0.7%
<i>Heckmondwike</i>										
Lidl, Northgate	1.5	7.8	0.0	0.0	0.6	0.9	10.8	4.6	4.9%	2.0%
Morrisons, Union Street	52.9	26.4	10.2	8.7	5.9	4.0	108.2	152.8	49.2%	20.1%
Local Shops, Town Centre	0.0	1.2	1.3	0.0	0.0	0.0	2.5	2.3	1.1%	0.5%
Indoor Market	1.5	0.0	0.0	0.0	0.0	0.0	1.5	2.3	0.7%	0.3%
<i>Mirfield</i>										
Co-op, Huddersfield Rd	1.0	5.8	0.8	0.0	0.0	0.0	7.6	4.6	3.4%	1.4%
Lidl, Station Road	4.7	4.1	0.0	0.0	0.0	0.0	8.8	13.7	4.0%	1.6%
Tesco Express, Huddersfield Rd	0.0	2.1	0.0	0.0	0.0	0.0	2.1	0.0	0.9%	0.4%
Local Shops, District Centre	1.8	5.0	0.0	2.7	0.0	0.0	9.5	2.3	4.3%	1.8%
<i>Mirfield Outside Centre</i>										
Co-op, Nab Lane	0.0	4.8	0.0	0.0	0.0	0.0	4.8	0.0	2.2%	0.9%
Co-op, Old Bank Road	1.4	4.3	0.0	0.0	0.0	0.0	5.6	2.3	2.6%	1.0%
<i>Other Zone 4</i>										
Co-op, Oxford Rd (Gomersal)	0.0	1.2	0.0	0.0	0.0	0.0	1.2	0.0	0.6%	0.2%
Co-op, Westfield Ln (Scholes)	0.0	4.5	0.0	0.0	0.0	0.0	4.5	0.0	2.1%	0.8%
Local Shops, Gomersal	0.0	3.4	0.0	0.0	0.0	0.0	3.4	0.0	1.6%	0.6%
Local Shops, Hightown	0.0	0.0	0.0	1.6	0.0	0.0	1.6	0.0	0.7%	0.3%
Local Shops, Liversedge	0.0	5.2	0.0	0.0	0.0	0.0	5.2	0.0	2.4%	1.0%
Local Shops, Scholes	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0%
SUB-TOTAL ZONE 4	79.2	103.0	12.3	13.0	6.5	5.9	219.9	225.7	100.0%	40.9%
Zone 8										
<i>Dewsbury In and Edge of Centre</i>										
Asda, Mill Street West, Dewsbury	5.6	5.5	46.0	21.4	5.0	0.8	84.3	141.4	46.8%	15.7%
Farmfoods, Aldhams Road, Dewsbury	0.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.6%	0.2%
Sainsbury's, nr Rishworth Centre, Goods Lane, Railway	6.2	1.2	16.8	9.6	4.5	0.0	38.3	63.8	21.3%	7.1%
Local Shops, Dewsbury Town Centre	0.0	0.0	0.0	12.2	0.0	3.0	15.2	0.0	8.4%	2.8%
Open Market - Dewsbury	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.6	0.0%	0.0%
<i>Dewsbury Out of Centre</i>										
Lidl, Commercial Road, Dewsbury	0.0	0.0	1.3	3.4	0.0	0.0	4.7	2.3	2.6%	0.9%
Tesco Express, Esso PFS, Wakefield Road, Dewsbury	0.0	0.0	0.0	4.1	0.0	0.0	4.1	0.0	2.3%	0.8%
Local Shops, Earlsheaton Neighbourhood Centre	0.0	0.0	0.0	1.3	0.0	0.0	1.3	0.0	0.7%	0.2%
<i>Other Zone 8</i>										
Co-operative Food, Brunswick Street, Westborough	0.0	0.0	0.0	1.0	0.0	0.0	1.0		0.6%	0.2%
Co-operative Food, Leeds Road, Dewsbury	0.0	0.0	0.8	1.0	0.0	0.8	2.7	2.3	1.5%	0.5%
Co-operative Food, Savile Centre, Dewsbury	0.0	0.0	0.0	3.4	0.0	0.0	3.4	0.0	1.9%	0.6%
Morrisons, Huddersfield Road, Ravensthorpe	0.0	0.0	0.0	2.9	0.0	0.0	2.9	0.0	1.6%	0.5%
Sainsbury's, Halifax Road, Staincliffe, Dewsbury	3.7	3.0	3.7	2.3	0.0	0.8	13.5	18.2	7.5%	2.5%
Local Shops, Ravensthorpe District Centre	0.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.6%	0.2%
Local Shops, Shaw Cross	0.0	0.0	0.0	1.9	0.0	0.0	1.9	0.0	1.0%	0.3%
Local Shops, Thornhill Local Centre	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	1.7%	0.6%
Local Shops, Thornhill Lees Neighbourhood Centre	0.0	0.0	0.0	1.6	0.0	0.0	1.6	0.0	0.9%	0.3%
SUB-TOTAL ZONE 8	15.5	9.9	68.6	71.3	9.6	5.3	180.2	232.5	100.0%	33.5%
Zone 9										
<i>Batley In and Edge of Centre</i>										
Aldi, Branch Road, Batley	1.0	0.0	2.9	0.0	2.8	5.1	11.7	22.8	8.5%	2.2%
Asda, Batley Shopping Centre, Alfred Way	0.0	1.2	0.0	0.0	2.8	5.2	9.2	9.1	6.7%	1.7%
Iceland, Batley Shopping Centre, Batley	1.0	0.0	0.0	0.0	0.8	1.1	2.8	4.6	2.1%	0.5%
Tesco Extra, Bradford Road, Batley	13.1	4.5	7.9	6.9	26.7	19.5	78.7	125.4	57.3%	14.6%
Local Shops, Batley Town Centre	0.0	1.2	0.0	1.3	0.9	4.3	7.6	2.3	5.6%	1.4%
<i>Other Zone 9</i>										
Co-operative Food, Low Lane, Birstall	0.0	0.0	0.0	0.0	0.0	2.7	2.7	0.0	1.9%	0.5%
M&S Simply Food, Birstall Shopping Park, Nr Batley	0.0	1.4	0.0	0.0	0.0	5.9	7.3	0.0	5.3%	1.4%
Tesco Express, Smithies Lane, Birstall/Batley	0.0	3.0	0.0	0.0	2.5	9.6	15.0	4.6	10.9%	2.8%
Local Shops, Birstall District Centre	0.0	0.0	0.0	0.0	0.0	2.0	2.0	0.0	1.5%	0.4%
SUB-TOTAL ZONE 9	15.1	11.6	11.0	8.1	36.3	55.4	137.5	168.7	100.0%	25.6%
TOTAL STUDY AREA										
Total outside Study Area	27.6	13.1	12.5	12.0	20.1	5.8	91.1			
Total reminder of KRCS Study Area	20.4	11.0	6.7	9.5	16.4	5.0	69.0			
Total KRCS Study Area	130.2	135.5	98.6	101.9	68.8	71.6	606.6			
Outside KRCS Study Area	7.3	2.1	5.8	2.5	3.6	0.8	22.1			
TOTAL	137.5	137.5	104.4	104.4	72.4	72.4	628.7			

