

**From:** Steadman, Kwame  
**To:** CDV NP Support  
**Subject:** FW: Thorner planning application  
**Date:** 16 September 2024 14:37:31

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**From:** Glynis Webster <[REDACTED]>

**Sent:** 13 September 2024 13:36

**To:** Mackay, Ian <[Ian.Mackay@leeds.gov.uk](mailto:Ian.Mackay@leeds.gov.uk)>

**Cc:** [REDACTED]

**Subject:** Thorner planning application

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Dear Mr Mackay

I am writing to reiterate everything that John Sidebottom has stated in his email to you. I am copying this below. I have lived in the village for 50 years and seen many changes. I was involved in the last planning application to develop the fields adjacent to Kensington Avenue. The issues in that objection to planning remain the same and are now manifold with the increased developments within the village. Children now use Thorner School from far and wide and at School times the road is impassable and an accident is just waiting to happen. The new 20mph speed limit seems to make no difference to some drivers. With the recent heavy rain we have experienced the village roads have been seriously flooded resulting in serious damage to existing housing so this shows the infrastructure cannot take any more developments.

I sincerely hope that common sense prevails and planning will be rejected.

Copy of John Sidebottom's email which I fully endorse.

Impact on the Village of Thorner Infrastructure:

Existing roads in particular the section from the Church Northwards out of the village towards Bramham is very restricted and there is no way to improve it. Vehicles any larger than cars greater in size have to stop to pass.

Thorner School is crowded to the extent that any major new development could not be accommodated. In addition, the parent drop off and collect time cause significant traffic problems. This is because the rear exit is on the brow of the hill.

The medical facilities for Thorner residences are very poor and could not accommodate an increase in population.

Traffic and Congestion: Additional housing can increase vehicle traffic, causing congestion, noise, and safety concerns on narrow village roads. The main street, while wide, has cars parked on both sides nearly all day long reducing the width to passable by cars in a single line, but not by larger vehicles which have to stop to let each other pass.

Loss of farming land will only benefit developers not the village community and the farmers,

Development will result in the destruction of natural landscapes, farmland, or wildlife habitats, affecting biodiversity and whilst it will not in Thorner reduce open spaces for recreation, as we have very little, it will be detrimental.

Village Character and Identity: New developments may clash with the traditional architecture and character of the village, altering its historical and cultural identity. Thorner over the last 40 years has seen much infill new housing and to retain it as a village as opposed to a suburb of Leeds must surely mean that no new significant development can be allowed.

Thorner water, sewage, and energy supplies were in the main put in some 100 years ago and are now under great stress. They will not be sufficient to support the additional homes, leading to strain on infrastructure and potential service disruptions.

**Environmental Impact:** Increased pollution (air, light, and noise) and carbon emissions from additional traffic and construction activity could harm the local environment at a time when we are being asked to lower our carbon footprint.

**Loss of Community Cohesion:** A rapid influx of new residents could undermine the nature of village life, leading to a less cohesive community.

**Significant new developments would not address local housing needs, particularly for affordable homes for young families or elderly residents, leading to an imbalance in housing options.**

**Strain on Wildlife:** Nearby wildlife populations may be displaced or harmed by habitat loss and increased human activity, reducing local biodiversity.

**Overdevelopment of Thorner beyond the current infill levels will expand the village too rapidly, leading to a loss of its rural charm and creating urban sprawl.**

**The Bus service in and through Thorner is particularly poor and would not accommodate a significant increase in the housing.**

**The village has only one retail shop the others having closed. New housing development should not encourage the use of Carbon travel to get to shopping**

**The suggested development site bounded by Bramham Road and Kensington Avenue has previously been subject to a massive planning application and a significant objection campaign. The objections raised at that time are still applicable and any consideration of this site should read the final decision which listed why this particular site was not suitable for any housing development.**

**The development of the Farm site next to the Victory Hall would mean that the Land Owner would simply use another field to create a new farm. This is how the existing farm appeared after its predecessor site was developed for housing !**

Yours sincerely

Glynis Webster

Thorner

**From:** [Graham Frank Castle](#)  
**To:** [CDV NP Support](#)  
**Subject:** Thorner Neighbourhood Plan Consultation  
**Date:** 03 September 2024 16:05:28

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As a contributor to the Thorner N/Plan I obviously support it and have been involved in consulting and advertising its contents to affected stakeholders.

