



Kippax Parish Council

**Kippax Neighbourhood  
Plan 2018-2033**

The Kippax Neighbourhood Plan is dedicated to Doug Morley. Without Doug's dedication to our Parish, his determination to get the Plan finished, and his leadership throughout the process, the Neighbourhood Plan would not exist.



# Foreword

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On behalf of the Parish Council of Kippax, welcome to the Neighbourhood Plan for the future of Kippax. From 2012 to the present the steering group has carried out full scale consultations which has been a considerable task.

Kippax prepared a Village Design Statement in 2005 and a Parish Plan some years later. This new Plan builds on previous work done and will form part of the statutory development plan for Kippax.

In 2012 Kippax Parish Council was invited to become one of the four pilot areas for Neighbourhood Planning in Leeds and subsequently appointed a Steering Group to deliver the document. Thanks to their expertise and enthusiasm, information was gathered on which the proposals are based.

We are grateful to officers from Leeds City Council, Planning Aid England and our local Ward Councillors for their support and assistance.

Much of the work has been done by the Steering Group, but we did need some outside help and thank David Gluck of Ruralis and Mike Dando of Planning Aid who were commissioned to assist the steering group in preparing the plan and who provided valuable advice and guidance to the group. Thanks also goes to Billy Milthorpe for the excellent photographs that illustrate this document.

The people of Kippax value the natural green spaces, which surround the village and we need to protect these and our built heritage whilst enhancing the local environment at a time when external pressures for development are upon us.

Kippax's Neighbourhood Plan sets out a vision for the area based on the thoughts and feelings of local people with a real interest in their community. The Plan explores key issues under themes such as housing, business, green spaces and community facilities, which will, in turn provide objectives for the Parish Council to work towards.

The Parish Council is committed to strengthening contacts with the residents of Kippax towards making Kippax a better place to live and enjoy.

Doug Morley and John Urwin, Joint Chairs,  
Kippax Neighbourhood Plan steering group.



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# 1.0 Introduction

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## 1.1 Background to the Neighbourhood Plan

Neighbourhood planning was introduced by Government in the 2011 Localism Act as part of a raft of new community rights to enable local communities to take more control over matters associated with growth and development. In introducing Neighbourhood Plans, Government appointed Locality to develop and roll out a programme across the country. Part of this roll-out involved finding communities who would participate as front runners in the programme, to learn lessons from them for the future. In 2012, Kippax was nominated as one of these front runner communities by Leeds City Council, alongside Otley, Boston Spa and Holbeck.

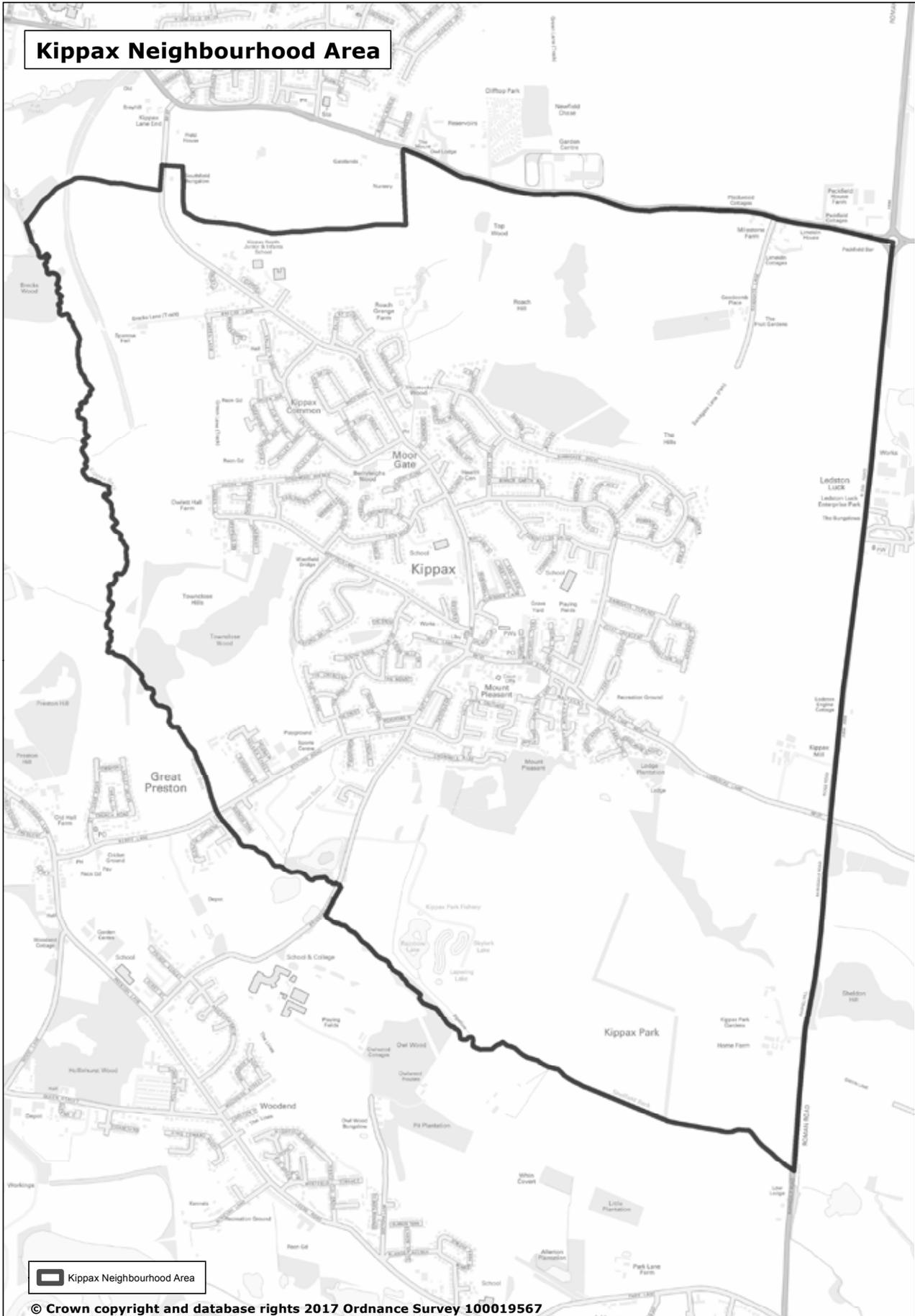
A Neighbourhood Plan can be used to guide where new development takes place, what it should look like and other aspects of community interest. Neighbourhood Plans can propose more development than the Local Plan and can allocate additional and/or alternative sites to those identified in the Local Plan.

This process provides an opportunity for communities to work with the Council on the allocation of sites as well as other corporate objectives, such as improving equality, cohesion and integration and recognising diversity.

## 1.2 The Kippax Neighbourhood Area

The first step in the Neighbourhood Planning process is always to define the extent of the area the Plan will cover. In parished areas such as Kippax it is normal to designate the whole of the parish as the 'neighbourhood area' and this is illustrated in Map 1.

An application to Leeds City Council for the designation of the Neighbourhood Area was made on 15th June 2012. The Neighbourhood Area was designated by Leeds City Council on 17th September 2012. The Plan and its policies can only apply to this area, not beyond.



**Map 1 Neighbourhood Area and Parish Boundary**

# 1.0 Introduction

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## 1.3 Community engagement

Throughout the process of developing the Kippax Neighbourhood Plan, the Steering Group has tried to provide many opportunities for those who live, work and run businesses in the parish to have their say. The Steering Group recognises that the Plan needs to represent the majority wishes of the people in the parish.

### Summary of Consultation

- On Saturday 6th April 2013, group members distributed information fliers to members of the public at various points around the village.
- An information display was placed in Kippax Library.
- The issues concerning developing a Neighbourhood Plan were raised by presenting a display at the Parish Council's annual meeting on Monday 8th April 2013, with group members available to discuss matters.
- Articles intended to keep everyone informed appeared in every copy of the Parish Council's magazine (Kippax Matters), delivered to all homes in Kippax four times a year.
- On Friday and Saturday 12th and 13th July 2013, from 9a.m to 12 noon each day, the Steering Group organised and manned a display in the Co-Operative Supermarket in the centre of the village to show the potential development sites in Leeds City Council's Site Allocations Plan which was out to consultation. A great deal of interest was shown and comments made.
- Two public meetings, one in the morning and one in the afternoon were held in the Central Working Men's Club on Saturday 14th September 2013. Following a presentation outlining the purpose and process of producing a Neighbourhood Plan, people asked questions and made comments and observations. They were given the opportunity to write comments on post-it notes.



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- A questionnaire designed to get the views of Kippax residents was delivered to every home in Kippax as well as posted on-line. Various collection points were set up around the village, at any of the three primary schools, Kippax Library, any doctors' surgery and Kippax Leisure Centre. The deadline for returns was 20th January 2014. The answers to all questions were collated and the main viewpoints recorded. They were then analysed to determine the main observations and wishes of Kippax residents.
  - A questionnaire was prepared and delivered to the main businesses in Kippax through the Traders Association. These conclusions were also recorded and analysed.
  - A member of the Steering Group met with the School Councils of the three Primary Schools to ascertain the views of children in the village who after all will be the main beneficiaries of the Plan.
  - The views of the major sporting clubs in the village were sought. Kippax Welfare and Social Club runs rugby, soccer and cricket teams at all age levels, while Kippax Athletic runs soccer teams from under 8 to under 16. They responded by letter outlining what they see as priorities for the future.
  - Letters were sent to all the other stakeholders: developers, service providers, statutory bodies and voluntary groups, asking for any representation they may like to make at this time and inviting them to a meeting with the Steering Group at a later date.
  - Statutory Pre-Submission Consultation took place between 13th February and 27th March 2017. This confirmed that the residents of Kippax are supportive of the Neighbourhood Plan proposals and allowed us to prepare our Submission Draft Plan.

Full details of the extensive consultation undertaken in preparing the Plan are provided in the Kippax NP Consultation Statement, submitted alongside this Plan.

## **1.4 About the parish**

### **1.4.1 A brief history of Kippax**

The village of Kippax occupies a prominent position on the geological border between the magnesian limestone and the coal measures, on the north side of the lower Aire Valley, at an altitude of about 70 metres above sea level. The village can be seen for miles around, from almost any direction.

A large part of the former bailey of a castle is now in the churchyard. From the top of Manorgarth Hill it is possible to see some of the different developments that have taken place throughout the last hundred years or so.

The village retains one building from the medieval period, the Church of St. Mary, built in about 1100AD in a distinctive herring-bone style of masonry. The church contains the surviving pieces of a tenth century Anglo-Danish cross. The High Street is to the south of the church and Manorgarth, on a more or less east/west axis. This is thought to follow the line of the medieval street, which would have had small houses with long gardens (called tofts and crofts) on either side of it. The 'S' shaped profile may indicate a Norman influence.

# 1.0 Introduction

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The soil of the magnesian limestone is good for arable farming. In contrast the moisture retaining soil of the coal measures is better suited to summer pasture. In the past barley was grown more extensively, leading to the building of a malt kiln (now demolished) in Maltkiln Lane. Historically, this geological combination gave Kippax a natural advantage with the advent of the Industrial Revolution and the subsequent development of the coal industry in this area. In previous centuries local stone was used for building both St. Mary's Church and some of the older properties in the village.

People have been living here since the Stone Ages, and the Romans were only half a mile away to the east when they travelled up and down the Ridge Road on what has now become the A656. Kippax was an established place when the Domesday Survey was taken in 1086, when it was called Chipesch (derived from Cippa's Ash or Ash Tree on a Hill), and was head of the Soke (local government area) at that time. The medieval population of Kippax is likely to have been about 200, rising to 1,128 when Queen Victoria was crowned in 1837. The present day population is approximately 10,000.

Although the grand mansions of the Bland and Medhurst families are long gone, a few examples of stone built houses remain in Kippax - the Royal Oak, the Hermitage, Crewe House and a couple of stone farmhouses, one of which may be partly late medieval.

The coal industry grew steadily from the 14th century onwards, but the end of the Victorian period saw a huge expansion in house building to accommodate more mineworkers and their families. Of a similar period the school on Leeds Road is built on the site of a Grammar School, which was founded in Tudor times by the Reverend George Goldsmith in about 1544.

Originally cloth merchants, the Medhursts came from Northern Germany in the 18th century and purchased local land until they became Lords of the Manor of Kippax. The Bland family came from Leeming in North Yorkshire at the end of the 16th century and were landowners in Kippax, Allerton Bywater and Castleford.

Kippax has produced few people of national importance, Benjamin Pickard is perhaps the most well-known, born in 1842 of humble parents who worked in the coal mines. Educated at the Grammar School he followed his father into mining and through his interest in the Trade Union movement he eventually became MP for Normanton in 1885 and remained so until his death in 1904.



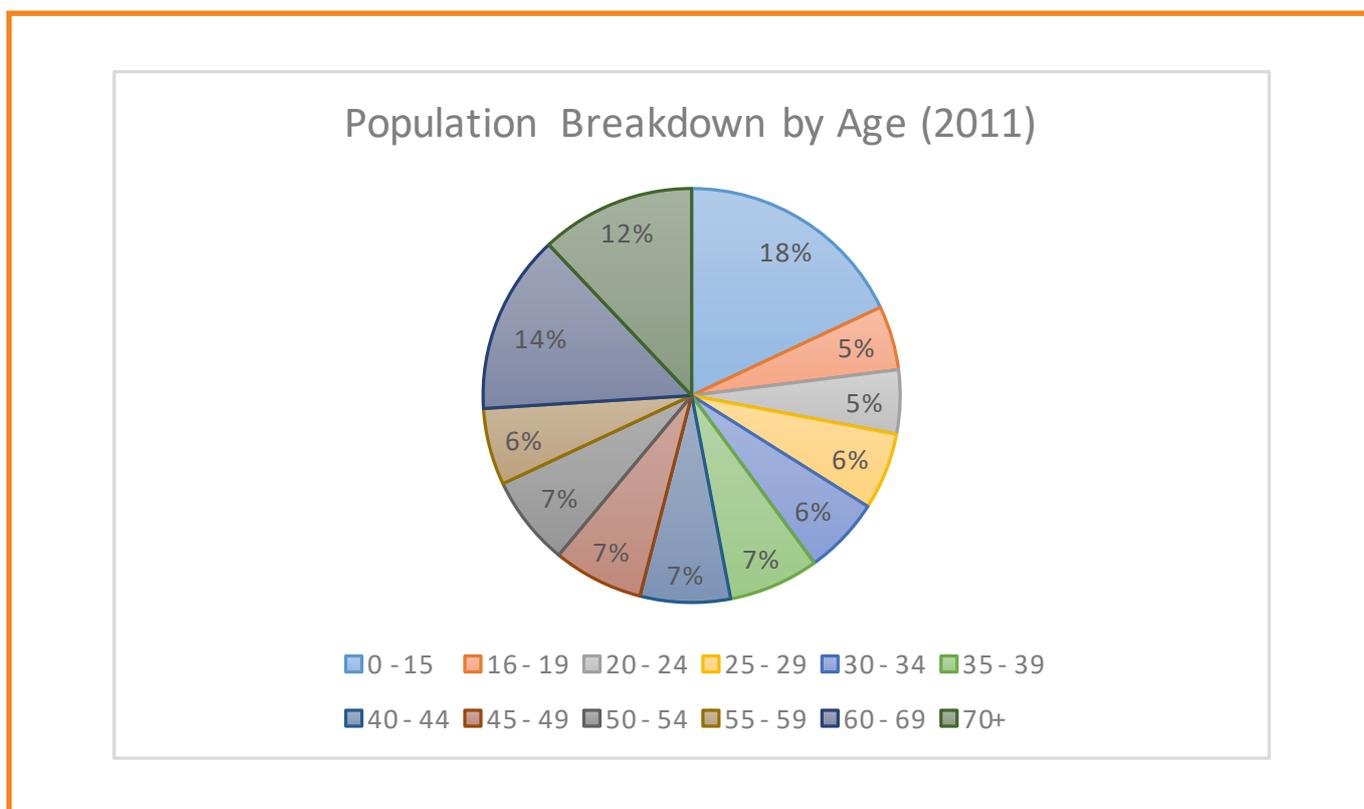
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Richard Boggett was the corn miller of Kippax in the mid 1800s and a prominent composer of Methodist Hymn tunes at the time. Many people will remember The Hall (which preceded the Co-Op), just off the High Street. This was built by Edgar Breffitt (owner of the Aire and Calder Glass Works in Castleford) on the site of the Medhurst's mansion. Breffitt was a pioneer in the mechanisation of glass bottle production.

### 1.4.2 Kippax in 2018

According to the 2011 Census, the latest accurate figures available, the parish of Kippax has a population of 9785 people, of which 97% are from a white ethnic group. Of the 4143 households, 3105 households have access to one or two cars or vans and 280 households have access to at least three cars or vans. 758 households do not have access to a car or van. The Census shows that 5% of the population are between the ages of 20-24, 11% are between the ages of 25-34, 14% are between the ages of 35-44, 20% are between the ages of 45-59, 13% are between the ages of 60-69 and 12% are 70 and over.

There is low unemployment in the parish. The majority of people are employed, self-employed or retired. A full breakdown of the population by age and economic activity is presented by the charts below.

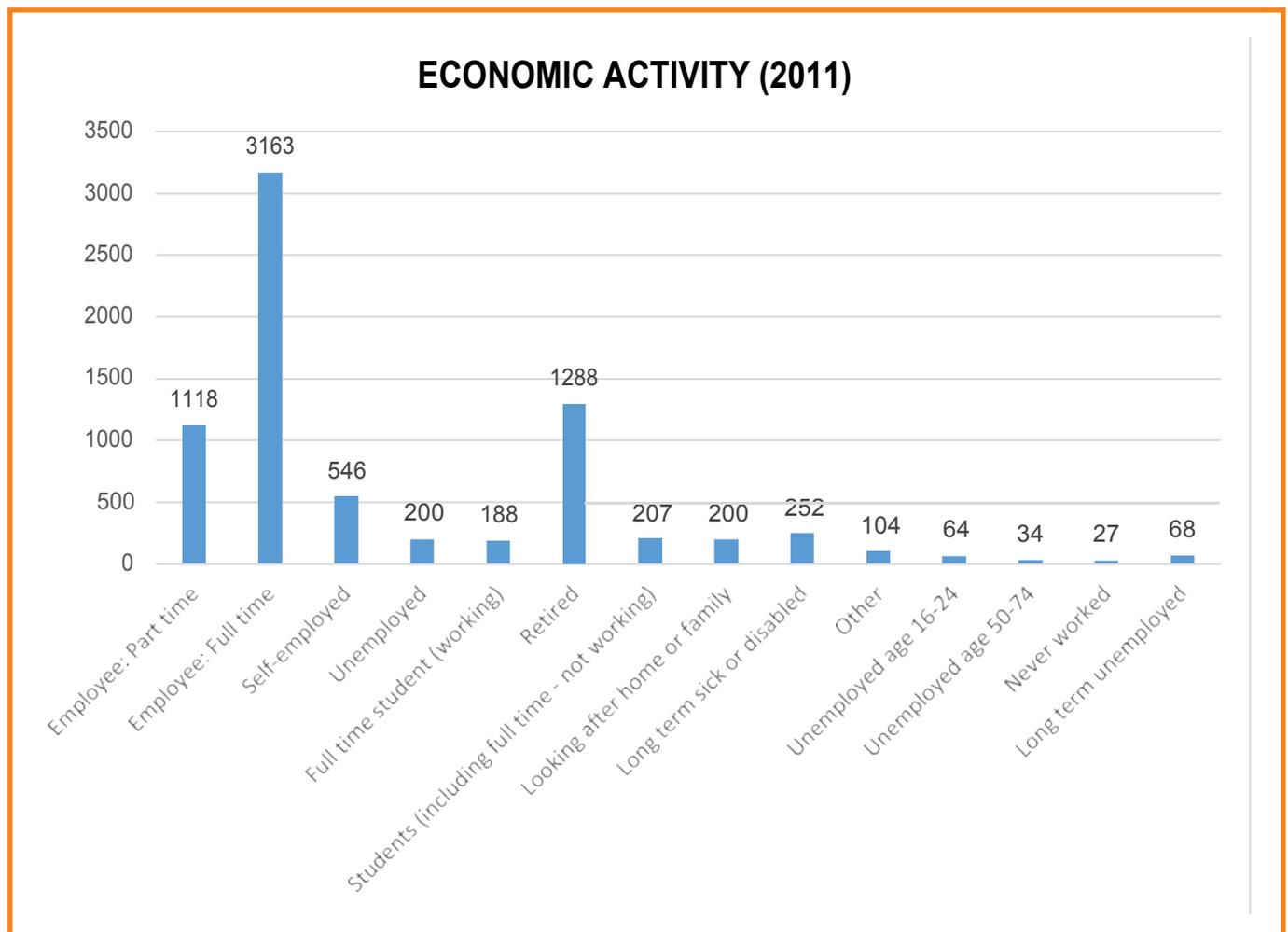


# 1.0 Introduction

The true pulse of a community comes from its residents. When Kippax lost its traditional identity as a mining area, much of the centralised orbit of its social life was also diminished. But as the village emerged from the trauma its very geography became the saviour of community life as both its greenspace and major road boundaries have prevented the village from blurring into other surrounding communities and consequently its distinctiveness has been retained.

The religious life, and still a substantial portion of the social life of the community, revolves around St. Mary's Parish Church, which is for many the identifying centre of the village. The Methodist Chapel on Chapel Lane is also located close by and a well-attended family church group meets at a nearby school. There are over 80 private allotments and numerous council plots tended by enthusiastic growers.