NOTES:

1. Derived by the total expenditure in 2026 (Table 1) according to the market shares outlined in Table 2.
2. Figures may not cast due to rounding.
3. Total turnover is calculated based on the market shares of the Study Area and the reminder of KRCS Study Area.
4. Monetary values are expressed in 2013 prices.

TABLE 4

CONVENIENCE GOODS TURNOVER AT 2029 WITHOUT DEVELOPMENT

Market Share (£m)	Zone 4		Zone 8		Zone 9		Total in Study Area (£m)	Total KRCS Study Area (£m)	Total in Study Zone (%)	Total in Study Area (%)
Retail Destination	Main	Top Up	Main	Top Up	Main	Top Up				
Zone 4										
<i>Cleckheaton In and Edge of Centre</i>										
Tesco Superstore, Northgate	14.7	23.7	0.0	0.0	0.0	0.0	38.4	41.4	17.3%	7.1%
Local Shops, Town Centre	0.0	3.6	0.0	0.0	0.0	0.0	3.6	0.0	1.6%	0.7%
<i>Heckmondwike</i>										
Lidl, Northgate	1.5	7.9	0.0	0.0	0.6	0.9	10.9	4.6	4.9%	2.0%
Morrisons, Union Street	53.3	26.6	10.3	8.8	6.0	4.0	109.0	154.0	49.2%	20.1%
Local Shops, Town Centre	0.0	1.2	1.3	0.0	0.0	0.0	2.5	2.3	1.1%	0.5%
Indoor Market	1.5	0.0	0.0	0.0	0.0	0.0	1.5	2.3	0.7%	0.3%
<i>Mirfield</i>										
Co-op, Huddersfield Rd	1.0	5.8	0.8	0.0	0.0	0.0	7.6	4.6	3.4%	1.4%
Lidl, Station Road	4.7	4.2	0.0	0.0	0.0	0.0	8.9	13.8	4.0%	1.6%
Tesco Express, Huddersfield Rd	0.0	2.1	0.0	0.0	0.0	0.0	2.1	0.0	0.9%	0.4%
Local Shops, District Centre	1.8	5.0	0.0	2.7	0.0	0.0	9.5	2.3	4.3%	1.8%
<i>Mirfield Outside Centre</i>										
Co-op, Nab Lane	0.0	4.8	0.0	0.0	0.0	0.0	4.8	0.0	2.2%	0.9%
Co-op, Old Bank Road	1.4	4.3	0.0	0.0	0.0	0.0	5.7	2.3	2.6%	1.0%
<i>Other Zone 4</i>										
Co-op, Oxford Rd (Gomersal)	0.0	1.2	0.0	0.0	0.0	0.0	1.2	0.0	0.6%	0.2%
Co-op, Westfield Ln (Scholes)	0.0	4.6	0.0	0.0	0.0	0.0	4.6	0.0	2.1%	0.8%
Local Shops, Gomersal	0.0	3.5	0.0	0.0	0.0	0.0	3.5	0.0	1.6%	0.6%
Local Shops, Hightown	0.0	0.0	0.0	1.6	0.0	0.0	1.6	0.0	0.7%	0.3%
Local Shops, Liversedge	0.0	5.3	0.0	0.0	0.0	0.0	5.3	0.0	2.4%	1.0%
Local Shops, Scholes	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0%
SUB-TOTAL ZONE 4	79.8	103.7	12.5	13.1	6.5	6.0	221.5	227.6	100.0%	40.9%
Zone 8										
<i>Dewsbury In and Edge of Centre</i>										
Asda, Mill Street West, Dewsbury	5.7	5.5	46.4	21.6	5.0	0.8	85.1	142.6	46.8%	15.7%
Farmfoods, Aldhams Road, Dewsbury	0.0	0.0	0.0	1.1	0.0	0.0	1.1	0.0	0.6%	0.2%
Sainsbury's, nr Rishworth Centre, Goods Lane, Railway	6.2	1.2	17.0	9.7	4.5	0.0	38.7	64.4	21.3%	7.1%
Local Shops, Dewsbury Town Centre	0.0	0.0	0.0	12.4	0.0	3.0	15.3	0.0	8.4%	2.8%