The Steering Committee have been at pains to emphasise that the NP is a legal planning document without which residents have limited redress to object to unsustainable development.

Over the years Thorner has enjoyed a unique rural quality with less development than many other places. Now that housing and development changes proposed under the new government are in the headlines there has been a surge in awareness of the N/Plan and its need to help protect against wholesale development.

There have been recent discussions about an early review of the Plan (as and when approved) to update it in line with villagers' new awareness.

I trust this will translate into more proactive response to planning and environmental issues after the referendum.

Regards

Graham Castle



Mr. Kwame Steadman,  
Neighbourhood Planning & Engagement Team,  
Policy and Plans Group,  
Leeds City Council,  
9<sup>th</sup> Floor East,  
Merrion House,  
110 Merrion Centre,  
Leeds,  
LS2 8BB

Our ref: PL00796486  
Your ref:  
Telephone 01904 601 879  
Mobile [REDACTED]

2<sup>nd</sup> September 2024

Dear Mr. Steadman ,  
**Thorner Neighbourhood Plan**  
**Regulation 16 Submission Draft Consultation Response**

Thank you for consulting Historic England on the Submission Draft of the Thorner Neighbourhood Plan.

We wrote to Thorner Neighbourhood Plan Steering Group on 24<sup>th</sup> August 2021, informing them that we did not wish to comment in detail upon the Pre-submission Draft Neighbourhood Plan, other than to specifically advise that as:

“...the Neighbourhood Plan does not incorporate specific Heritage and Heritage Asset policies and we suggest that this omission should be reconsidered. If it is decided that Heritage and Heritage Asset policies are to be included, the Neighbourhood Plan should identify, schedule and map all designated and undesignated heritage assets in the Neighbourhood Plan area and develop policies to ensure their appropriate protection.”

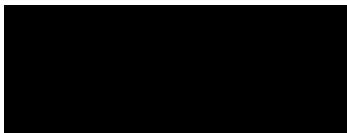
We note that our advice has been partially accepted, as set out in Appendix 9 -Character Appraisal, but do not consider that the Neighbourhood Plan policies, nor the identification of undesignated heritage assets are sufficiently robust to adequately protect and manage change to the Parish’s heritage, both within and beyond the boundary of the Conservation Area.



Aside from the above, we do not therefore consider it necessary to provide further comments on the Neighbourhood Plan at this stage.

We look forward to being notified and, if necessary, consulted upon any changes to the Neighbourhood Plan, in advance of the Examination of the Neighbourhood Plan and any subsequent Referendum.

Yours sincerely



Craig Broadwith  
Historic Places Adviser  
E-mail: [Craig.Broadwith@HistoricEngland.org.uk](mailto:Craig.Broadwith@HistoricEngland.org.uk)



Historic England, 37 Tanner Row, York YO1 6WP

Telephone 01904 60 1948 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



**From:** Steadman, Kwame  
**To:** CDV NP Support  
**Subject:** FW: Thorner Neighbourhood Development Plan Proposal  
**Date:** 16 September 2024 14:37:32

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**From:** John B Sidebottom <[REDACTED]>  
**Sent:** 13 September 2024 10:33  
**To:** Mackay, Ian <[Ian.Mackay@leeds.gov.uk](mailto:Ian.Mackay@leeds.gov.uk)>  
**Subject:** Re: Thorner Neighbourhood Development Plan Proposal

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Dear Ian Mackay Leeds City Council

## **Thorner Neighbourhood Development Plan Proposal**

### **Closing date for observation 16 September 2024**

Thank you for offering to forward my email to the team in charge of this planning process so the observation I will make below can be included in their deliberations.

I have kept my concerns to brief observations so they are more easily readable. In truth my feels are extremely strong on this subject and I could go on at great length.

#### **Impact on the Village of Thorner Infrastructure:**

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The development of the Farm site next to the Victory Hall would mean that the Land Owner would simply use another field to create a new farm. This is how the existing farm appeared after its predecessor site was developed for housing !