Accessible natural open spaces such as Townclose Hills Local Nature Reserve, Kippax Meadows and 'The Lines Way' offer opportunities for informal exercise as well as contact with nature. The leisure centre and swimming baths located on the western edge of the village, although in need of refurbishment, act as a focal point for the Kippax Kingfishers synchronized swimming team, sub-aqua meetings, and other leisure and fitness activities.



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A wide range of other sporting activities are also thriving. Kippax has two outdoor bowling clubs, two tennis courts, cricket nets, football pitches, rugby groups, recreational areas and nearby fishing. There is also a proposed new fishing business venture located in the vicinity of Brigshaw Lane. There are active cub, scout, brownie and guide groups, a ballet dancing school, an historical society and of course Kippax Brass Band.

Kippax also has a dedicated amateur operatic society (KAOS) with 200 members, a young wives club, the newly established Kippax Dramatic Society, and numerous other groups reinforcing the cultural life of the village.

Most of the village's four public houses have a long history and there are currently three other thriving licensed social clubs, providing invaluable social opportunities for residents.

Kippax is very well served educationally, boasting three primary schools: Kippax Ash Tree Primary formerly split over two sites, has 400 pupils on roll and moved to a brand new building on the Gibson Lane site in September 2005. Greenfield Primary, with 200 pupils on roll, is set in large grounds in northwest Kippax and also has a privately run kindergarten. On a substantial site, Kippax North, although not at capacity, has a 200 roll. It has a nursery unit.

Among the municipal facilities the village has an underused Community Centre and a Housing Benefit Office. However, there was no dedicated resource centre until the creation of the Kippax Hub. Kippax also has the advantage of a growing number of medical and dental facilities, pharmacies and a Community Hub with a range of services.

Approaching one in five of the village population are aged over 60, and many take a vigorous role in social and community life. There are a substantial number of bungalows in Kippax, as well as Assisted Flats and other appropriate housing. An active Luncheon Club and other amenities are well used. Although many over-sixties have lived in the village since birth, others have retired to Kippax by choice.

As confidence has grown, Kippax has seen a number of new shops opening; although employment opportunities in the village are mainly restricted to retail and small service businesses. Other commercial ventures include a petrol station, a specialist sporting goods manufacturer, a ladies fashions store, financial services, estate agents and numerous other food outlets. The parish boundary also encompasses five working farms.

In the community questionnaire for the Plan, 42.5% of the respondents expressed the view that no other work opportunities were needed, however other results showed a mixture of opinions in roughly equivalent weightings supporting workshop environments, light industrial units, sheltered workshop and 'other' work environments.

# 1.0 Introduction

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We are optimistic that projects such as the 'ARC' resource centre project could result in employment opportunities.

Like many neighbourhoods and villages one of our major concerns is for our young people. As Kippax has grown there has been a distinct lack of matched investment in its leisure infrastructure. There are too few physical amenities, such as children's playgrounds and appropriate facilities that young people can appreciate, respect and use on a regular basis. As of May 2016, Leeds City Council has approved the installation of a wheeled sports facility on Green Lane playing fields.

Kippax of course has its share of vandalism and low-level crime, however the overwhelming ambience is of calm and harmony. As a community, though, we cannot be complacent – we need to proactively and continuously advance a safe and secure environment. Much of this can be 'designed in' during the initial stages of development of schemes.

The improvement in community spirit needs to be encouraged further to involve more residents in both local and village wide projects and encourage the active participation of residents in the care, maintenance and sustainable use of community facilities such as greenspace and recreational areas and encourage adoption of such areas.



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## 1.5 How the Neighbourhood Plan is organised

### The chapters set out the Plan as follows:

**First**, introduction to the Neighbourhood Area.

**Second**, the Vision and Objectives for Kippax are stated, which is how the community wishes to see the neighbourhood area develop over the period to 2028.

**Third**, the policies are set out for seeing the Plan implemented, organised across five key themes:

- a. **High Street regeneration (HS)**
- b. **Green environment (GE)**
- c. **Built environment (BE)**
- d. **Housing (H)**
- e. **Business, commerce and employment (BCE)**

**Fourth**, the Plan sets out some key aspirations and projects that are not planning policy but would assist in the positive future development of the parish, particularly if Community Infrastructure Levy proves to be forthcoming.

**Finally**, some key supporting pieces of information are contained in appendices. Further information and supporting documentation that is too extensive to include in the Plan is accessible for reference via the Parish Council website, [www.kippaxparishcouncil.gov.uk](http://www.kippaxparishcouncil.gov.uk).

## 2.0 Vision and objectives

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### 2.1 A vision for the future

From the consultations undertaken for this Plan, and building on the previous work undertaken for the Village Design Statement, the following Vision will guide the objectives and policies of the Plan:

*“In 2033, Kippax will still be a proud independent hill top village, separate from the Leeds conurbation and surrounding settlements such as Garforth, but with much improved public transport connections to both, and to Castleford, Wakefield and York for employment, leisure and major shopping purposes. Its special characteristics – easy countryside access, green spaces, remaining heritage assets such as The Hermitage and 1,000 year old church – will be intact and much improved. These, together with its thriving cultural and sporting life, typified by its famous brass band and annual ‘in bloom’ awards will continue to sustain its friendly, village atmosphere. The village’s population will inevitably have grown, but only in proportion to its capacity and without detriment to its special character. The population will remain well-mixed and balanced and include people of all ages who wish to settle here, irrespective of their means. The High Street will have been transformed into an attractive and thriving shopping centre offering a range of services and facilities. Crime will continue to be low and the village will be more self-sustaining in terms of educational and job needs.”*

### 2.2 Objectives

In order to see this vision realised, the Plan has the following objectives:

1. To improve the local built and natural environment, by: encouraging investment, promoting conservation of historical sites and buildings, conserving the special sites that surround the village; and tackling run down areas.
2. To promote opportunities for the expansion of local retail and business development.
3. To ensure that new developments reflect the housing type and mix that best meet the needs of present and future residents.
4. To protect open spaces, including sports, recreational and communal.
5. To promote better transport links and traffic systems.

# 3.0 Key themes and policies

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## 3.1 Introduction

The following sections sets out the policies in the following way:

- **Themes:** policies are ordered into five themes:

**a. High Street regeneration (HS)**

**b. Green environment (GE)**

**c. Built environment (BE)**

**d. Housing (H)**

**e. Business, commerce and employment (BCE)**

- **Summary of policies and objectives addressed** – a list of policies within each theme and the objectives these are designed to address.
- **Issues** – a description of the issues each policy is designed to address.
- **Evidence** – a description of the evidence that supports the policy.
- **Policy** - a description of each policy that will be used to determine planning applications once this Plan has been made.

## 3.2 Meeting the Basic Conditions

A key requirement of the Plan, whilst reflecting local concerns and priorities, is that it must comply with the Basic Conditions. These are:

The Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan in the area;
- be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations; and
- not have a significant effect on a European Site.

## 3.0 Key themes and policies

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The Neighbourhood Plan must have regard to national planning policies as set out by the National Planning Policy Framework and other national guidance, and must be in general conformity with the Development Plan. In this case, the Development Plan is the emerging Local Development Framework, a suite of documents that when complete will form the Development Plan for Leeds. The LDF currently consists of: Adopted Core Strategy, emerging Site Allocations Plan, Adopted Natural Resources and Waste Local Plan, the Policies Map for Leeds, the Aire Valley Leeds Area Action Plan, Community Infrastructure Levy and the emerging neighbourhood plans in Leeds.

The Basic Conditions Statement, submitted alongside this Plan sets out in greater detail how the Kippax Neighbourhood Plan meets the Basic Conditions.



## 3.0 Key themes and policies

### 3.3 High Street regeneration (HS)

The intention in setting out policies for High Street Regeneration is to see Kippax's retail centre thrive, for new businesses to move in and people to come into the village and use these services, thereby creating a vibrant economy centred around retail and services. This would significantly improve the ongoing sustainability of the local centre in Kippax

POLICIES IN SUMMARY	
<b>High Street regeneration</b>	<b>HS1: Public realm</b> <b>HS2: Shop frontage design</b> <b>HS3: Improvement of shopping and associated services</b> <b>HS4: Development of key locations</b>
OBJECTIVES ADDRESSED	
<ul style="list-style-type: none"><li>• <b>To promote opportunities for the expansion of local retail and business development.</b></li><li>• <b>To promote better transport links and traffic systems.</b></li></ul>	

An independent study by URS consultants, "Kippax Neighbourhood Plan Town Centre Review"<sup>1</sup>, was commissioned via Planning Aid England to provide supporting evidence for the Neighbourhood Plan policies. The study noted the decline of the retail centre over recent years, including its downgrading from a town centre to a 'higher order local centre' (in the Leeds Core Strategy). This echoes public perceptions regarding physical appearance, lack of vibrancy and unbalanced offer to consumers, but also highlights areas of potential and scope for improvement.

The Neighbourhood Plan includes policies covering a wide range of town centre issues, including shop front design and public realm (e.g. 'street furniture') enhancement, together with a number of site-specific interventions designed to address particular 'black spots' and capitalise on opportunities by developing key locations identified through the URS study.

<sup>1</sup> Kippax Neighbourhood Plan Town Centre Review Final Report – URS October 2014

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The opportunities<sup>2</sup> identified to improve the town centre were:

- The junction of Cross Hills, High Street and Leeds Road should be redesigned to improve vehicular and pedestrian movement;
- Seek opportunities to widen the footpath where possible;
- Add more pedestrian crossings to reduce the traffic speed and to improve pedestrian movement;
- Seek an opportunity to convert the land occupied by the garage into a civic and public square where people can meet, interact and spend time. This could potentially be a location for a weekly street / market, a seasonal market and town centre events, such as Christmas tree lighting and live music;
- Potential opportunity to create a gap to the view to the south of the village and to bring a commercial use;
- Raise the carriageway between the proposed square and the existing pocket space to overcome the narrow footpath issue, to slow down the speed and create a pedestrian friendly high street environment;
- Seek the opportunity to protect and refurbish the Georgian house and to bring it back into active use.

<sup>2</sup> Extract taken from Kippax Neighbourhood Plan Town Centre Review Final Report – URS October 2014

Figure 1: High Street site opportunities

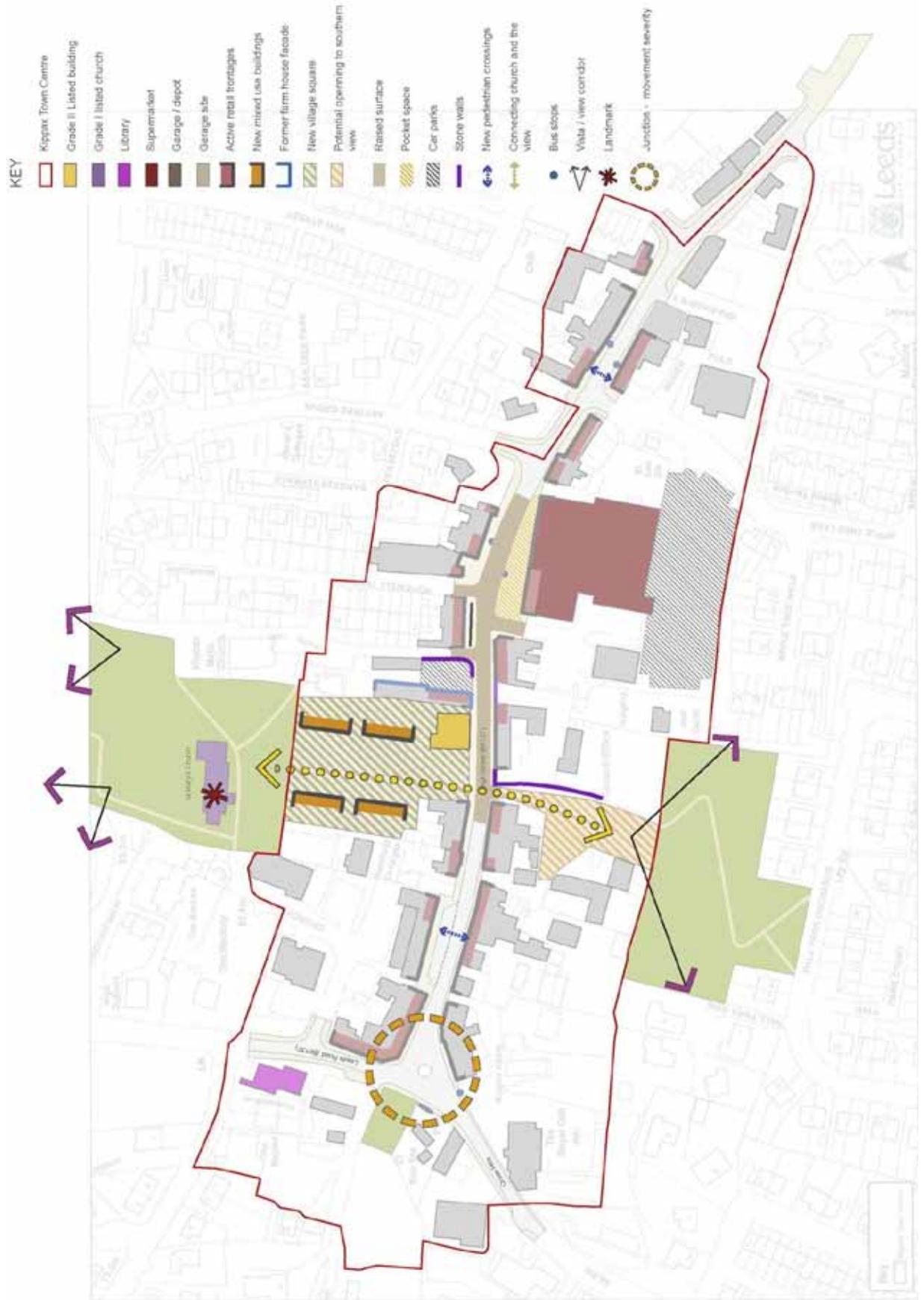


Figure 1 High Street site opportunities

# 3.0 Key themes and policies

## 3.3.1 HS1: Public realm

### i. Issues

Kippax High Street emerged from consultation as the key area of concern for local residents and businesses (nearly 300 respondents).

Consultation responses highlighted its run down character, derelict and empty properties, parking issues, traffic/pedestrian conflict and deficiencies in its retail and service offer.

### ii. Evidence

Comments such as “the High Street is an eyesore” and “clear and develop properties”, together with 91% support (258 respondents) for the development of empty properties clearly demonstrate local concerns regarding the High Street’s poor visual character. These are supported by general calls for improvement and specifics such as better pavements and lighting and disabled provision.

Improvements to the retail centre and its public realm contribute towards the Leeds Spatial Vision and its objectives (10) to promote the role of local centres; (12) promoting high quality design and the positive use of the historic environment to create and maintain distinctive and cohesive places; and (13) promoting the physical regeneration of areas.

During the pre-submission consultation 94.7% supported this policy.

### iii. Policy

#### **HS1: Public realm**

**In the Local Centre, identified on Map 2, proposals will be supported where, subject to viability and practicality, they:**

- **Provide improvements to the public realm and visual appearance of the town centre;**
- **Provide additional and replacement street furniture where this does not obstruct accessibility;**
- **Appropriately re-use redundant buildings and spaces for public benefit, through the provision of new community facilities; and**
- **Provide additional public spaces that serve to improve the vitality of the town centre.**



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### 3.3.2 HS2: Shop Frontage Design

#### **i. Issues**

Currently, shop frontages in Kippax have no cohesiveness and follow no particular design palette. This increases the impression of a High Street that is fragmented and, in places, run down and tatty. New or altered frontages should meet standard guidelines throughout Kippax. Shop frontages are split into two types, primary and secondary. Primary frontages include the main shopping core where Class A1 premises such as shops, post offices, travel agencies, hairdressers and dry cleaners are normally found. Secondary frontages include a wider mix of uses including financial and professional services, restaurants, cafes and pubs.

#### **ii. Evidence**

The Kippax Neighbourhood Plan Town Centre Review provides advice on initiatives and how to improve the Town Centre, including investing in shop-front improvements to improve the run down High Street and to allow the replacement of existing shopfronts, as long as they adhere to standard guidelines. The Leeds City Centre, Towns and Local Centres Study<sup>3</sup> which supported the downgrading of the centre included concerns that the primary shopping frontages are spread out with areas of non-retail which fragment the shopping experience which leads to a low pedestrian movement in Kippax.

The Kippax Village Design Statement Appendix 3 demonstrates clearly the impact that accelerated change has had in the centre of Kippax in terms of the detriment of Kippax's built heritage, and sets an aspiration for the area defined as Central Kippax to be designated as a Conservation Area. Should this opportunity arise, the Parish Council will seek to work with Leeds City Council to support this designation. Early work has been conducted on a character study for a potential Conservation Area, and the Parish Council supports the continuation of this project.

Further work on making central Kippax a sustainable local centre is needed. The development of the Local Centre has resulted in the loss of traditional frontages, and the return of some shop frontages to residential uses has resulted in the further detriment of local character and identity. The Parish Council supports the regeneration of Kippax Local Centre in terms of its retail offer, visual quality and local character.

During the pre-submission consultation 93.2% supported this policy.

<sup>3</sup>Leeds City Centre, Towns and Local Centres Study (Leeds City Council) July 2011

# 3.0 Key themes and policies

## iii. Policy

### HS2: Shop frontage design

To be supported proposals for new shop frontages or alterations to existing to shop frontages should demonstrate how they have regard to the following:

- a) The retention and enhancement of existing traditional shop frontages or features and details of architectural or historic interest;
- b) Local architectural style, materials and form which contribute to the historic character of the Local Centre identified on Map 2, in particular:
  - Non-rendered limestone frontages;
  - Victorian buildings;
  - The restoration and, if necessary, replacement, of rendered frontage to the traditional limestone frontage, is encouraged where practicable
- c) The character of the building and its architectural make up
- d) Sensitively designed fascias of an appropriate height and in scale

### 3.3.3 HS3: Improvement of shopping and associated services

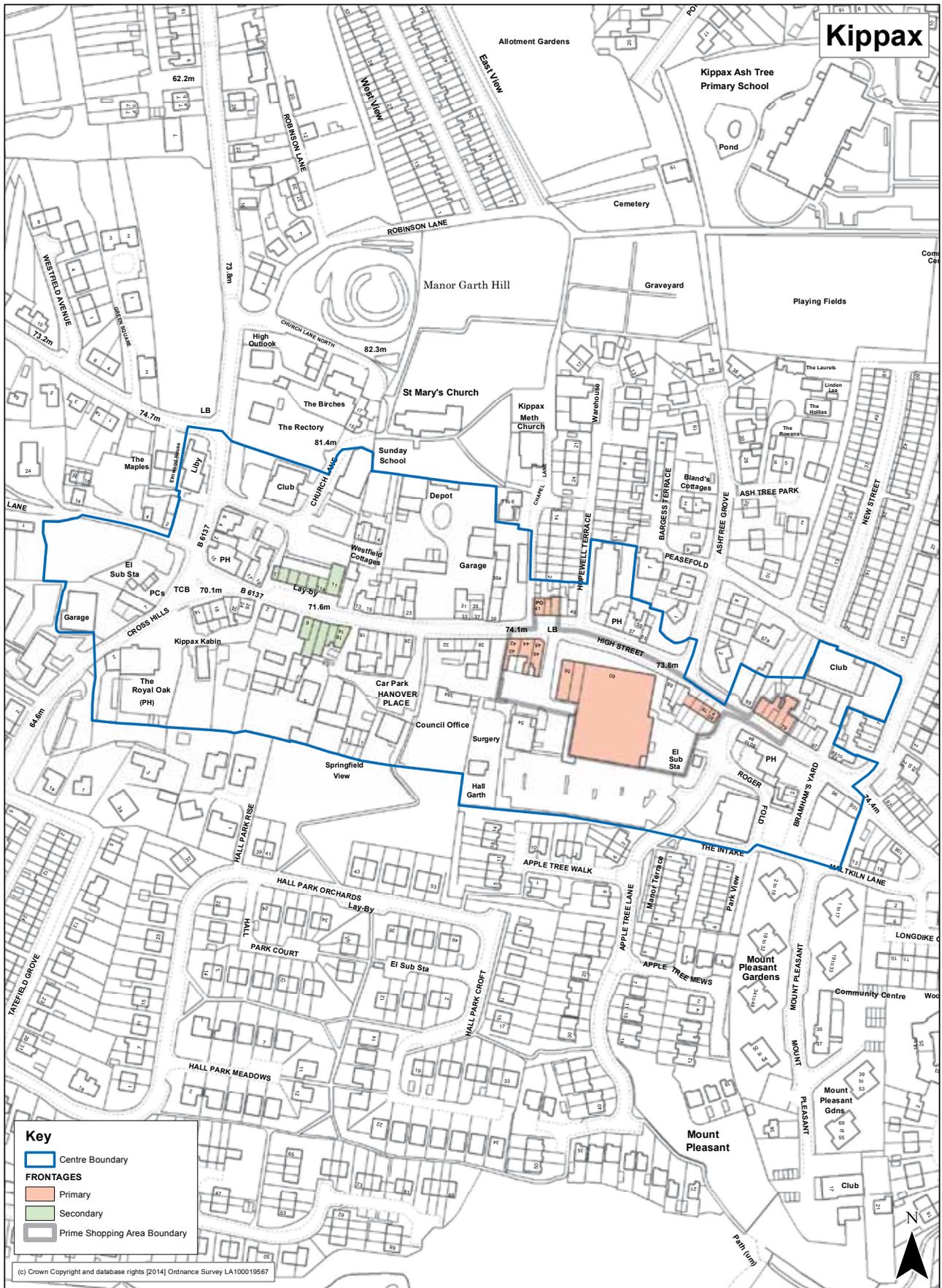
#### i. Issues

More variety of shops and 'no more takeaways' were the two principle messages from the public and businesses regarding the village's commercial offer. The URS study commented on the "fairly high representation of hot food takeaways and hair/beauty salons", the homogenous shopping offer and limited range of comparison goods and shop sizes. The proportion of non-retail to retail units is very high.