Open Market - Dewsbury	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.6	0.0%	0.0%
<i>Dewsbury Out of Centre</i>										
Lidl, Commercial Road, Dewsbury	0.0	0.0	1.3	3.5	0.0	0.0	4.8	2.3	2.6%	0.9%
Tesco Express, Esso PFS, Wakefield Road, Dewsbury	0.0	0.0	0.0	4.1	0.0	0.0	4.1	0.0	2.3%	0.8%
Local Shops, Earlsheaton Neighbourhood Centre	0.0	0.0	0.0	1.3	0.0	0.0	1.3	0.0	0.7%	0.2%
<i>Other Zone 8</i>										
Co-operative Food, Brunswick Street, Westborough	0.0	0.0	0.0	1.1	0.0	0.0	1.1	0.0	0.6%	0.2%
Co-operative Food, Leeds Road, Dewsbury	0.0	0.0	0.8	1.1	0.0	0.8	2.7	2.3	1.5%	0.5%
Co-operative Food, Savile Centre, Dewsbury	0.0	0.0	0.0	3.5	0.0	0.0	3.5	0.0	1.9%	0.6%
Morrisons, Huddersfield Road, Ravensthorpe	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	1.6%	0.5%
Sainsbury's, Halifax Road, Staincliffe, Dewsbury	3.7	3.0	3.7	2.3	0.0	0.8	13.6	18.4	7.5%	2.5%
Local Shops, Ravensthorpe District Centre	0.0	0.0	0.0	1.1	0.0	0.0	1.1	0.0	0.6%	0.2%
Local Shops, Shaw Cross	0.0	0.0	0.0	1.9	0.0	0.0	1.9	0.0	1.0%	0.4%
Local Shops, Thornhill Local Centre	0.0	0.0	0.0	3.1	0.0	0.0	3.1	0.0	1.7%	0.6%
Local Shops, Thornhill Lees Neighbourhood Centre	0.0	0.0	0.0	1.6	0.0	0.0	1.6	0.0	0.9%	0.3%
SUB-TOTAL ZONE 8	15.6	10.0	69.4	72.1	9.6	5.3	182.0	234.5	100.0%	33.6%
Zone 9										
<i>Batley In and Edge of Centre</i>										
Aldi, Branch Road, Batley	1.0	0.0	3.0	0.0	2.8	5.1	11.8	23.0	8.5%	2.2%
Asda, Batley Shopping Centre, Alfred Way	0.0	1.2	0.0	0.0	2.8	5.2	9.2	9.2	6.7%	1.7%
Iceland, Batley Shopping Centre, Batley	1.0	0.0	0.0	0.0	0.8	1.1	2.9	4.6	2.1%	0.5%
Tesco Extra, Bradford Road, Batley	13.2	4.6	8.0	7.0	26.8	19.6	79.1	126.5	57.3%	14.6%
Local Shops, Batley Town Centre	0.0	1.2	0.0	1.3	0.9	4.3	7.7	2.3	5.6%	1.4%
<i>Other Zone 9</i>										
Co-operative Food, Low Lane, Birstall	0.0	0.0	0.0	0.0	0.0	2.7	2.7	0.0	1.9%	0.5%
M&S Simply Food, Birstall Shopping Park, Nr Batley	0.0	1.4	0.0	0.0	0.0	6.0	7.3	0.0	5.3%	1.4%
Tesco Express, Smithies Lane, Birstall/Batley	0.0	3.0	0.0	0.0	2.5	9.6	15.1	4.6	10.9%	2.8%
Local Shops, Birstall District Centre	0.0	0.0	0.0	0.0	0.0	2.0	2.0	0.0	1.5%	0.4%
SUB-TOTAL ZONE 9	15.2	11.6	11.1	8.2	36.4	55.6	138.2	170.1	100.0%	25.5%
TOTAL STUDY AREA										
Total outside Study Area	27.8	13.2	12.7	12.1	20.1	5.8	91.7			
Total reminder of KRCS Study Area	20.5	11.1	6.8	9.6	16.5	5.0	69.4			
Total KRCS Study Area	131.1	136.4	99.7	103.0	69.0	71.9	611.1			
Outside KRCS Study Area	7.3	2.1	5.9	2.5	3.6	0.8	22.3			
TOTAL	138.5	138.5	105.6	105.6	72.7	72.7	633.4			