#### ii. Evidence

Leeds City Council's Site Allocations Plan proposes a new, contracted 'Primary Shopping Area' boundary for Kippax in line with its downgraded status, together with new 'Primary Shopping Frontages' within this area and 'Secondary Shopping Frontages' outside. The currently configured High Street lacks a distinctive centre and is characterised by low footfall.





PRODUCED BY GIS MAPPING & DATA TEAM, CITY DEVELOPMENT, LEEDS CITY COUNCIL  
 THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE

Path: L:\CGM\GIS Projects\Site Allocations DPD Phase 2\Retail\Master.mxd



## 3.0 Key themes and policies

The URS study conducted a survey of use classes in the identified Local Centre, showing a high proportion of A5 uses, 18%. Added to the proportion of A3 uses (13%), this presents an imbalance in the uses of the Local Centre. Diversification of the Kippax Local Centre is supported in order to contribute to local sustainability and reduce the need to “travel out” to access services that are provided by the Local Centre. The URS Report also identified that the High Street is characterised by low footfall.

The draft Leeds Hot Food Takeaway SPD seeks to encourage the re-balance of service and retail provision with Town and Local Centres whilst limiting the clustering of A5 (takeaway) uses where they adversely impact on local amenity. Policy HS3 below seeks to confirm and support the draft SPD.

The Core Strategy identifies Kippax as Higher Order Local Centre, and the boundary of such is identified in the Site Allocations Plan (Map 2). Core Strategy Policy P3 encourages Local Centres to offer shopping and services to meet day-to-day requirements and a basic range of facilities. The Neighbourhood Plan seeks to address the imbalance of use-class in the Local Centre in order to improve the attractiveness and health of the Local Centre.

During the pre-submission consultation 96.8% supported this policy.

### iii. Policy

#### **HS3: Improvement of shopping and associated services**

**Commercial or Retail development in Kippax Local Centre identified on Map 2 will be supported where it proposes:**

- a) **More A1 shop uses; or**
- b) **Uses which diversify and improve the vitality and viability of the Local Centre and broaden its attractiveness to shoppers and visitors; or**
- c) **Development which results in improvements to the external appearance of the building and enhances local character; or**
- d) **Development which brings back into use redundant buildings or under-utilised space within the curtilage of the building, including temporary uses such as “pop up shops” or retail units to promote the vitality of the Local Centre.**

**Proposals for new Hot Food Takeaways will only be supported where it is demonstrated they will:**

- a) **Minimise impact on local amenity in terms of noise, activity and the environment; and**
- b) **Minimise any adverse impact on on-street parking; and**
- c) **Avoid clustering of A5 uses.**



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### 3.3.4 HS4: Development of Key Locations

#### i. Issues

Although some issues with the declining High Street have been resolved since 2006, there are still key areas which need to be developed and improved. Specifically, there are redundant plots and buildings along the length of the High Street which detract from the overall appearance of the Local Centre, added to by poor maintenance of other buildings. This all serves to disrupt the attractiveness of the High Street and discourage shoppers and other visitors from having a first class experience when visiting the village.

#### ii. Evidence

Both public consultation and the Kippax Neighbourhood Plan Town Centre Review, together with Leeds City Council work already ongoing, have spotlighted key locations/sites /buildings which would particularly benefit from comprehensive intervention in order to significantly contribute to High Street regeneration.

These key locations are:

- The Hermitage, (Grade II Listed Georgian house) and surrounding land ('New Village Square') – no. 1 on Map 3:
- Hanover Place ('New Village Square – Southern Extension' with panoramic view) – no. 2 on Map 3:
- Central High Street (Primary Shopping Area with raised road surface) – no. 3 on Map 3

During the pre-submission consultation 90.3% supported this policy.

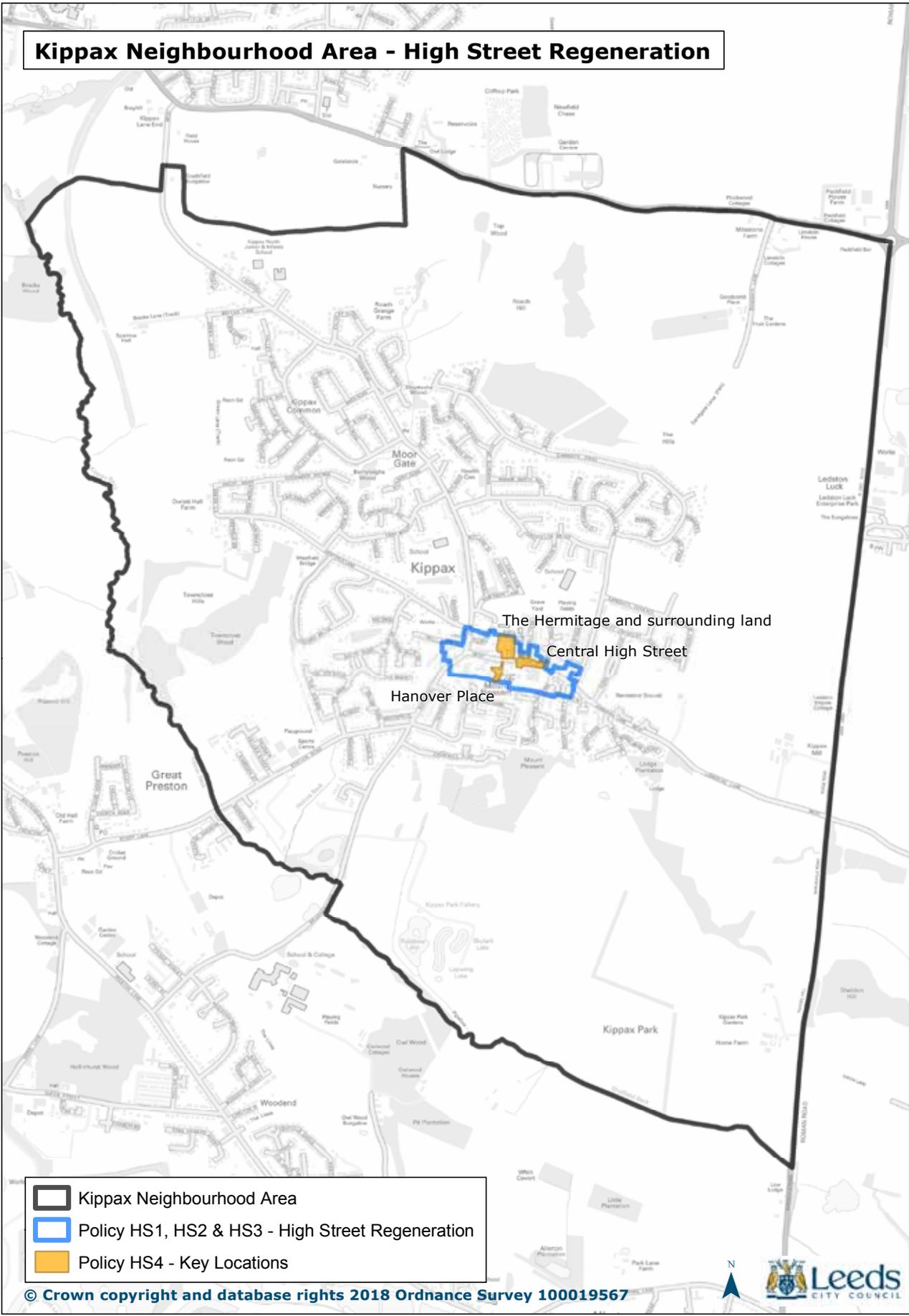
#### iii. Policy

##### **HS4: Development of Key Locations**

**To be supported at the Key Locations at The Hermitage and surrounding land; at Hanover Place; and at the central High Street identified on the Policies Map and Map 3, development proposals must demonstrate how they will:**

- a) Improve the street scene and public realm to contribute to the vitality of the local centre**
- b) Provide new opportunities for pedestrianised areas to encourage new community activities to take place**
- c) Enable and encourage new retailing and associated service provision**

# Kippax Neighbourhood Area - High Street Regeneration



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## Map 3 High Street Regeneration

# 3.0 Key themes and policies

## 3.4 Green environment (GE)

The intention in setting out policies for the Green Environment is to protect and enhance the abundance of green infrastructure enjoyed by the community and visitors and to maintain the green setting of the village in the surrounding landscape.

POLICIES IN SUMMARY	
<b>Green Environment</b>	<b>GE1: Local Green Spaces</b> <b>GE2: Local Green Corridors</b> <b>GE3: Enhancement of local biodiversity</b>
OBJECTIVES ADDRESSED	
<ul style="list-style-type: none"><li>• <b>To protect open spaces, including sports, recreational and communal.</b></li><li>• <b>To improve the built and natural environment.</b></li></ul>	

### 3.4.1 GE1: Local Green Spaces

#### i. Issues

Concerns regarding green space and environmental issues came through strongly from public consultation. Kippax has a deficiency of accessible green space within and adjoining the built up area, hence the clear need to conserve that which it does currently enjoy.

#### ii. Evidence

Support for 'nature and green spaces' was the 3rd ranked out of 8 possible Neighbourhood Plan priorities identified in the initial late 2013 residents questionnaire survey, with some 70% of the nearly 300 respondents supporting 'green buffer zones' and considering support for nature, the provision of green space and protection of countryside 'very important'. This was backed up in the November 2014 'Policy Areas and Priorities' consultation, with over 91% (381/416) respondents agreeing with the proposed green environment GE1 policies, including the protection of local green spaces.

The Government's National Planning Policy Framework (NPPF) provides local communities, including those preparing Neighbourhood Plans, with the new power of Local Green Space (LGS) designation, enabling them to identify for special protection green areas of particular value to them, subject to certain criteria. As a result of this protection, designated Local Green Spaces will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation.

# 3.0 Key themes and policies

Kippax Parish Council has assessed a candidate list of Local Green Space sites against the relevant National Planning Policy Framework criteria. The full assessment is found at Appendix 1.

During the pre-submission consultation 96.6% supported this policy.

### iii. Policy

The areas set out below and identified on the Policies Map are designated as Local Green Spaces.

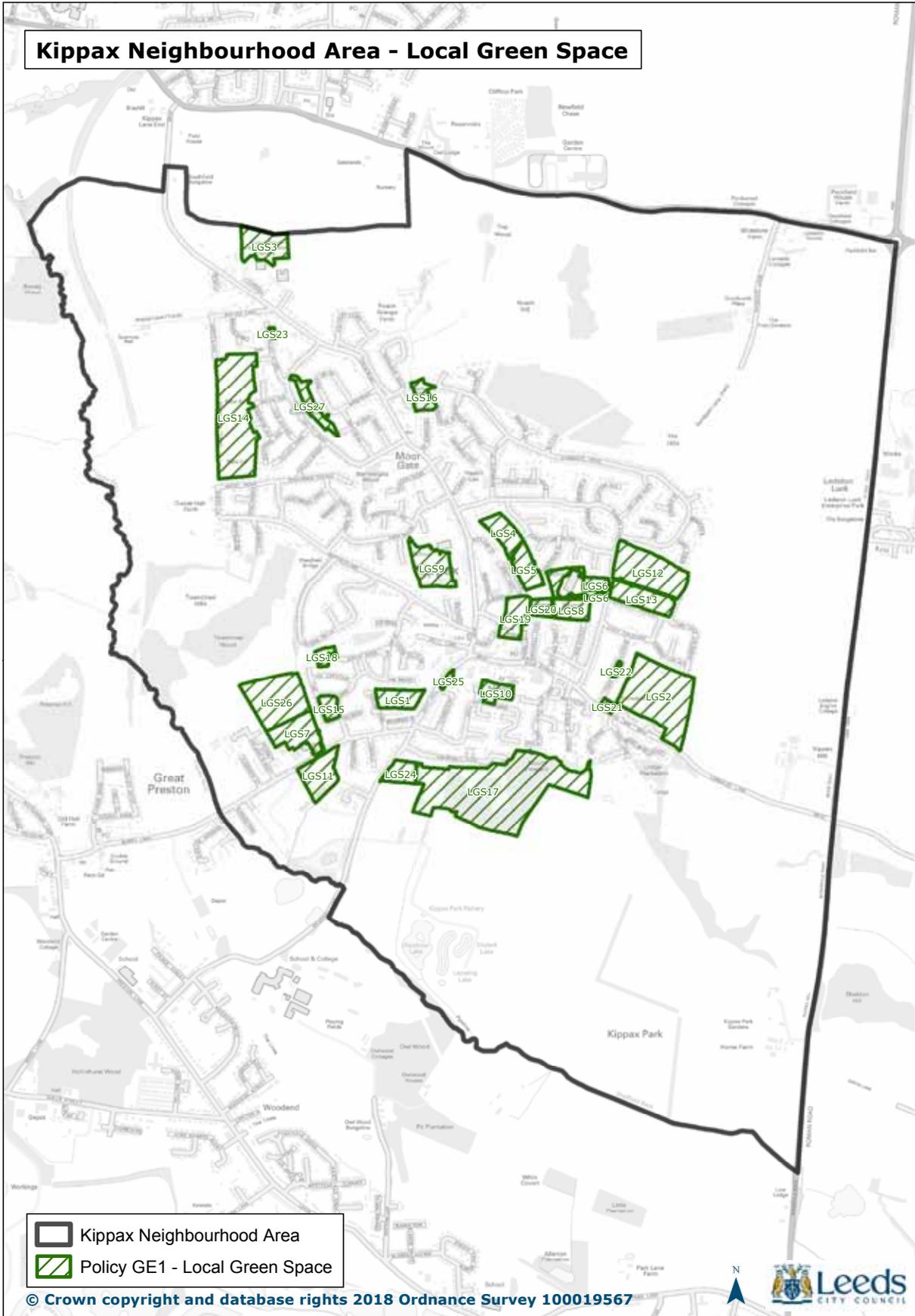
#### GE1: Local Green Spaces

The sites listed below and identified on the Policies Map and on maps included in Appendix 1, are designated as Local Green Spaces, where development will be ruled out other than in very special circumstances in accordance with National Policy on Green Belts:

1. Allotments off Butt Hill (Bickerdyke Terrace)
2. Kippax Welfare Playing Fields
3. Kippax North School Playing Fields
4. Pondfield Drive allotments
5. Pondfield Drive allotments
6. Kippax Ash Tree School
7. Kippax Sports Centre Playing Fields
8. Kippax Ash Tree Playing Fields
9. Kippax Greenfield School Playing Fields
10. Hall Park Orchard
11. Kippax allotments, Station Road
12. Sandgate Terrace allotments
13. Carters Field allotments
14. Playing fields on Kippax Common
15. The Square (Wimpey estate) off Station Road
16. Shuttocks Wood
17. Kippax Meadows
18. Allotments off Pondfield Drive
19. St Mary's Church Churchyard
20. Kippax Churchyard
21. Kippax War Memorial
22. Green oval on Park Avenue
23. Valley Ridge Green space
24. Bowling green and tennis court off Brigshaw Lane
25. Butt Hill Gardens
26. Green space above sports centre
27. Valley Road Playing Field



# Kippax Neighbourhood Area - Local Green Space



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## Map 4 Local Green Spaces

# 3.0 Key themes and policies

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## 3.4.2 GE2: Local Green Corridors

### i. Issues

The village is surrounded on all sides by countryside but has near neighbours in the form of Great Preston, Garforth, Ledston Luck and Allerton Bywater. The character of the village and its neighbours would be reduced if they were to merge through continued extensions and linear growth connecting them up.

This countryside provides places where biodiversity can flourish as well as linear routes for Kippax residents and visitors to enjoy healthy outdoor recreation.

In the 2013 consultation, some 70% of nearly 300 respondents supported 'green buffer zones' and considered support for nature and protection of countryside 'very important'.

### ii. Evidence

The Leeds Core Strategy recognises the importance of these countryside buffer areas and designates key corridors to the south/south west of the village (The Aire Valley) and east of the A656 parish boundary (The Limestone Ridge) as 'Strategic Green Infrastructure'. These designations are based on a 2010 study by Natural England which looked at green infrastructure corridors for Yorkshire and the Humber. Spatial Policy 13 states that these corridors will be maintained and enhanced. This Neighbourhood Plan cannot strengthen the protection afforded by this policy.

The Limestone Ridge (NB outside the Kippax Neighbourhood Area) runs from south of Doncaster to Wetherby (and beyond) following two escarpments of Lower Magnesian Limestone. The whole corridor is linked by this underlying geology which has created a strong north-south corridor of linked similar habitats and there are numerous ecological and geological sites within the corridor. Most of the corridor is rural and it is characterised by large blocks of woodland and rolling farmland bounded by hedges and distinctive limestone buildings.

The boundary of this corridor for the parish is formed by the Roman Ridge Road (A656). This important historic Roman road, one of a pair of roads running north towards their confluence at Hook Moor, not only forms an obvious and historic boundary for the parish but its field boundaries, verges and hedgerows also form a strong local green linear feature, deserving of special protection.



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The Aire Valley corridor runs across the centre of the region and connects the remote rural areas of the Yorkshire Dales National Park to Goole through Bradford and Leeds, covering most of the parish south of the village. Much of the corridor is affected by flooding and the river valley bottom is mainly undeveloped. This creates greenspaces which connect a large number of significant wildlife sites; an important feature of the corridor. Within Kippax, the Kippax Beck and Sheffield Beck are important local linear features within the corridor deserving of specific protection. Kippax Beck follows the western boundary of the parish, flowing into the corridor from the north. Its course outside the designated corridor also needs to be specifically protected.

During the pre-submission consultation 97.0% supported this policy.

### iii. Policy

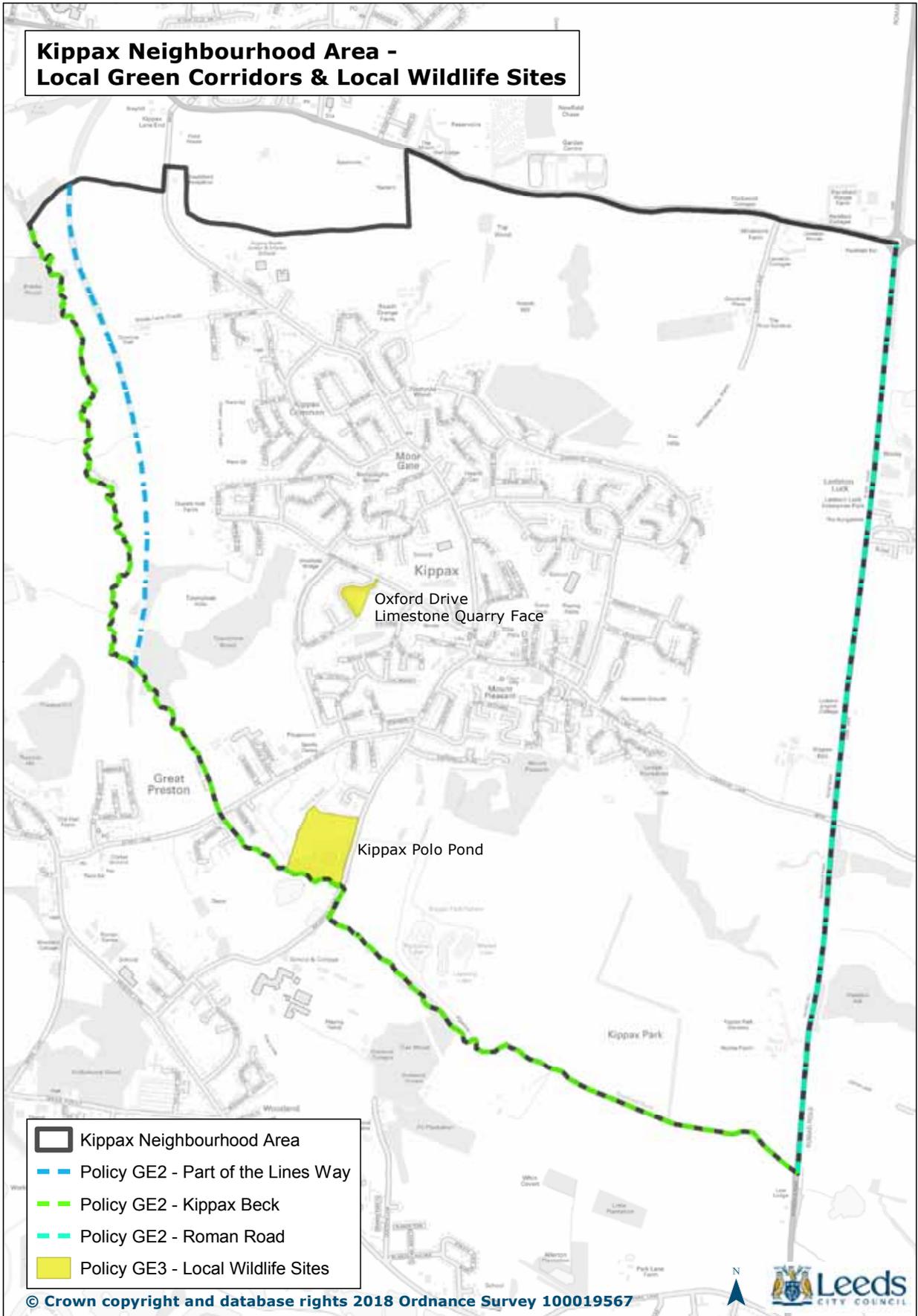
#### **GE2: Local Green Corridors**

**The following Local Green Corridors, as shown on the Policies Map and Map 5, will be protected from development that would undermine their function as wildlife, amenity and/or recreational resources:**

- **Part of the Lines Way**
- **Kippax Beck**
- **Roman Road**

<sup>4</sup> Ref: [http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/Images/gi-mapscore\\_tcm6-20421.pdf](http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/Images/gi-mapscore_tcm6-20421.pdf)

**Kippax Neighbourhood Area -  
Local Green Corridors & Local Wildlife Sites**



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**Map 5 Local Green Corridors and Local Wildlife Sites**

# 3.0 Key themes and policies

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## 3.4.3 GE3: Enhancement of Local Biodiversity

### i. Issues

In addition to community green space, consultation revealed strong support for the protection of Kippax's biodiversity. The most important of these (of national, regional and Leeds-wide status) are already protected against development via the Leeds Local Plan and this Plan cannot add to that protection. This protection covers the following areas:-

- **Townclose Hills – Site of Special Scientific Interest (SSSI) and Local Nature Reserve**
- **Roach Hills – SSSI**
- **Kippax Meadows – Site of Ecological or Geological Importance (SEGI)**
- **The Lines Way – Leeds Nature Area (LNA)**

Kippax however is also home to additional local wildlife assets that are currently unprotected.

### ii. Evidence

Initial Neighbourhood Plan consultation revealed strong support (282/288 respondents) for the protection of Kippax's valuable wildlife areas, support endorsed too in the 2014 consultation.

The following local wildlife sites have been identified as being not covered by existing designation and therefore vulnerable. These sites should be protected from development and change of use which would adversely affect their local nature conservation and/or biodiversity value:-

- **Oxford Drive Limestone Quarry Face – an extensive exposure of magnesian limestone bounding and overlooking part of Oxford Drive.**
- **Kippax Polo Pond – a small lake used for by local angling clubs with a wooded island and surrounded by trees, adjacent to Sheffield Beck and located off Brigshaw Lane**

Oxford Drive Limestone Quarry Face and Kippax Polo Pond (identified by yellow diamond see map on page 34) are identified as Local Wildlife Sites and will be submitted to West Yorkshire Ecology as such.

During the pre-submission consultation 88.8% supported this policy.

### iii. Policy

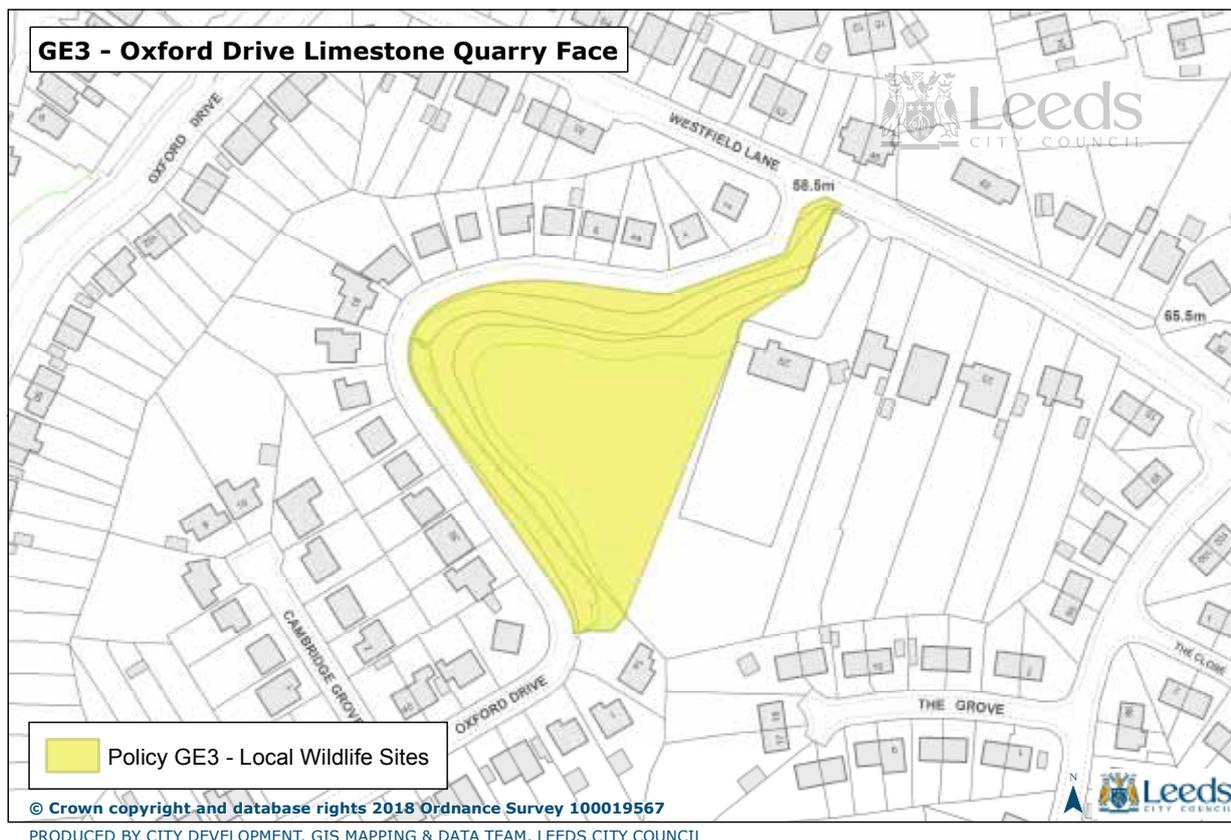
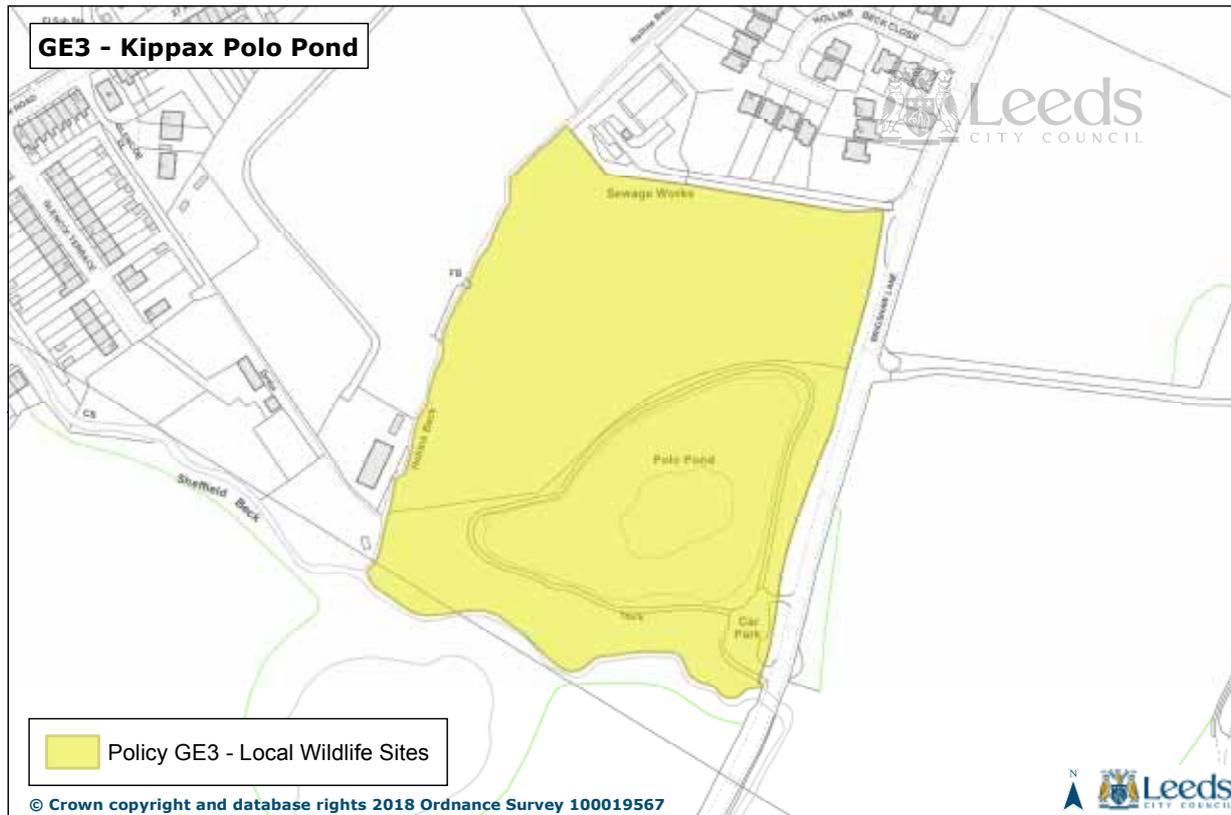
#### **GE3: Enhancement of local biodiversity**

**Oxford Drive Limestone Quarry Face and Kippax Polo Pond (identified on Map 5 and the Policies Map) are identified as Local Wildlife Sites.**

**Development on these sites must demonstrate how it contributes to their wildlife and biodiversity value, through the preservation of existing habitats, increased provision of trees, verges, walls hedgerows and ponds.**

**All new development must demonstrate regard to existing onsite ecological value, commensurate with the status and wildlife or geodiversity importance of the site and any contribution it makes to wider ecological networks.**

# 3.0 Key themes and policies



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### 3.5 Built Environment (BE)

The intention in setting out policies for the Built Environment is to enhance the appearance of the village whilst maintaining the valuable heritage it still retains. Accessibility within the village is also an important design feature to consider as the community grows.

#### POLICIES IN SUMMARY

##### Built

##### Environment

**BE1: Design of the built environment**

**BE2: Non - Designated Heritage Assets**

**BE3: Public Rights of Way improvement**

#### OBJECTIVES ADDRESSED

- **To improve the local environment by encouraging investment, promoting conservation of historical sites and buildings, conserving the special sites that surround the village and tackling run down areas.**
- **To promote better transport links and traffic systems.**

#### 3.5.1 BE1: Design of the Built Environment

##### i. Issues

The development of Kippax from farming village through to colliery village and now latterly as an increasingly residential commuter village has seen various stages of development in the built environment. Much of the heritage aspects of the village centre have been lost over the years but that which remains points towards how the village's built environment may be improved as new development takes place.

##### ii. Evidence

The 2006 Village Design Statement sets out a range of evidence relating to the quality of the built environment, with key issues emerging in relation to:

- Car parking, on street and roadside informal carparks.
- Footpaths and connectivity.
- Under-utilised and derelict plots.
- The potential for a village centre Conservation Area, based around the church and Scheduled Ancient Monument.
- Important historic buildings and walls.

## 3.0 Key themes and policies

During the Pre-Submission Consultation 87.1% supported this policy.

### iii. Policy

#### **BE1: Design of the built environment**

To be supported development should be designed so as to appropriately relate to its location, demonstrating particular attention to the following considerations:

- a) Due account should be taken of the assessment of listed buildings and non-designated heritage assets and their contribution to local character;
- b) New and extended buildings should reflect the predominant character and position of buildings, and respect the scale, style and detailed design of other buildings in the immediate vicinity;
- c) Where appropriate, planting schemes should be generous and use locally-appropriate species of trees and shrubs to enable the development to be integrated into the existing visual and ecological fabric of the local area;
- d) Sufficient off-street parking should be provided to serve the needs generated by the development without contributing to existing issues of on street parking;
- e) The protection and enhancement of existing rights of way and the provision of new pedestrian routes and other rights of way so as to preserve and enhance pedestrian access within Kippax and to the surrounding countryside and retain the network of ancient stone walls and ginnels;
- f) Developments affecting or adjacent to existing ancient stone walls shall incorporate schemes, where appropriate, for the repair or restoration of these walls and have regard to these features in the design of new development. New development should seek to, where appropriate, incorporate walls of similar size and materials into the layout.



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### 3.5.2 BE2: Non-Designated Heritage Assets

#### i. Issues

The public consultation did not specifically address Kippax's built heritage and very few comments were volunteered on the subject. The Kippax Parish Council however takes the view that the protection of the village's built heritage assets is of great importance, in particular because of the efforts that had been made a few years earlier in researching and writing the Village Design Statement.

Built heritage contributes significantly to local identity and character, and is important to reflect and protect in the ongoing development of Kippax.

#### ii. Evidence

Kippax does not currently have a designated Conservation Area, but it does contain a number of Listed Buildings and a Scheduled Ancient Monument which enjoy statutory protection:

- **Manor Garth Hill ringwork (Cheeney Basin), Scheduled Ancient Monument**
- **St Mary's Church, Grade I listed**
- **Grave cover, churchyard, Grade II listed**
- **Stone shaft, St Mary's , Grade II listed**
- **The Hermitage, Grade II listed**
- **Gate piers to former Kippax Park, Grade II listed**
- **The Royal Oak, Grade II listed**
- **Windmill, Longdike Lane, Grade II listed**
- **Milepost, Roman Ridge Road SE428 299, Grade II listed**
- **Barn at Home Farm farmhouse, Grade II listed**

An assessment was undertaken by members of the Kippax Historical Society of all potential non-designated local heritage assets within the parish. This assessment was based upon local knowledge, a visual appraisal, and a walk around the parish. As a result, potential non-designated heritage assets were identified, and the full assessment of the potential assets is included in the Evidence Base supporting the Plan, found on the website.

Non-designated heritage assets are identified by the local planning authority. This list is not exhaustive and is rather a list of the non-designated heritage assets that the Council is aware of at a point in time. The Council will produce a Schedule of Non-Designated Heritage Assets which will be updated annually as part of the Authority Monitoring Report (AMR). In line with this approach, the Parish Council will nominate the identified potential non-designated heritage assets and provide the supporting evidence to the City Council for inclusion in this Schedule.

Policy BE2 therefore establishes that the effect of a planning application on the significance of a heritage asset will be taken into account in the determination of planning applications.



BRITAIN  
IN BLOOM  
UK FINALIST  
2016  
Kippax

for sale  
Kippax  
01937 228 4000

## 3.0 Key themes and policies

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During the pre-submission consultation 94.5% supported this policy.

### iii. Policy

#### **BE2: Non-Designated Heritage Assets**

**Development proposals that directly or indirectly affect non-designated heritage assets will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset including their importance to local history, distinctiveness, character and sense of place.**

### 3.5.3 BE3: Public Rights of Way Improvement

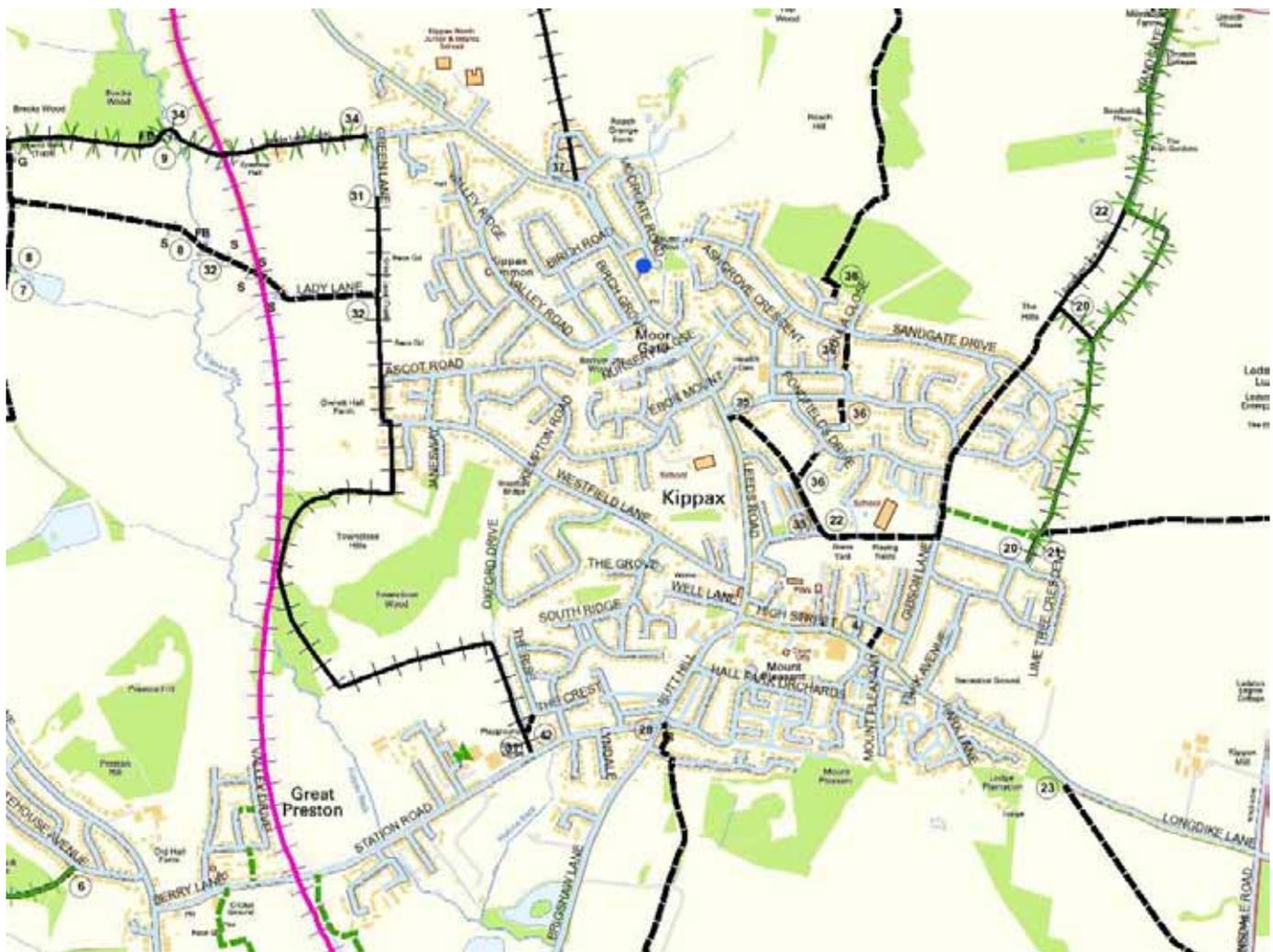
#### **i. Issues**

The community highly values the existing network of local footpaths, footways, cycle routes and bridleways. The improvement of Public Rights of Way (e.g. condition, signage, width) was raised by significant numbers of people in consultation. New development needs to ensure it is well integrated with the rest of the community and surrounding countryside, as well as ensuring the integrity of the existing network.

#### **ii. Evidence**

During the consultation process, significant numbers of consultation respondents (120) referred to the need for improved cycle routes/paths throughout the parish.

Within the Neighbourhood Area, there are a number of footpaths, footways, cycle routes and bridleways. These Public Rights of Way are shown on Map 6. It shows how Kippax village is well linked to its surrounding rural hinterland presently, as well as the Lines Way serving to provide an excellent non-motorised link with nearby Garforth and Great Preston.



	Definitive - Footpath		Recreational - Bridleway
	Definitive - Bridleway		Permissive - Footpath
	Definitive - Byway		Permissive - Bridleway
	Definitive - Restricted Byway		Permissive - Byway
	Non-Definitive Footpath		Traffic-free path
	Non-Definitive Bridleway		Signposted Cycle Routes
	Non-Definitive Byway		Advisory Route
	Non-Definitive Restricted Byway		Path where you should walk with your bike
	Recreational - Footpath		Cycle Lane

Map 6 Definitive Public Rights of Way Map

## 3.0 Key themes and policies

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The Leeds Core Strategy spatial vision's objective 16 seeks to ensure new development takes place in locations that are or will be accessible by a choice of means of transport. The continued development of Kippax's rights of way network will contribute to this objective succeeding.

During the pre-submission consultation 95.1% supported this policy.

### iii. Policy

#### **BE3: Public Rights of Way Improvement**

- a) Proposals for improving the Public Rights of Way network will be supported, including signage, maintenance, retention and accessibility for users, in line with the Leeds Public Rights of Way Improvement Plan;**
- b) Proposals for development should seek to retain, and where possible, enhance existing pedestrian, cyclist and horse-riding routes;**
- c) Proposals on or adjacent to identified PROW should seek to respect their character and visual outlook**

# 3.0 Key themes and policies

## 3.6 Housing (H)

The intention in setting out policies for Housing Development is to encourage new housing developments to take full account of the needs and priorities for the Kippax community. New housing developments can help to support the sustainability of our community and are encouraged to address identified local needs.

POLICIES IN SUMMARY	
<b>Housing</b>	<b>H1: New Housing Development</b> <b>H2: Housing Type and Mix</b> <b>H3: Affordable Housing</b>
OBJECTIVES ADDRESSED	
<ul style="list-style-type: none"><li><b>To ensure that new developments reflect the housing type and mix that best meet the needs of present and future residents.</b></li></ul>	

### 3.6.1 H1: New Housing Development

#### i. Issues

It is evident from public consultation that local people have an appreciation of the need for Kippax to contribute to required new housing development across the Leeds area, if not at the level envisaged by Leeds Council (well over 50% of 283 survey respondents in 2013 saw a need for some new housing, but less than 10% felt it should exceed 50).

The Leeds Core Strategy and Site Allocations Plan (part of the Leeds Local Plan) will together determine the level of development and the sites which will accommodate it in the Outer South East Leeds Housing Market Characteristic Area of which Kippax is a part.

The allocation of particular sites for future housing development cannot of course preclude developer applications on alternative and/or additional sites within Kippax. In the first instance, the response to such applications is governed by Core Strategy Policy H2 (New Housing Development on



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Non Allocated Sites). This states that infrastructure capacity (transport, education, health), accessibility standards, intrinsic amenity, recreation or nature conservation value and visual/historic/spatial character are all key factors in determining acceptability.