NOTES:

1. Derived by the total expenditure in 2029 (Table 1) according to the market shares outlined in Table 2.
2. Figures may not cast due to rounding.
3. Total turnover is calculated based on the market shares of the Study Area and the reminder of KRCS Study Area.
4. Monetary values are expressed in 2013 prices.

TABLE 5**ESTIMATED TURNOVER OF PROPOSED DEVELOPMENT IN 2029**

	Total Retail Area (sqm)	Net Sales Area (sqm)	Average Sales Density (£ per sqm)	Estimated Turnover Diverted from Existing Centres/Stores (£m)
Proposed Development	1,420	684	2,006	1.4
Total Proposed Development		684	-	1.4

Zone 4	Zone 8	Zone 9	Outside Study Area
Assumed Trade Diversion (%)			
25	40	25	10
Assumed Trade Diversion (£m)			
0.3	0.5	0.3	0.1

Sales density growth according to RPN 22	growth (%)	density (£/sqm)
2026	0.1%	2,000
2027	0.1%	2,002
2028	0.1%	2,004
2029	0.1%	2,006

NOTES:

1. Sale Density derived from own estimates making allowance for increase in efficiency as outlined in the RPN 22 for the year 2029.
2. Turnover presented for 2029 in 2013 prices.
3. Figures may not cast due to rounding.