## ii. Evidence

The residents of Kippax have confirmed in their responses to initial consultation that while there is some recognition of the need for new housing development they would like to see development proportionate to the size of the village, sustainable and integrated into existing housing rather than as new large scale development. Such development should also reflect community views expressed more recently in respect of proposed new housing developments, on subjects such as traffic congestion, on-street parking and housing standards.

The largest site identified in the Leeds Strategic Housing Land Availability Assessment is land to the east of Brigshaw Lane, at 3 hectares.

During the pre-submission consultation 70.5% supported this policy.

## iii. Policy

### **H1: New housing development**

**To be supported new housing development must demonstrate it will:**

- a) Provide homes to reflect identified needs through an up-to-date housing needs assessment;**
- b) Not be detrimental to road safety and will not result in severe traffic congestion;**
- c) Provide easy access to local 'A' roads, avoiding routes along Kippax High Street**
- d) Provide easy access to and from the local road network; footpath and cycle routes; bus stops; and local shopping facilities;**
- e) Not result in additional on street parking.**

### 3.6.2 H2: Housing Type and Mix

#### i. Issues

There was wide public support in the 2013 survey for new housing development that provides for a mixture of size and need, including suitable accommodation for single people, couples, for the relatively high portion of older people requiring housing in the Kippax community which is not being addressed currently, and for families. This was endorsed in response to the policy approach proposed in the 2014 consultation.

## 3.0 Key themes and policies

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### ii. Evidence

The conclusions from a housing market assessment carried out by specialist housing agency Re'new to support the development of this plan provides robust evidence to support the community view:

- **50% of homes for sale provided should be 1 & 2 bedroom, possibly with an offer to assist first time buyers to reflect existing or potential demand from young couples or young couples with small children;**
- **50% of homes should be 3 and 4 bedroom properties reflecting demand from 'second stepper' households i.e. those existing first time buyers seeking to move to the 'next step' on the housing ladder;**
- **Given the relatively high proportion of older people in the area, some provision for older people could be made in the form of, for example, extra care housing; smaller housing units for sale aimed at older households seeking to downsize; a range of housing and support and care provision.**

Re'new's Kippax Housing Market Assessment is found at Evidence Base Document 5 forms part of the evidence base to this plan.

The Leeds Core Strategy policy on housing mix (Policy H4) states that development should include an appropriate mix of dwelling types and sizes to address needs measured over the long term, taking into account the character of the location. For developments over 50 units in Smaller Settlements such as Kippax, i.e. in the case of a site such as 'Land to east of Brigshaw Lane', developers are required to submit a Housing Needs Assessment addressing all tenures so that the needs of the locality can be taken into account at the time of development. On smaller sites, however, there is no such requirement and therefore no guarantee that locally evidenced needs would be met. In such circumstances therefore, the following policy H2 will apply.

Core Strategy Policy H8 addresses 'Housing for Independent Living' and states that developments of over 50 dwellings are expected to make a contribution to supporting needs for independent living, with very large developments having the potential to provide sheltered schemes and smaller developments contributing in other ways such as bungalows or level access flats.



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During the pre-submission consultation 80.6% supported this policy.

### iii. Policy

#### **H2: Housing type and mix**

**To be supported new housing development must demonstrate it will to provide a mix of dwelling types and tenure as evidenced by a recent housing needs assessment. Provision of the following types of accommodation will be supported:**

- a) Smaller units for starter homes**
- b) Family homes**
- c) Types to meet the needs of the older community, such as bungalows, sheltered housing schemes or level access flats**

#### 3.6.3 H3: Affordable Housing

##### **i. Issues**

The 2013 consultation revealed support for the provision of affordable housing, again endorsed in 2014. The support is backed up by evidence from the Re'new housing market assessment.

The Re'new study indicated a shortage of available affordable rented housing to meet the demand from existing and potential households, caused by problems accessing mortgage finance, plus the increase in younger households and the continuing constrained economic circumstances facing those at the beginning of their working lives. It concludes that this indicates:-

- **A need for an additional supply of new affordable rented housing.**
- **A need for additional housing at social rents to cover the unmet needs of vulnerable households.**

##### **ii. Evidence**

The affordable housing policy contained in the Core Strategy (H5) sets out the general requirements for the provision of affordable housing as part of new development. Kippax lies within the 'Zone 2 Affordable Housing Market Zone', normally requiring 15% on site affordable housing for developments of 15 dwellings or more, with offsite commuted sums applicable below 15 dwellings. The Core Strategy percentage threshold for allocated housing sites in Kippax would deliver 23 affordable dwellings over the plan period plus any windfalls. Actual dwellings provided would normally be pro-rata in terms of size and type unless specific local needs indicate otherwise. The Core Strategy requirement applies equally to elderly persons sheltered housing. The Neighbourhood Plan has the opportunity to set out more directed, locally-specific affordable housing policy, based on the demonstrated evidence of particular local need.

Policy H5 also stipulates that secure S106 agreements must be agreed to ensure delivery and that affordable housing is maintained for future people of Leeds in housing need.

Affordable housing provision is subject to viability testing on a site by site basis which may result in reduced provision on site. However, the Parish Council are clear that provision should be undertaken within the parish, if not on site.

## 3.0 Key themes and policies

During the pre-submission consultation 82.3% supported this policy.

### iii. Policy

#### H3: Affordable Housing

**On-site affordable housing should be integrated throughout the development concerned and not located in identifiable cluster. Where affordable housing is not provided on-site in accordance with Strategic Policy H5 all necessary provision should be made within the neighbourhood area unless it can be demonstrated that this is not practical.**

### 3.7 Business, Commerce and Employment (BCE)

The intention in setting out policies for Business, Commerce and Employment is to encourage the growth of jobs in businesses that are appropriate to the village and its environs.

#### POLICIES IN SUMMARY

**Business,  
Commerce and  
Employment**

**BCE1: New business and employment development**

#### OBJECTIVES ADDRESSED

- **To promote opportunities for the expansion of local retail and business development.**
- **To promote better transport links and traffic systems.**

#### 3.7.1 BCE1: New business and employment development

##### i. Issues

Kippax, since the loss of the coal mining industry, lacks a clear economic purpose. It does not have a vibrant high street economy like neighbouring Garforth. It does however have a flourishing, yet diverse, economy based on small businesses in a variety of service and manufacturing sectors.

The village does not have a dedicated industrial zone or business park, instead relying on those on its borders or in nearby communities for the services and employment usually provided on such sites.

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## ii. Evidence

Consultation with residents demonstrated strong support (over 200 respondents) for backing business (and retail) start-ups in Kippax. There was also some support for the provision of dedicated business parks.

While some support measures (e.g. in relation to business rates, rental costs) are largely outside the remit of this Plan, it can signify general support for business/employment development in the village, subject of course to suitable location, and can also indicate sites where continued and future business use would be acceptable. It is however acknowledged that any such site-specific provision would need to be within the context of the Leeds Local Plan, including the Site Allocations Plan.

The Leeds Core Strategy sets out a long term spatial vision for the city, accompanied by a set of objectives for achieving this vision. The spatial vision envisages the growth of a strong and diverse urban and rural economy, with all communities having an equal chance to access jobs and training opportunities through the growth of local businesses.

During the pre-submission consultation 89.7% supported this policy.

## iii. Policy

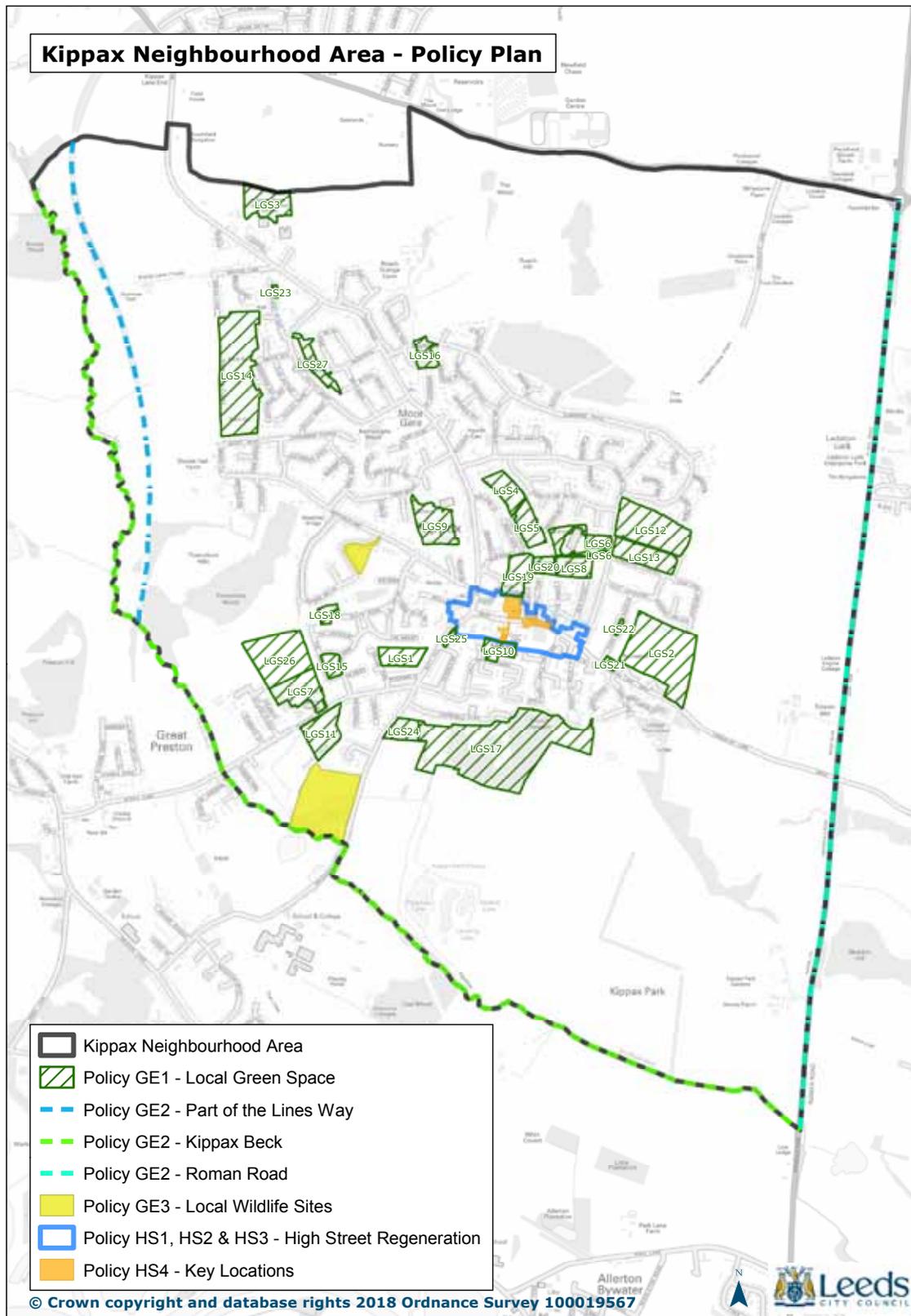
### **BCE1: New business and employment development**

**New employment development will be supported where it does not adversely affect visual or residential amenity including through noise or traffic generation.**

# 3.0 Key themes and policies

## 3.8 Policies map

The policies map illustrates the geographical areas that are affected by the policies within the Plan.



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL Produced by: NF Date: 04/12/2018

Map 7 Policies Map

# 4.0 Projects and aspirations

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This section sets out projects and aspirations associated with the planning policies set out in this Plan. Some of these may be achieved through income for the Parish Council arising from the Community Infrastructure Levy, alongside the other sources of income normally available to a Parish Council and local communities. The Parish Council will endeavour to deliver the following priorities:

## 4.1 CIL priorities

The Community Infrastructure Levy (CIL) is a new charge on development that the local planning authority (Leeds) will use to raise funds from developers who undertake building projects in their area. The funds raised will go to improving local infrastructure. With a Neighbourhood Plan in place, the Parish Council will receive 25% of all CIL receipts raised from development within the neighbourhood area. Based on consultation responses to date, the Parish Council has considered various areas where new resources could be used to benefit Kippax.

**The following key areas have been identified as potentially benefiting from CIL money:**

- **Improvements to existing open space areas.**
- **Provision of new open space areas.**
- **Improvements to Public Rights of Way.**
- **Improvements to local cycle routes.**
- **Creation of school drop-off points.**
- **Shop front improvement grant scheme**
- **Revitalise redundant buildings and use redundant spaces for public benefit.**
- **Creation of new public spaces that contribute to the vitality of the town centre.**
- **Providing play areas in localities current deficient of such.**

Favourable consideration will be given to those development proposals, outside of the obligatory levy, that include the provision of, or significant contributions towards the establishment of any of these priorities by a prospective developer.

## 4.2 Aspirations

The Parish Council will focus on achieving the following goals during the Plan period:

1. To make improvements to the highway network - consultation revealed high levels (consistently around 100 respondents) of public support for addressing a range of highways and transport problems. Road traffic issues such as congestion 'hot spots', junction management, speeding and pedestrian crossings were raised. While largely non-planning matters, the Parish Council will seek improvements wherever they can be reasonably linked to enabling new housing development within the village.
2. To protect existing off-street parking provision and to provide new off-street parking – during the consultation process, the need to improve parking facilities within Kippax was well highlighted, with parking near schools, pavement parking, the possibility of permit parking and management of on-street parking all cited. The Parish Council will aim to protect existing off-street parking and

## 4.0 Projects and aspirations

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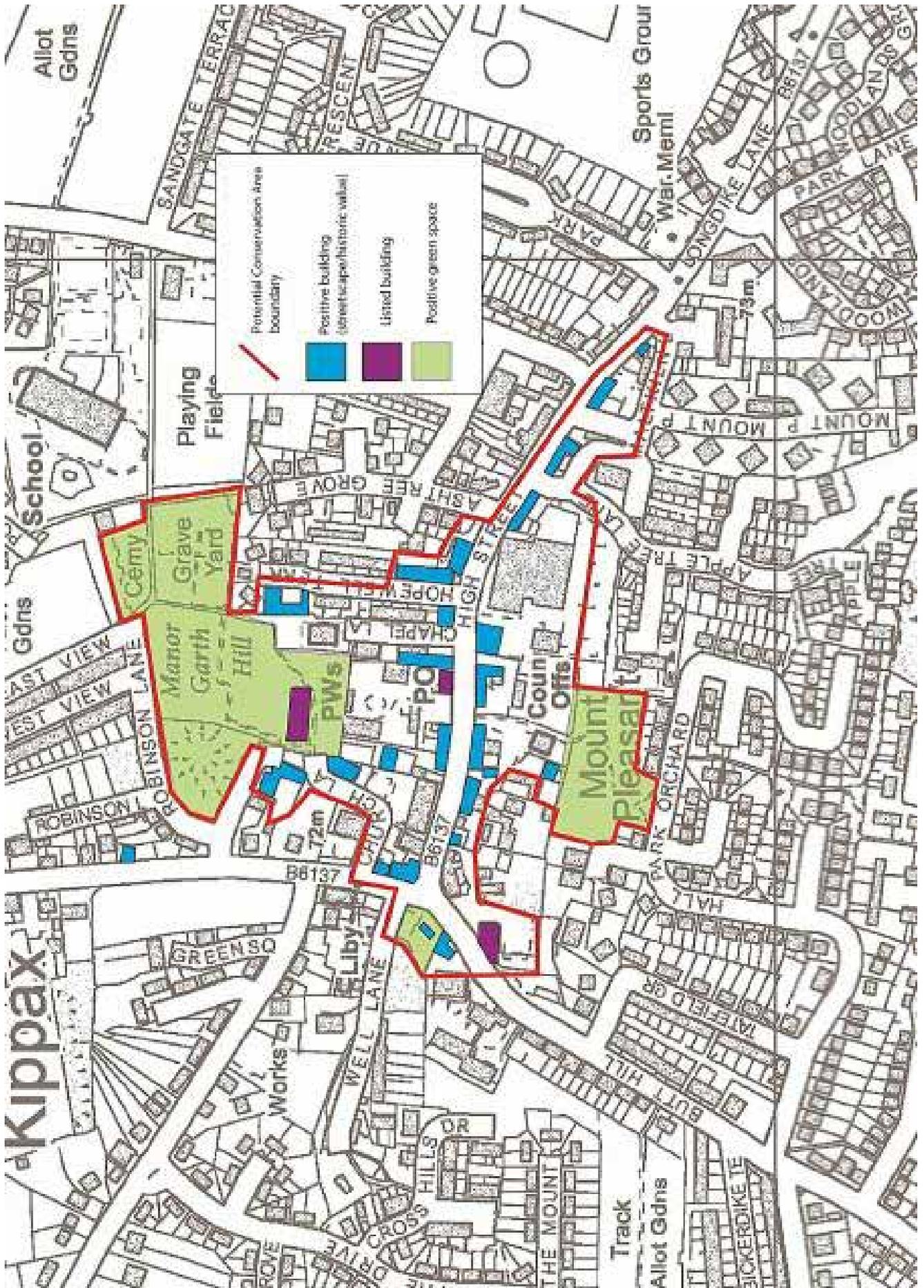
support development which seeks to provide additional parking over and above any minimum standard required.

3. To provide better high street parking – including disabled provision, was raised as an issue by consultation, with the lack of parking at Cross Hills particularly raised by one local trader. However, an independent study for Leeds City Council in 2011 concluded that parking provision was adequate, citing the large car park to the rear of Co-op. As such, it will require further local study to fully understand the detailed parking concerns which need to be addressed.
4. To improve public transport – in response to the consultation where the improvement of public transport figured prominently, the Parish Council will aim to influence the provision of more direct buses to key locations, better rail links and links to the rail network.
5. The following buildings and features of the built environment are nominated for assessment by Leeds City Council as potential Non-Designated Heritage Assets:
  1. Roach Grange, site of medieval moated site and 18th century farmhouse.
  2. Railings and gateway to former infants school, Leeds Road / Westfield Lane.
  3. Site of cropmark of iron age /Roman ditched enclosure, sub rectangular area of c 0.2 hectares .
  4. Site of cropmark of iron age / Roman ditched enclosure, sub rectangular C 45 X 55M.
  5. Site of cropmark of iron age / Roman ditched enclosure, C 55 M X 50M.
  6. Remaining elements of ruined wall to Kippax Park, in woods to north of Kippax Park Gardens.
  7. The old pound on north side of High Street east of no 105.
  8. The old Cinema (now Craftsman Cues).
  9. War memorial and Gardens.
  10. Former Barclays Bank building, High Street.
6. To work towards the establishment of a town centre Conservation Area – based upon work undertaken initially for the Village Design Statement and subsequently for this Plan, a notional area has been identified and contacts developed with the relevant authorities to drive this project forward.

A Conservation Area would provide an additional layer of protection and focus for improvements to the town centre and its historic environment.

A Conservation Area is required in order to protect and preserve the character and appearance of the most significant group of heritage assets in central Kippax. In 2006 the Kippax Village Design Statement (VDS) did propose a Conservation Area, however this was not designated at the time. The Parish Council will now apply to Leeds City Council to designate a Conservation Area as shown on the Proposed Conservation Area map below.



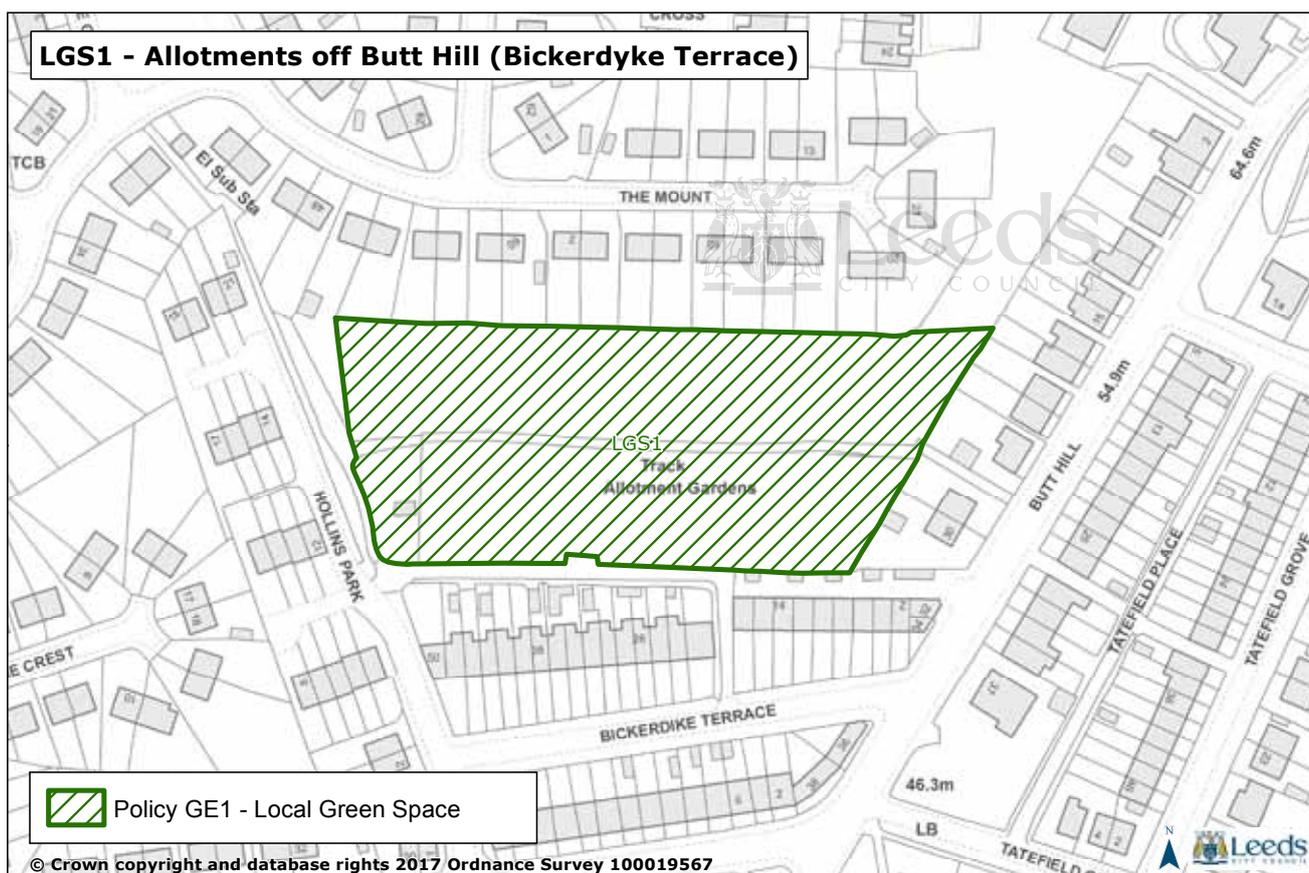


Proposed Conservation Area map

# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Allotments off Butt Hill - LCC Ref no 1520 LGS map ref 1	
Location	West of Butt Hill, Bickerdyke Terrace
Size	0.873h
Adjacent to existing properties?	Yes - Terrace Housing-and ex-Coal Board Estate
Local or community value	Yes - Local residents
Landscape value	No - Provides a facility for the local community
Historical value	No
Recreational value	Yes - Horticultural, especially for those without gardens on their property
Wildlife or green infrastructure value	Variety of wildlife in trees and hedgerows N 1A Allotment site
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

### Kippax Welfare Playing Fields – LCC Ref no 1244 LGS map ref 2

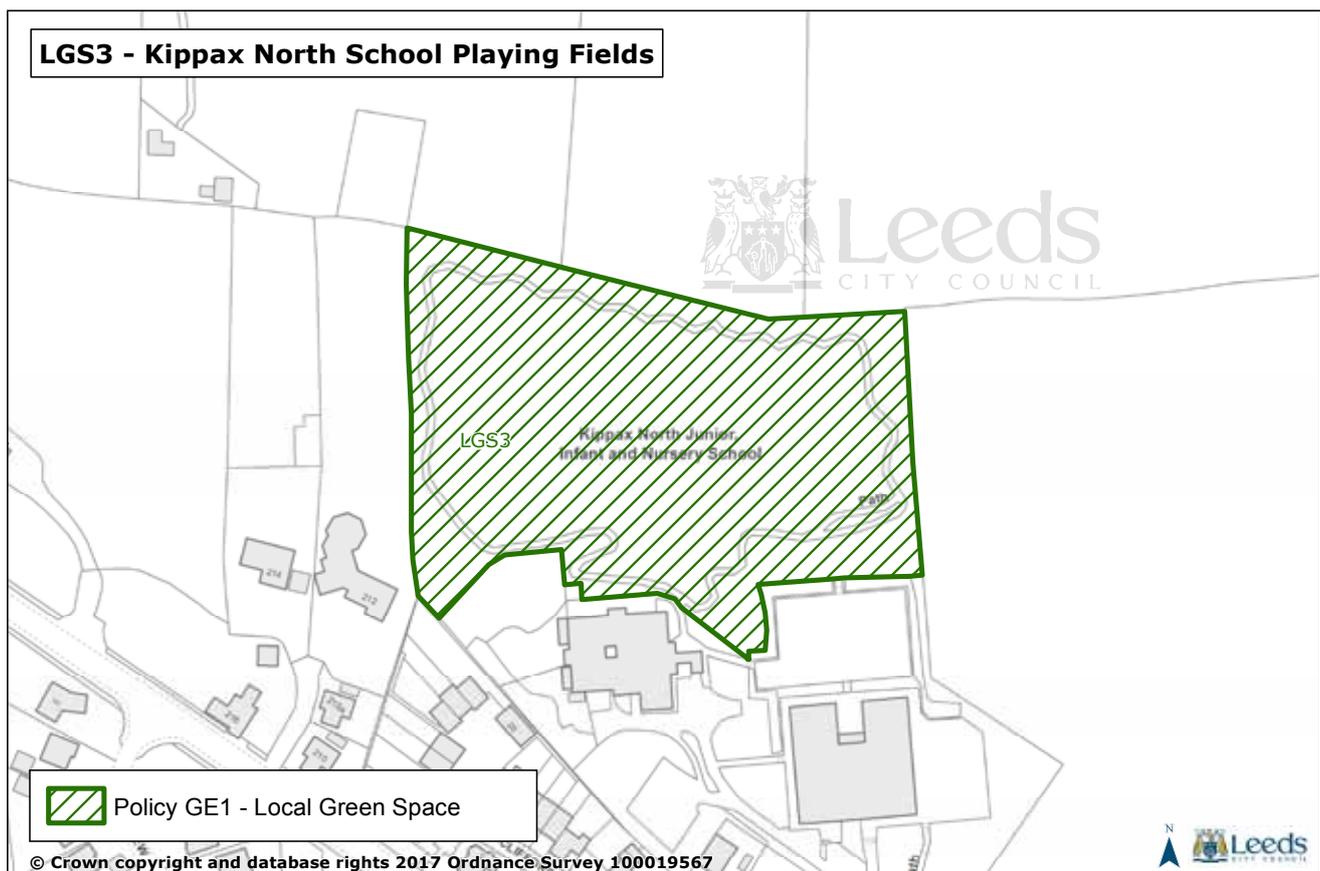
Location	On the exit to the East side of the Village B6317
Size	4.573h
Adjacent to existing properties?	Yes - several groups of houses consisting of detached and semi-detached properties
Local or community value	A very important hub for the community - cricket, football and rugby facilities for all ages
Landscape value	No
Historical value	Owned by C.I.S.W.O. (Coal Industry Social and Welfare Organisation)
Recreational value	As above sporting events
Wildlife or green infrastructure value	Wildlife to hedgerows
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

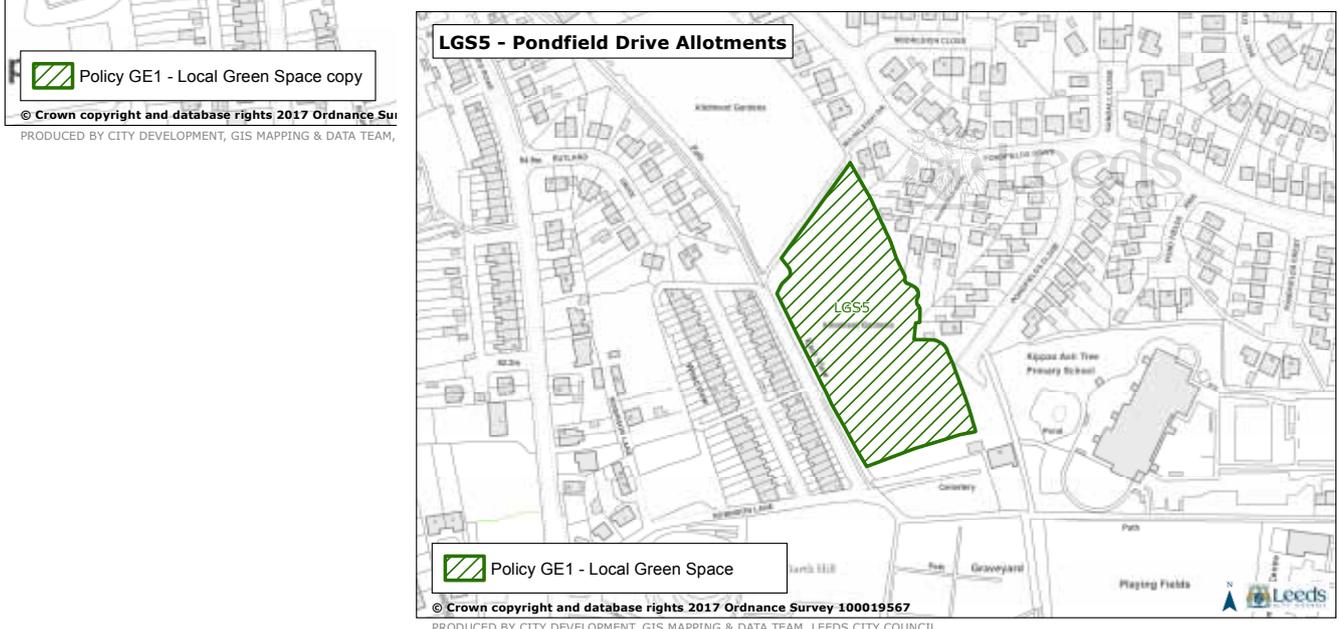
Kippax North School Playing Fields – LCC Ref no 1594 LGS map ref 3	
Location	North side of the village B6317 towards Garforth
Size	1.65h
Adjacent to existing properties?	Yes - Close to private houses surrounding the roadway entrance
Local or community value	Yes - Primary school
Landscape value	No
Historical value	No
Recreational value	Playing areas Invaluable for the school
Wildlife or green infrastructure value	Possibly in the hedgerows
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

### Pondfield Drive Allotments – LCC Ref no 1701 LGS map ref 4 & 1702 LGS map ref 5

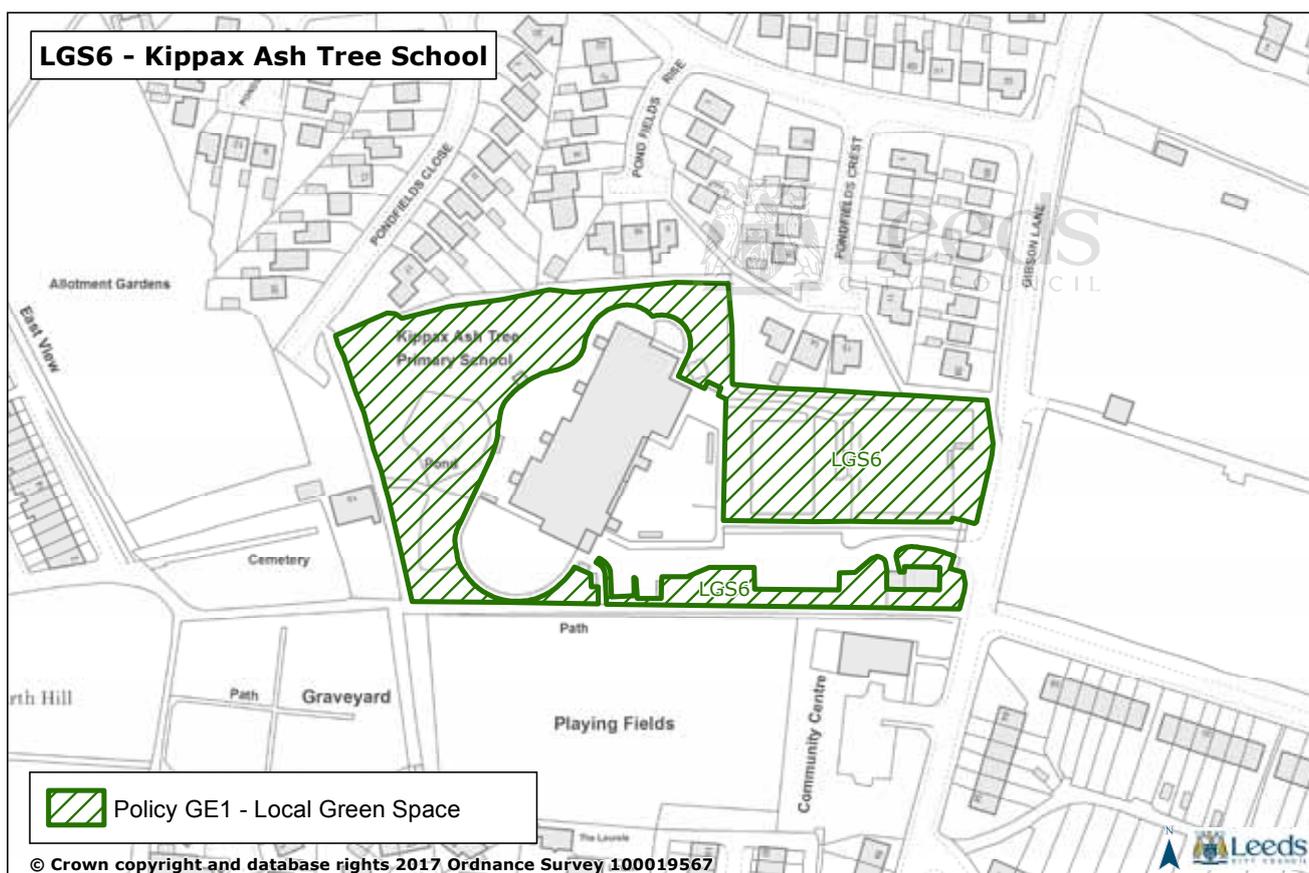
Location	To the East of the B6317
Size	0.951h & 0.951h
Adjacent to existing properties?	1701 (4) - East of Rutland Drive and West of Pondfield Drive 1702 (5) - East of East View and North of new cemetery
Local or community value	Yes - Local Community
Landscape value	No
Historical value	No
Recreational value	Yes - horticultural, especially for those with little or no gardens
Wildlife or green infrastructure value	To Hedgerows
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Kippax Ash Tree School - LCC Ref no 1593 LGS map ref 6	
Location	To the west of Gibson Lane and south of the Pondfields estate.
Size	1.10h
Adjacent to existing properties?	Yes - mixture of detached and semi detached housing
Local or community value	Yes
Landscape value	Mature trees
Historical value	No
Recreational value	Invaluable for the school for activities and also pond, raised bed area and willow tunnel
Wildlife or green infrastructure value	A designated area has been left untouched by the school for wild life preservation
Recommendation	<b>To be designated a Green Space</b>





# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Kippax Ash Tree Playing Fields – LCC Ref 1241 LGS map ref 8	
Location	To the north of New Street and East of the Graveyard
Size	1.10h
Adjacent to existing properties?	Semi detached homes nearby
Local or community value	Yes for pupils sporting activities
Landscape value	No
Historical value	No
Recreational value	Sporting activities by the school
Wildlife or green infrastructure value	Hedgerows and Trees to Graveyard
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

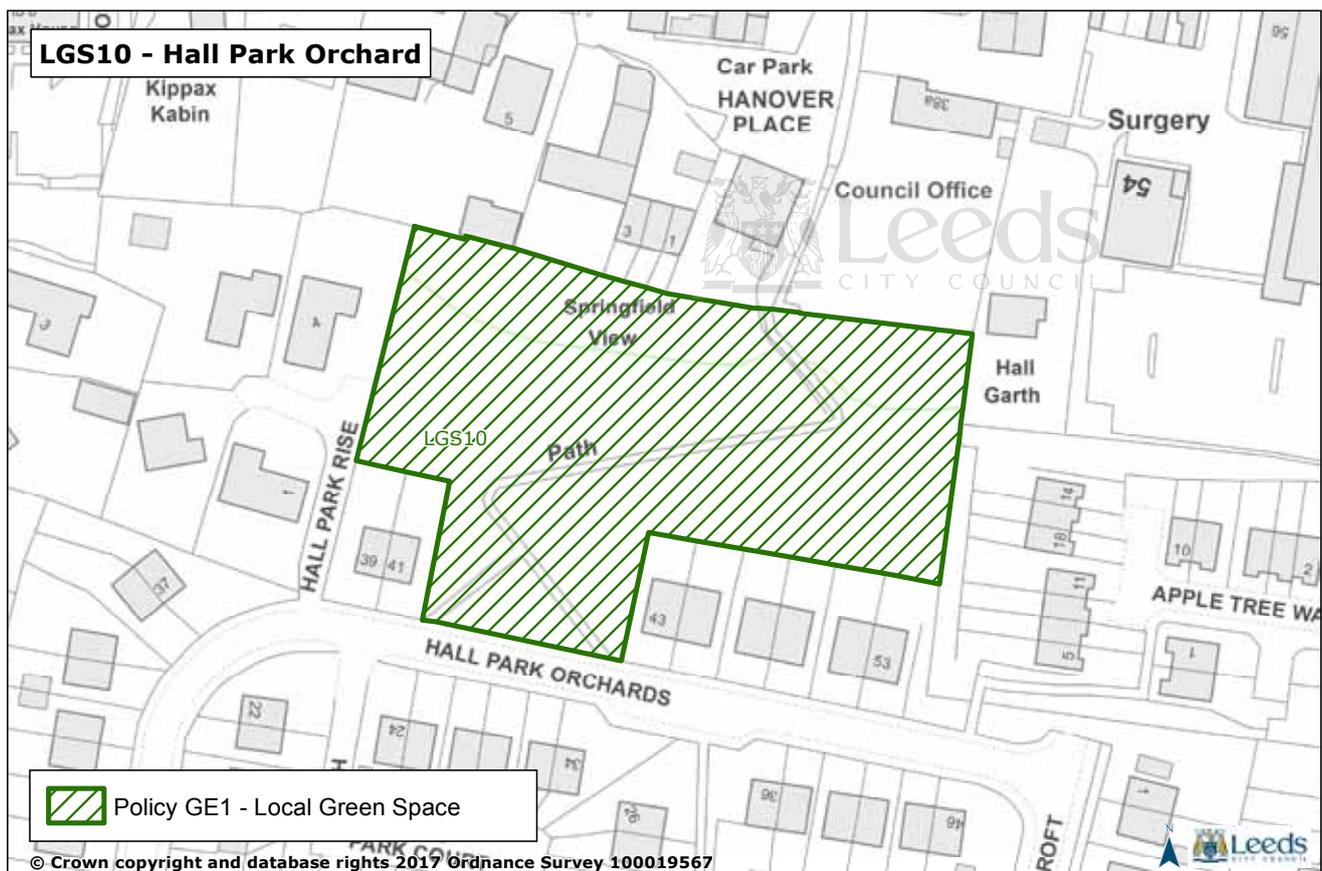
Kippax Greenfield School Playing Fields LCC ref 1592 LGS map ref 9	
Location	To the west of Gibson lane behind the community centre
Size	1.580h
Adjacent to existing properties?	Semi detached homes plus 1 row of terrace houses nearby
Local or community value	Used as school sports field
Landscape value	Adjacent to churchyard
Historical value	No
Recreational value	Yes as school sports field
Wildlife or green infrastructure value	Some trees mainly elder and hawthorn
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Hall Park Orchard LCC ref 1246 LGS map ref 10	
Location	To the south of High street
Size	0.58 h
Adjacent to existing properties?	Yes
Local or community value	Hillside location used as access pathway to Hall Park estate
Landscape value	Landscaped as grassland
Historical value	No
Recreational value	Yes , views over Castleford toward Derbyshire peaks visible on clear day
Wildlife or green infrastructure value	Wildlife or green infrastructure value
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

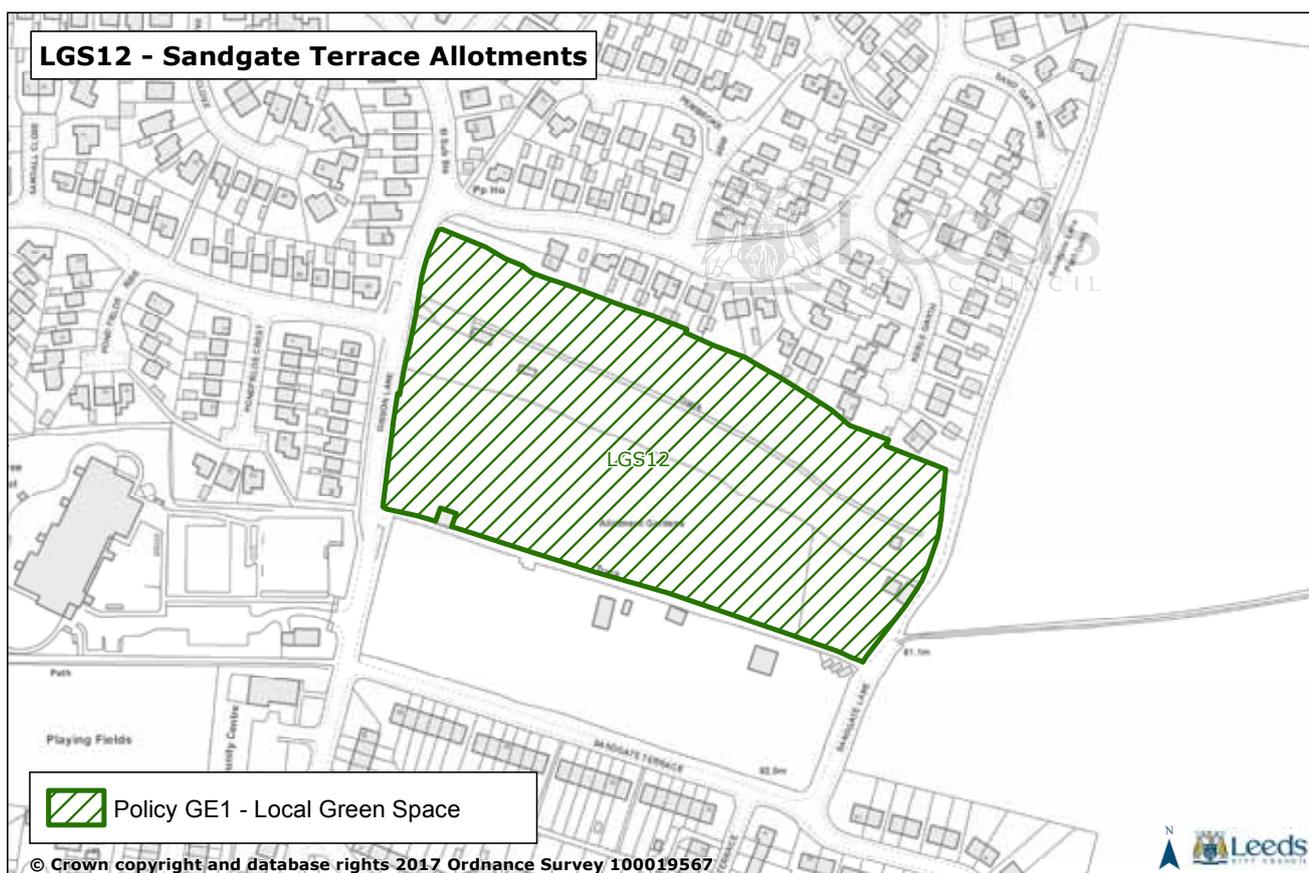
Kippax Allotments Station Road LCC ref 1248 LGS map ref 11	
Location	To the south of Station Road opposite swimming baths
Size	2.237h
Adjacent to existing properties?	Small housing estate to the east
Local or community value	Yes, provides a green lung and healthy activity ie. Gardening
Landscape value	Yes
Historical value	No
Recreational value	Yes Site owned by Castleford and District allotments association N1A Allotment land
Wildlife or green infrastructure value	Some wildlife to site
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