TABLE 6**CONVENIENCE GOODS TRADE DRAW AT 2029 FROM DEVELOPMENT**

Market Share (£m)	Total in Study Zone (%)	Diversion from Proposal (£m)
Retail Destination		
Zone 4		
<i>Cleckheaton In and Edge of Centre</i>		
Tesco Superstore, Northgate	17.3%	0.1
Local Shops, Town Centre	1.6%	0.0
<i>Heckmondwike</i>		
Lidl, Northgate	4.9%	0.0
Morrisons, Union Street	49.2%	0.2
Local Shops, Town Centre	1.1%	0.0
Indoor Market	0.7%	0.0
<i>Mirfield</i>		
Co-op, Huddersfield Rd	3.4%	0.0
Lidl, Station Road	4.0%	0.0
Tesco Express, Huddersfield Rd	0.9%	0.0
Local Shops, District Centre	4.3%	0.0
<i>Mirfield Outside Centre</i>		
Co-op, Nab Lane	2.2%	0.0
Co-op, Old Bank Road	2.6%	0.0
<i>Other Zone 4</i>		
Co-op, Oxford Rd (Gomersal)	0.6%	0.0
Co-op, Westfield Ln (Scholes)	2.1%	0.0
Local Shops, Gomersal	1.6%	0.0
Local Shops, Hightown	0.7%	0.0
Local Shops, Liversedge	2.4%	0.0
Local Shops, Scholes	0.0%	0.0
SUB-TOTAL ZONE 4	100.0%	0.3
Zone 8		
<i>Dewsbury In and Edge of Centre</i>		
Asda, Mill Street West, Dewsbury	46.8%	0.3
Farmfoods, Aldhams Road, Dewsbury	0.6%	0.0
Sainsbury's, nr Rishworth Centre, Goods Lane, Railway	21.3%	0.1
Local Shops, Dewsbury Town Centre	8.4%	0.0
Open Market - Dewsbury	0.0%	0.0
<i>Dewsbury Out of Centre</i>		
Lidl, Commercial Road, Dewsbury	2.6%	0.0
Tesco Express, Esso PFS, Wakefield Road, Dewsbury	2.3%	0.0
Local Shops, Earlsheaton Neighbourhood Centre	0.7%	0.0
<i>Other Zone 8</i>		
Co-operative Food, Brunswick Street, Westborough	0.6%	0.0
Co-operative Food, Leeds Road, Dewsbury	1.5%	0.0
Co-operative Food, Savile Centre, Dewsbury	1.9%	0.0
Morrisons, Huddersfield Road, Ravensthorpe	1.6%	0.0
Sainsbury's, Halifax Road, Staincliffe, Dewsbury	7.5%	0.0
Local Shops, Ravensthorpe District Centre	0.6%	0.0
Local Shops, Shaw Cross	1.0%	0.0
Local Shops, Thornhill Local Centre	1.7%	0.0
Local Shops, Thornhill Lees Neighbourhood Centre	0.9%	0.0
SUB-TOTAL ZONE 8	100.0%	0.5
Zone 9		
<i>Batley In and Edge of Centre</i>		
Aldi, Branch Road, Batley	8.5%	0.0
Asda, Batley Shopping Centre, Alfred Way	6.7%	0.0

Iceland, Batley Shopping Centre, Batley	2.1%	0.0
Tesco Extra, Bradford Road, Batley	57.3%	0.2
Local Shops, Batley Town Centre	5.6%	0.0
<i>Other Zone 9</i>		
Co-operative Food, Low Lane, Birstall	1.9%	0.0
M&S Simply Food, Birstall Shopping Park, Nr Batley	5.3%	0.0
Tesco Express, Smithies Lane, Birstall/Batley	10.9%	0.0
Local Shops, Birstall District Centre	1.5%	0.0
SUB-TOTAL ZONE 9	100.0%	0.3

TOTAL STUDY AREA	-	1.2
Total outside Study Area	-	0.1
TOTAL	-	1.4

NOTES:

1. Derived by the total expenditure in 2029 (Table 1) according to the market shares outlined in Table 2.
2. Figures may not cast due to rounding.
3. Total turnover is calculated based on the market shares of the Study Area and the reminder of KRCS Study Area.
4. Monetary values are expressed in 2013 prices.