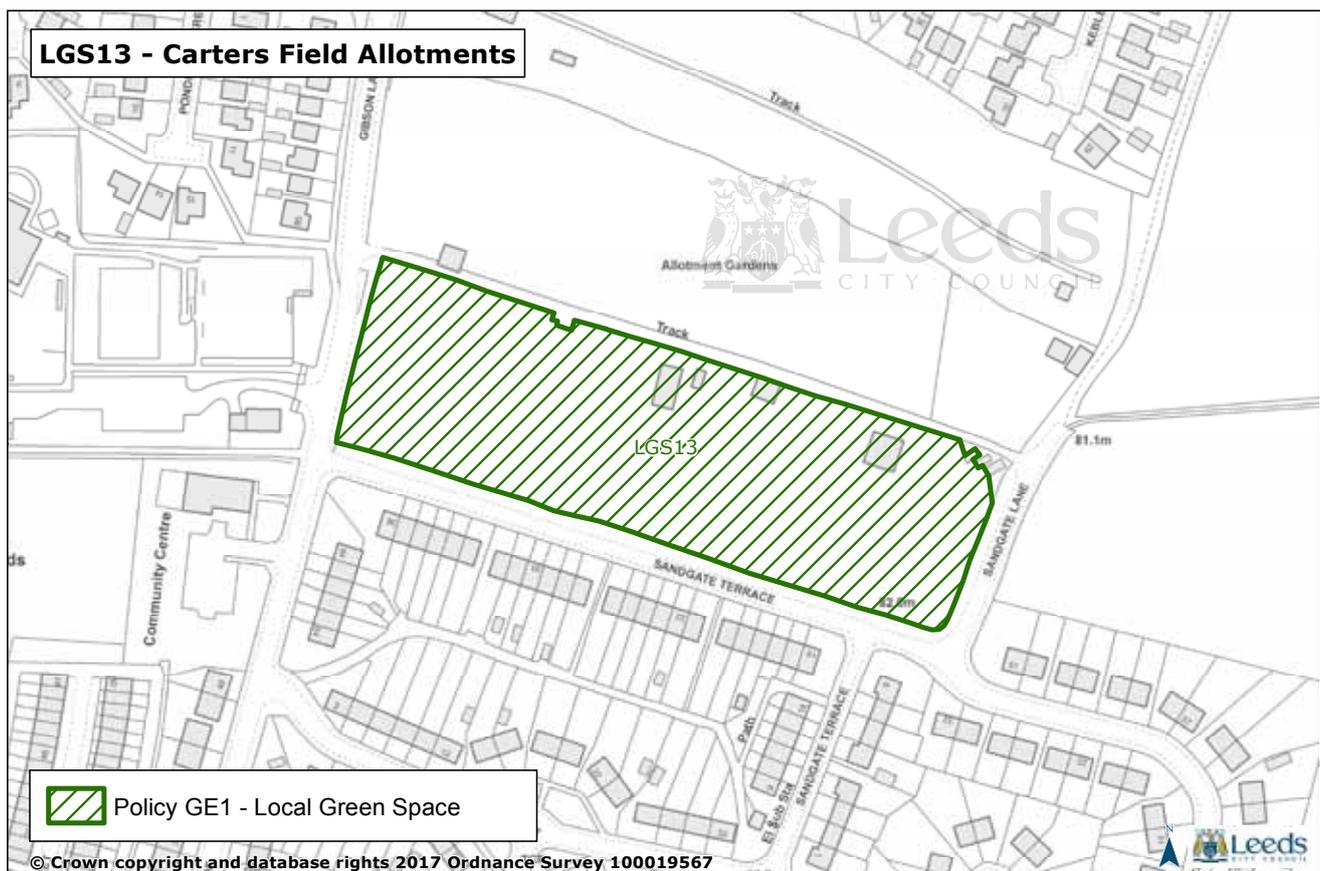
Sandgate Terrace Allotments LCC ref 1243 LGS map ref 12	
Location	To the west of Pondfields Drive
Size	2.78
Adjacent to existing properties?	Forms narrow strip of allotments housing to the east and west
Local or community value	Yes
Landscape value	No
Historical value	No
Recreational value	As allotments, some in private ownership N1A Allotment land
Wildlife or green infrastructure value	Yes
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

### Carters Field Allotments LCC ref 1242 ( Private ownership section) LGS map ref 13

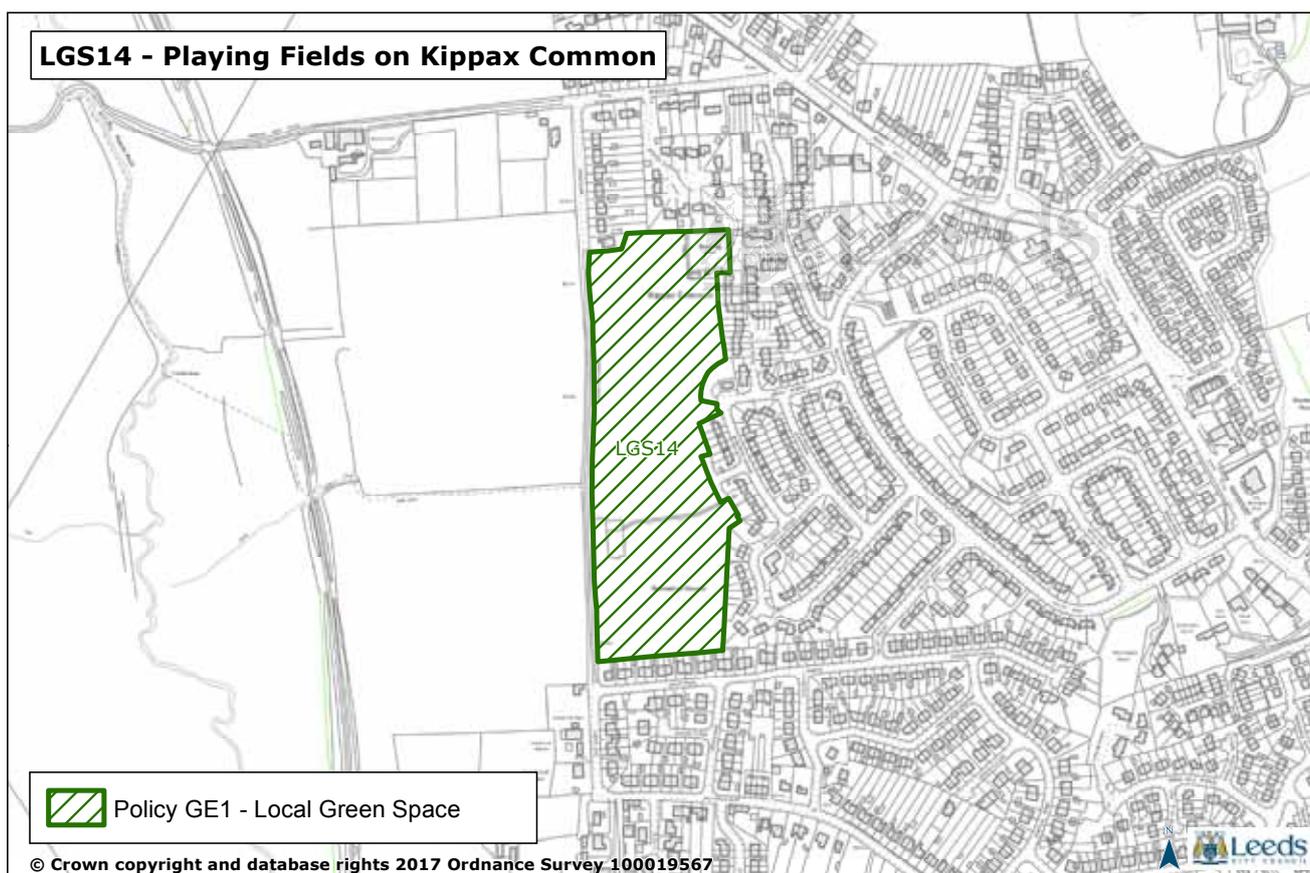
Location	To the north of Sandgate Terrace
Size	1.348h
Adjacent to existing properties?	Yes housing to south side of allotments
Local or community value	Yes N1A allotment land
Landscape value	No
Historical value	No
Recreational value	Yes - as allotments
Wildlife or green infrastructure value	Some wildlife
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Playing Fields on Kippax Common LCC ref 1234 LGS map ref 14	
Location	To the north of Ascot Road and to the west of Rosewood Avenue
Size	5.111 h
Adjacent to existing properties?	Yes housing to the North, South and East
Local or community value	Yes, community playing field and local Crown green bowling club, Multi use games area facility and Skatepark on this site
Landscape value	No
Historical value	No
Recreational value	Yes site has 3 playing pitches and a MUGA
Wildlife or green infrastructure value	Some wildlife , bounded to west by Hawthorne hedge and greenbelt land
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

### The Square, Wimpey Estate off Station Road LCC ref 1311 LGS map ref 15

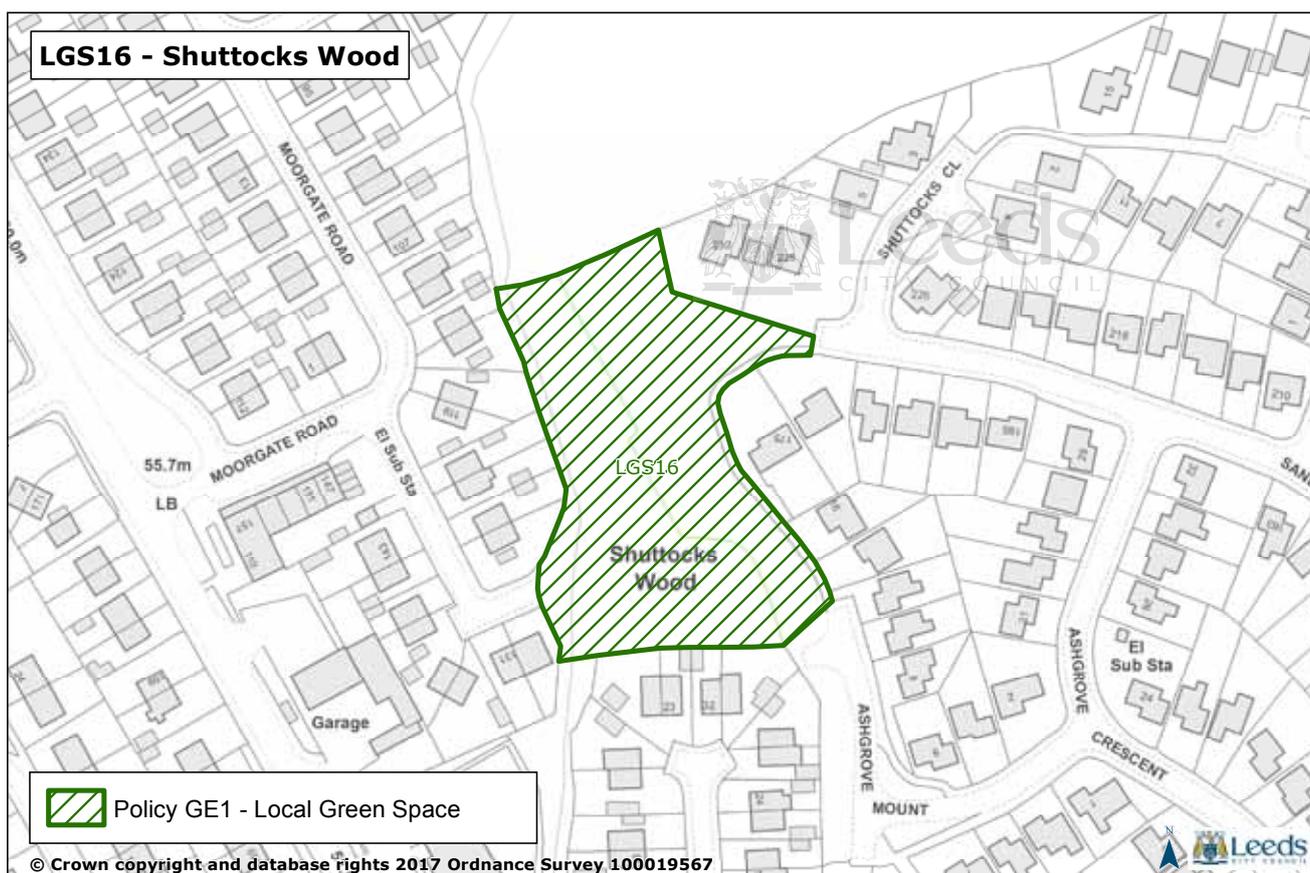
Location	In middle of housing estate
Size	0.42
Adjacent to existing properties?	Yes bounded on all 4 sides by housing
Local or community value	Yes
Landscape value	No
Historical value	No
Recreational value	Used as recreation area for the children who live on this estate
Wildlife or green infrastructure value	No wildlife but important to greenspace
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

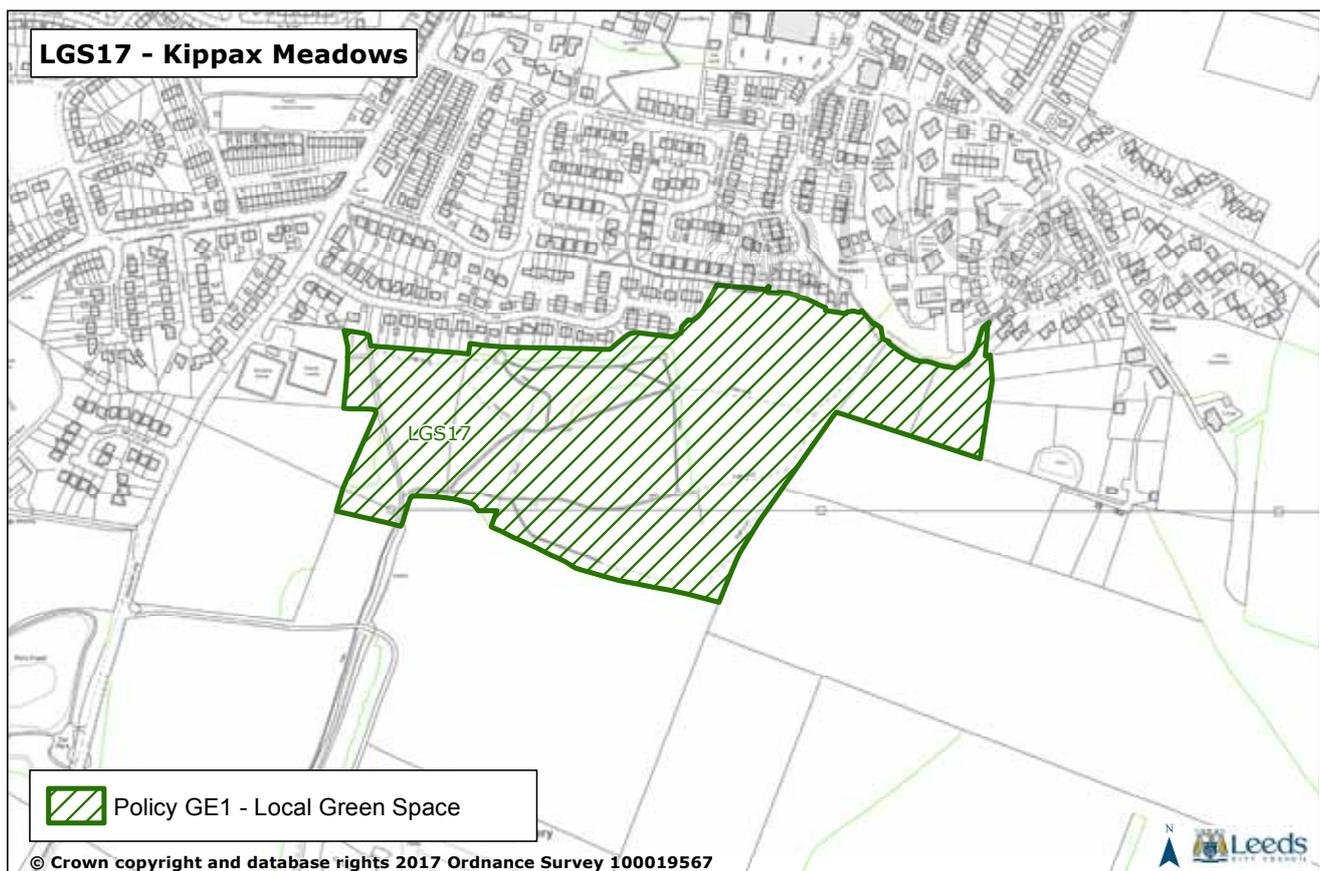
Shuttocks Wood LCC ref 1236 LGS map ref 16	
Location	To the northernmost end of Sandgate Drive
Size	0.580 h
Adjacent to existing properties?	Yes
Local or community value	Yes
Landscape value	Yes
Historical value	No
Recreational value	Partial
Wildlife or green infrastructure value	Yes
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

### Kippax Meadows LCC ref 68 LGS map ref 17

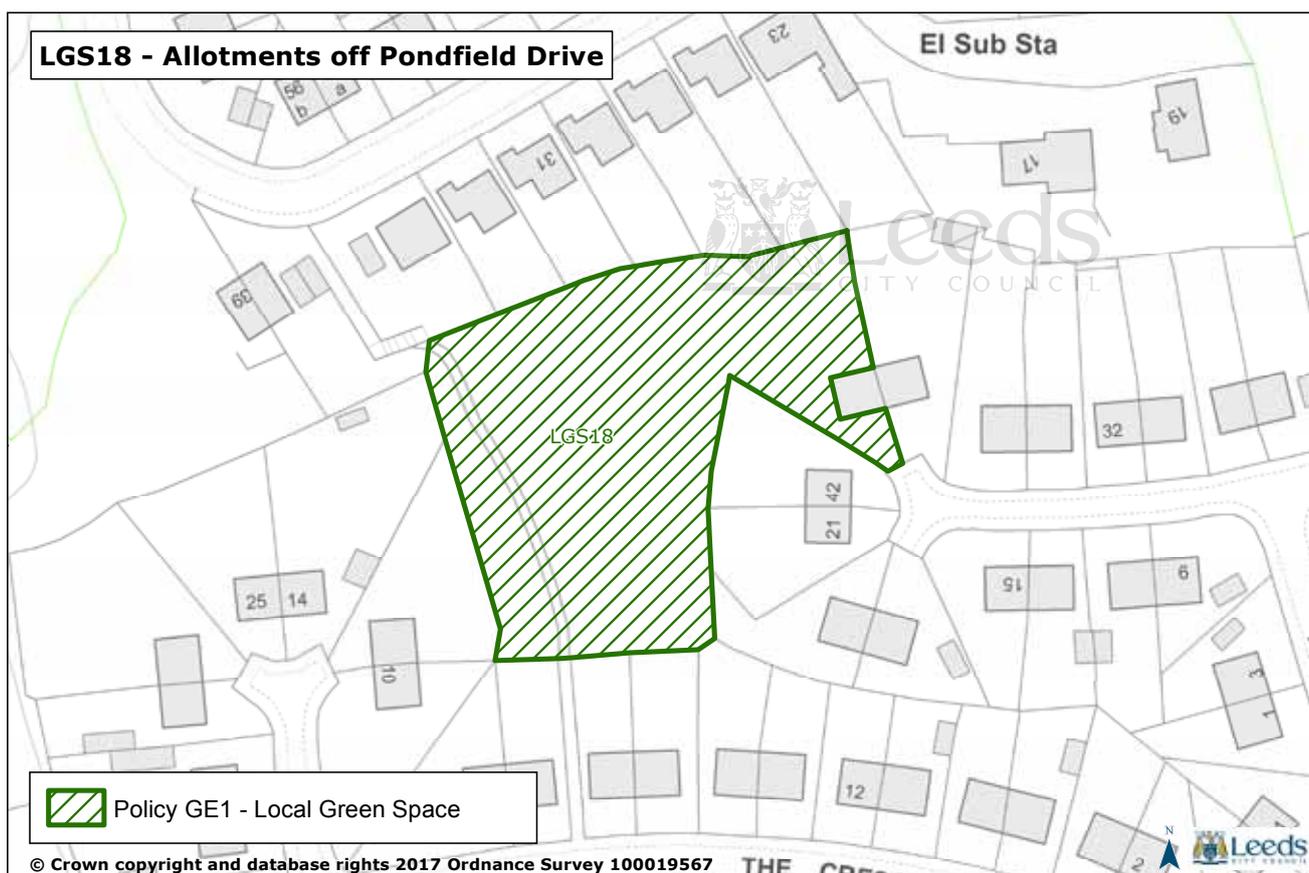
Location	To the south east of Butt Hill
Size	9.320 h
Adjacent to existing properties?	Bounded to the north and east by housing
Local or community value	Yes, created as a country park by Parish Council and Leeds City Parks Department
Landscape value	Yes
Historical value	No
Recreational value	Yes
Wildlife or green infrastructure value	Abundant wildlife site dotted by trees
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