TABLE 7**CONVENIENCE GOODS TRADE DIVERSION & IMPACT AT 2029**

Retail destination	Turnover WITHOUT Development (£m)	Estimated Trade Diversion (£m)	Turnover WITH Development (£m)	Impact of Development from Study Area (%)
Zone 4				
<i>Cleckheaton In and Edge of Centre</i>				
Tesco Superstore, Northgate	41.4	0.1	41.3	0.1%
Local Shops, Town Centre	0.0	0.0	0.0	0.0%
Heckmondwike	0.0	0.0	0.0	0.0%
Lidl, Northgate	4.6	0.02	4.6	0.4%
Morrisons, Union Street	154.0	0.2	153.9	0.1%
Local Shops, Town Centre	2.3	0.0	2.3	0.2%
Indoor Market	2.3	0.0	2.3	0.1%
Total Cleckheaton Town Centre	204.6	0.3	204.4	0.1%
<i>Mirfield</i>				
Co-op, Huddersfield Rd	4.6	0.0	4.6	0.3%
Lidl, Station Road	13.8	0.0	13.8	0.1%
Tesco Express, Huddersfield Rd	0.0	0.0	0.0	0.0%
Local Shops, District Centre	2.3	0.0	2.3	0.6%
Total Mirfield District Centre	20.7	0.04	20.6	0.2%
<i>Mirfield Outside Centre</i>				
Co-op, Nab Lane	0.0	0.01	0.0	0.0%
Co-op, Old Bank Road	2.3	0.0	2.3	0.4%
<i>Other Zone 4</i>				
Co-op, Oxford Rd (Gomersal)	0.0	0.0	0.0	0.0%
Co-op, Westfield Ln (Scholes)	0.0	0.0	0.0	0.0%
Local Shops, Gomersal	0.0	0.0	0.0	0.0%
Local Shops, Hightown	0.0	0.0	0.0	0.0%
Local Shops, Liversedge	0.0	0.0	0.0	0.0%

Local Shops, Scholes	0.0	0.0	0.0	0.0%
SUB-TOTAL ZONE 4	227.6	0.3	227.3	0.2%

Zone 8

<i>Dewsbury In and Edge of Centre</i>				
Asda, Mill Street West, Dewsbury	142.6	0.3	142.3	0.2%
Farmfoods, Aldhams Road, Dewsbury	0.0	0.0	0.0	0.0%
Sainsbury's, nr Rishworth Centre, Goods Lane	64.4	0.1	64.3	0.2%
Local Shops, Dewsbury Town Centre	0.0	0.0	0.0	0.0%
Open Market - Dewsbury	4.6	0.0	4.6	0.0%
Total Dewsbury Town Centre	211.5	0.4	211.1	0.2%
<i>Dewsbury Out of Centre</i>				
Lidl, Commercial Road, Dewsbury	2.3	0.0	2.3	0.6%
Tesco Express, Esso PFS, Wakefield Road, Dewsbury	0.0	0.0	0.0	0.0%
Local Shops, Earlsheaton Neighbourhood Centre	0.0	0.0	0.0	0.0%
<i>Other Zone 8</i>				
Co-operative Food, Brunswick Street, Westborough	0.0	0.0	0.0	0.0%
Co-operative Food, Leeds Road, Dewsbury	2.3	0.0	2.3	0.4%
Co-operative Food, Savile Centre, Dewsbury	0.0	0.0	0.0	0.0%
Morrisons, Huddersfield Road, Ravensthorpe	0.0	0.0	0.0	0.0%
Sainsbury's, Halifax Road, Staincliffe, Dewsbury	18.4	0.0	18.4	0.2%
Local Shops, Ravensthorpe District Centre	0.0	0.0	0.0	0.0%
Local Shops, Shaw Cross	0.0	0.0	0.0	0.0%
Local Shops, Thornhill Local Centre	0.0	0.0	0.0	0.0%
Local Shops, Thornhill Lees Neighbourhood Centre	0.0	0.0	0.0	0.0%
SUB-TOTAL ZONE 8	234.5	0.5	234.0	0.2%

Zone 9

<i>Batley In and Edge of Centre</i>				
Aldi, Branch Road, Batley	23.0	0.0	23.0	0.1%
Asda, Batley Shopping Centre, Alfred Way	9.2	0.0	9.2	0.2%
Iceland, Batley Shopping Centre, Batley	4.6	0.0	4.6	0.2%
Tesco Extra, Bradford Road, Batley	126.5	0.2	126.3	0.2%

Local Shops, Batley Town Centre	2.3	0.0	2.3	0.8%
Total Batley Town Centre	165.5	0.3	165.3	0.2%
<i>Other Zone 9</i>				
Co-operative Food, Low Lane, Birstall	0.0	0.0	0.0	0.0%
M&S Simply Food, Birstall Shopping Park, Nr	0.0	0.0	0.0	0.0%
Tesco Express, Smithies Lane, Birstall/Batley	4.6	0.0	4.6	0.8%
Local Shops, Birstall District Centre	0.0	0.0	0.0	0.0%
SUB-TOTAL ZONE 9	170.1	0.3	169.8	0.2%
TOTAL STUDY AREA	632.3	1.2	631.1	0.2%