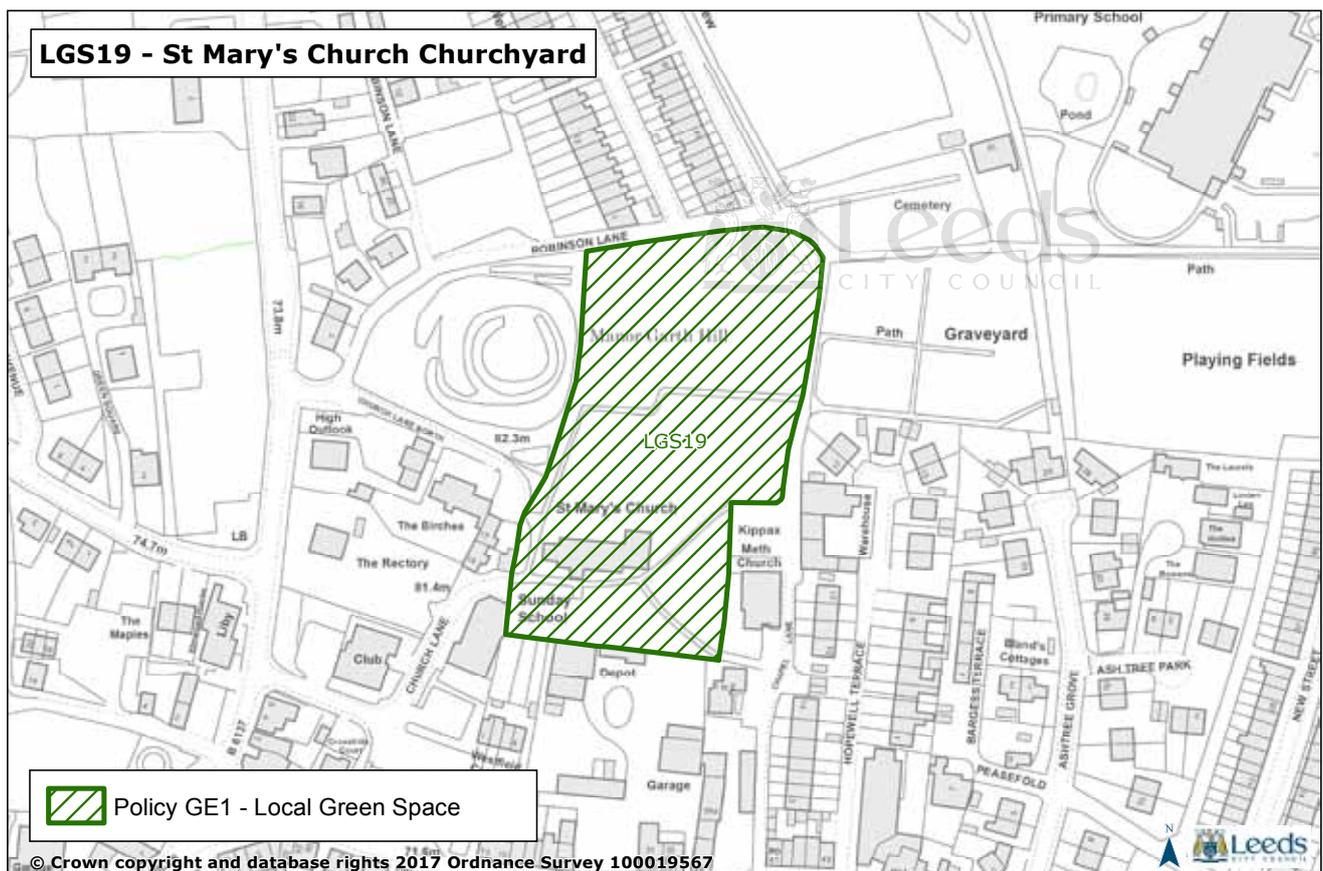
Allotments off Pondfield Drive LCC ref 1312 LGS map ref 18	
Location	Approx halfway up this estate on The drive?
Size	Less than 0.2
Adjacent to existing properties?	Yes on all 4 sides
Local or community value	Yes
Landscape value	No
Historical value	No
Recreational value	Yes
Wildlife or green infrastructure value	No wildlife or trees on this site
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

### St Mary's Church Churchyard LGS map ref 19

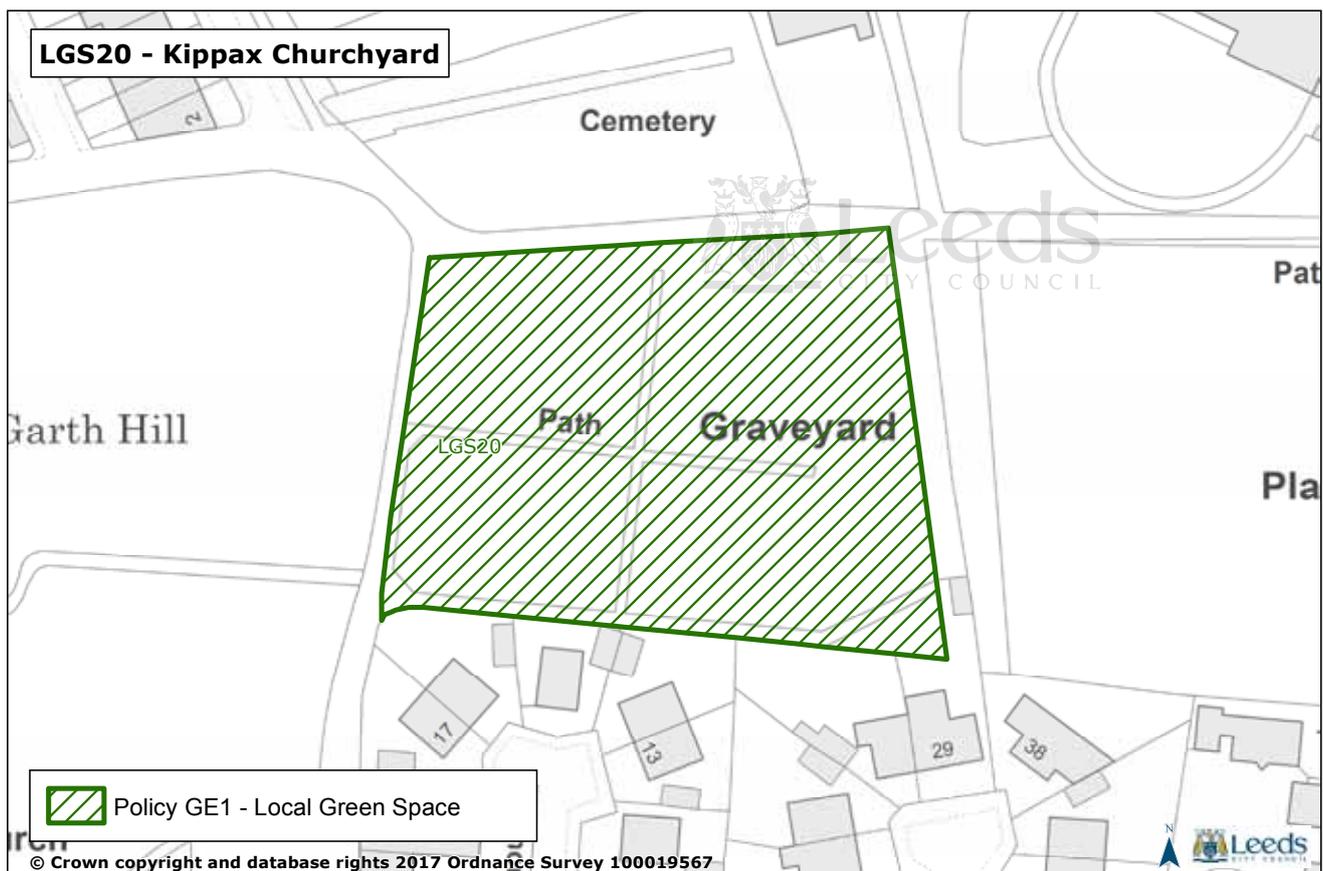
Location	Surrounds St Mary's Church
Size	3.50h (est)
Adjacent to existing properties?	To the north there are terrace houses and to the west there are St Mary's Cottages
Local or community value	Yes. Has grade 2 listed gravestone and many very old graves
Landscape value	Yes
Historical value	Yes has war graves within
Recreational value	No
Wildlife or green infrastructure value	Some wildlife mainly bats and owls
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Kippax Churchyard LGS map ref 20	
Location	To the north west of St Mary's church
Size	2.00 h ( est )
Adjacent to existing properties?	Houses only to southern edge
Local or community value	As churchyard
Landscape value	No
Historical value	No but contains several war graves
Recreational value	No
Wildlife or green infrastructure value	Limited trees to the west , some wildlife
Recommendation	<b>To be designated a Green Space</b>





# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Green Oval on Park Avenue LGS map ref 22	
Location	On Park Avenue Kippax
Size	1.0 h
Adjacent to existing properties?	Yes
Local or community value	Yes
Landscape value	No
Historical value	No
Recreational value	Yes as play area
Wildlife or green infrastructure value	No
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

### Valley Ridge Green Space LGS map ref 23

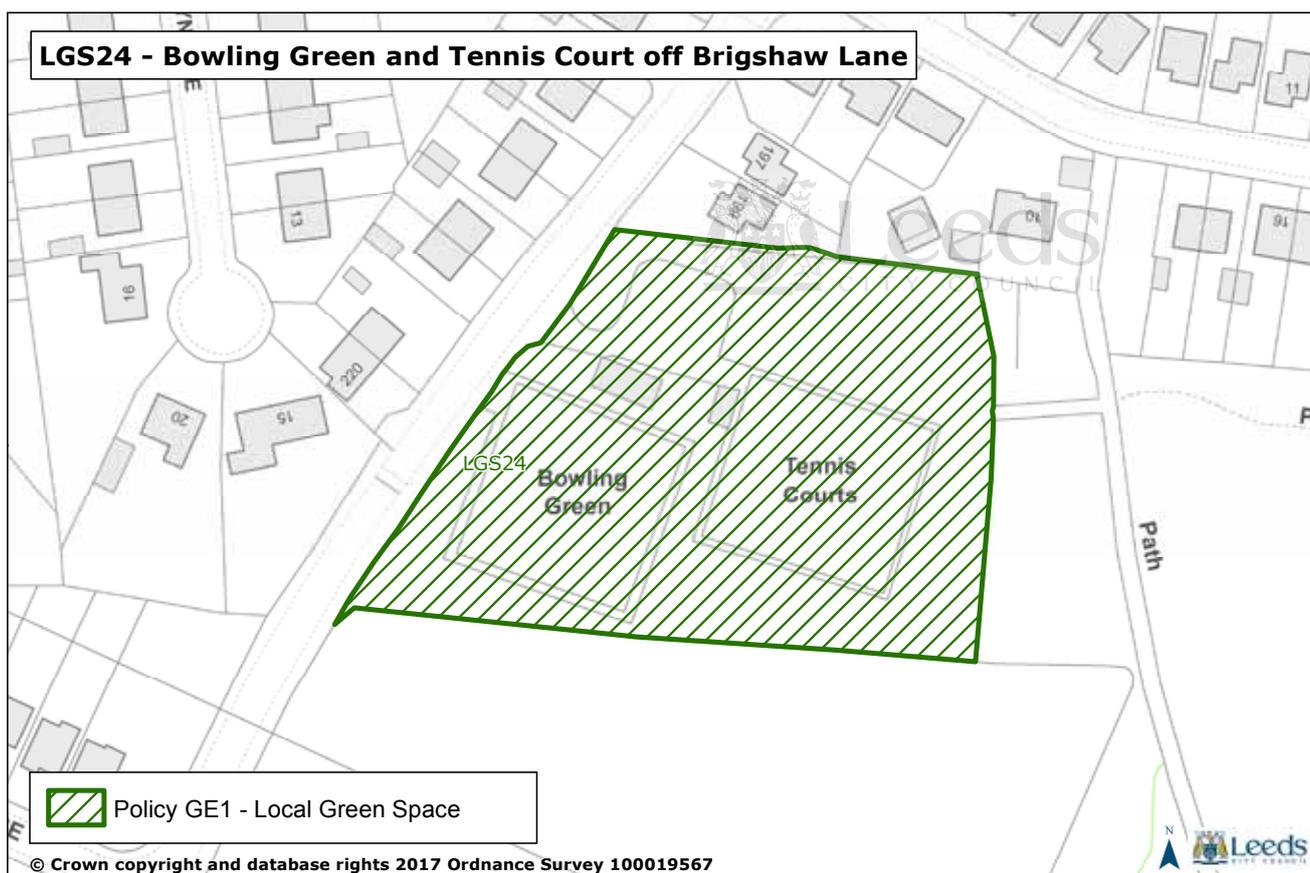
Location	On Valley Ridge near bowling green.
Size	0.5
Adjacent to existing properties?	Yes, surrounded on 4 sides by sheltered housing
Local or community value	No
Landscape value	Yes
Historical value	No
Recreational value	No
Wildlife or green infrastructure value	Green lung for the nearby housing
Recommendation	<b>To be designated a Green Space</b>



# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Bowling Green and Tennis Court off Brigshaw lane LGS map ref 24	
Location	Brigshaw Lane Kippax
Size	0.50h
Adjacent to existing properties?	Housing to North and West, greenbelt land to East and South
Local or community value	Yes
Landscape value	Yes
Historical value	No
Recreational value	Yes Bowling green and Tennis courts
Wildlife or green infrastructure value	Some wildlife due to location
Recommendation	<b>To be designated a Green Space</b>

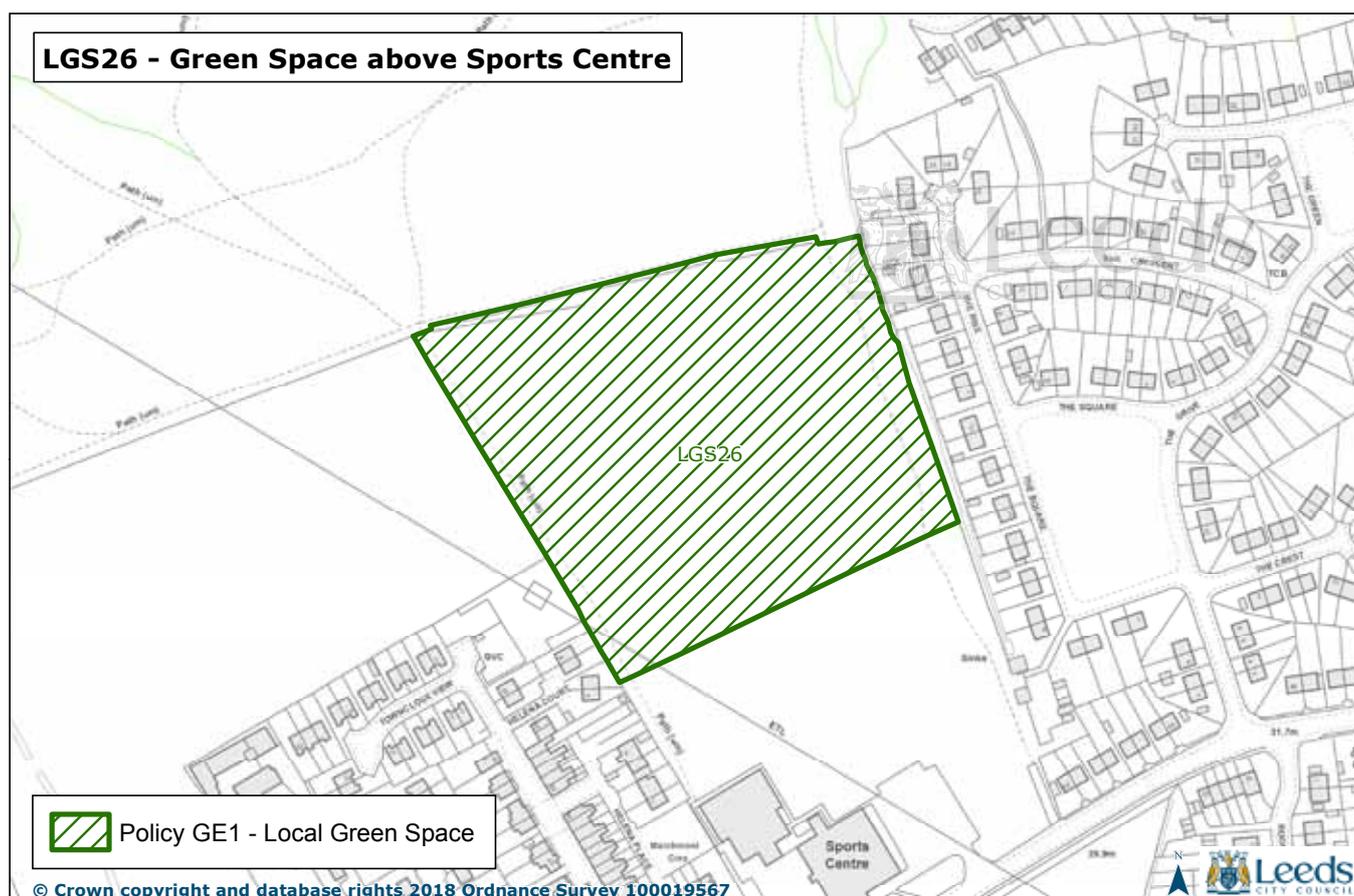




# Appendix 1

## Appendix 1 Kippax Local Green Spaces Assessment

Green Space Above Sports Centre LGS map ref 26	
Location	Above sports centre
Size	2.1 h
Adjacent to existing properties?	Yes
Local or community value	Crossed by rights of way leading to Townclose Hills and woods
Landscape value	Adjacent to SSSI
Historical value	None
Recreational value	Walking and dog walkers
Wildlife or green infrastructure value	Yes
Recommendation	<b>To be designated a Green Space</b>



## Appendix 1 Kippax Local Green Spaces Assessment

### Valley Road Playing Field LCC ref 1235 LGS map ref 27

Location	Valley Road
Size	0.65 h
Adjacent to existing properties?	Yes
Local or community value	Playing fields, open space for dog walking
Landscape value	None
Historical value	Formerly recreation ground and football pitches
Recreational value	Yes. Informal sport
Wildlife or green infrastructure value	Green lung for nearby houses
Recommendation	<b>To be designated a Green Space</b>



# Appendix 2

## Appendix 2 Non designated heritage assets assessment

Feature name <sup>6</sup>	Location	Description <sup>7</sup>	Why is the feature of interest? <sup>8</sup>	Why is the feature significant? <sup>9</sup>
Roach Grange Farm	To the east of Leeds Road	Site of medieval moated site and 18th century farmhouse SE41340 31460	Building dates back to 1066-1050 with Georgian additions circa 1714-1836	Possibly the seat of the Roche family from 1235/1236 fragments of moat still visible
Railings and gateway to former infants school	Leeds Road	Railings and gateway surrounding former playground	Square gate piers surmounted by stone ball finneal linked by decorative ironwork in art nouveau style	Noted by WYAS as worth saving ref Thornborrow 2003
Site of Cropmark	To west side of Roman road	Cropmarks of broad ditched rectangular enclosure	Map ref 42800 31490 dates back to circa 800 bc	Iron age / romano british to circa 70 ad Sites could be lost if development takes place.
Site of Cropmark	To west side of Roman road	Cropmarks of sub square enclosure	Map ref 40400 31760. Possibly Prehistoric or roman circa 5th century	Pre historic or roman. Possibly medieval 1066- 1550 Sites could be lost if development takes place.
Site of Cropmark	To west side of Roman road	Cropmarks of sub square enclosure	Map ref 42500 – 31000 Some doubt as to pre-historic or Roman circa 5th century	? Pre historic ? circa 5th century sites could be lost if development takes place.

<sup>6</sup>Does the feature have a name locally eg building name? If not, a brief description.

<sup>7</sup>A more detailed description of the physical form

<sup>8</sup>History, cultural association, artistic/aesthetic merit etc

<sup>9</sup>Is the feature rare? Is it representative of a particular form?

## Appendix 2 Non designated heritage assets assessment

Feature name <sup>6</sup>	Location	Description <sup>7</sup>	Why is the feature of interest? <sup>8</sup>	Why is the feature significant? <sup>9</sup>
Remaining elements of ruined wall	Sections on High Street and in former Kippax Park	Kippax park was the seat of the Bland family. Local aristocracy	Map ref SE 42300 – 291003 walls surrounded 37 bay Elizabethan house some 600 ft. in length	House now demolished but last sections of wall that used to surround it
The old pound	Adjacent to 105 high Street	Walled and Gated compound	Former use was to retain stray cattle that had come onto the high Street until they could be reclaimed	Quite unique in that most of this type of compound has been lost to development
The old Cinema	High Street	1950's style building	Former cinema now used as snooker cue manufacturers	Part of local heritage. Distinctive building on High Street
War memorial and gardens	Adjacent to Park Avenue	War memorial column with statue. Landscaped gardens surrounding	Village war memorial dedicated 11/11/1920. sculpture by E.Raynor &sons of Woodlesford ref no WM5460	Village war memorial, very important to local residents
Former bank building	High Street	Old sandstone building	Former Barclays bank branch, now disused	Architectural interest