Regards John and Jennifer Sidebottom

1 Kensington Ave  
Thorner  
Leeds  
LS14 3EH

**From:** [Judith Evans](#)  
**To:** [CDV NP Support](#)  
**Subject:** Thorner Neighbourhood Plan - Representations / Comments  
**Date:** 16 September 2024 17:02:13

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**I write with representations and comments on the “Thorner Neighbourhood Plan 2021-2033”**

– consultation 22 July – 16 September 2024

Thorner is a rural parish, set within Green Belt by its very nature development of currently open fields/countryside must be limited and deterred.

**1. Protection of Thorner Bottoms Wood to INCLUDE neighbouring fields as well as those immediately adjoining the woods**

**Policy B1 – Local green spaces**

LGS 05: Thorner Bottoms Wood (Page 25)

The fields around Thorner Bottoms Wood, and Mill Beck as its flows past Thorner Lodge in the valley to the west of the recreational pitches/cricket pitch must be protected from development along with the woods thereby enabling the continuity of the biodiversity, flora and fauna in that area.

Set to the east of Sandhills, and Mill beck, Bottoms Wood is a small area of woodland with a variety of native tree species, and bluebells, and other flora and fauna. The fields around Thorner Bottoms Wood must also be delineated for protection along with the woods themselves to include the fields that adjoin the roadside. The fauna that inhabits the unique woods needs the surrounding fields for foraging and habitat, without those the biodiversity of the woods and their unique and abundant wildlife, animals and birds will be lost, caused by the inevitable disturbance from any nearby development if it was to be permitted. The fields to the NE and SE of Thorner Lodge and the old mill should be protected for that purpose. Those fields also gather natural springs and act as catchment and from Thorner Bottoms Wood into Mill Beck, at the site of the old Mill; any development would create flooding and is to be avoided, those fields are much need to allow natural infiltration, that is the fields/land to the NE and SE of Thorner Lodge and the old Mill. There is no capacity, bearing in mind the natural springs that emerge in that valley of Sandhills to accommodate development and hard standings. Thorner’s Main Street and the area around Carr Lane are already suffering consequences of development in fields formerly used to hold water at times of high-water levels.

Thorner Bottoms Wood offers an extra outdoor recreational, the fields to the east of Lower Sandhills that border Thorner Lodge to the north east and to the south east adjoin the site of the original mill that lies within the eastern boundary of Thorner Lodge, all of which fall within a Conservation area, the dwellings dating in their current form to the mid eighteenth century.

To quote from the Plan “Sandhills falls within the Conservation Area and takes the form of a linear hamlet consisting of a scatter of houses along both sides of the road. There is a mixture of large detached houses set back from the road and smaller cottages close to the back of the footway, predominantly in stone. A particularly attractive grouping is located around Thorner Lodge near the site of the original corn mill where the Mill Beck passes under the road. Green

Space The scattered nature of the buildings means that the open fields also adjoin the road in places which allows views of the countryside beyond. Overall the context is rural with the buildings set in the landscape.”

## **2. A6 Flooding**

The water sources that flow in to Mill Beck commence as natural springs in the ground in the fields to the east of the A58, to the east of the Petrol Station (currently branded BP). Springs also collect in the fields immediately neighbouring Thorner Bottoms Wood.

These water sources flow into the valley where Mill Beck flows towards the River Wharfe, as it does so the name of the watercourse changes to Thorner Beck and it flows parallel with Main Street and then exits the village boundary. Any further development in the “Lower Sandhills” fields risks issues as Mill Beck’s volume increases significantly at high water levels and the surrounding fields must be permitted to infiltrate rainwater.

## **3. A4 Light Pollution**

No street lighting to be agreed as part of any plans.

## **4. A5 Parking**

All future planning, including extensions to existing properties to ensure that off-street parking is accommodated in the plans.

J Evans  
Sandhills

**From:** [Mike Willison](#)  
**To:** [CDV NP Support](#)  
**Cc:** [Steadman, Kwame](#); [Buckingham, Robert](#); [Hamer, Charlotte](#); [Trickett, Emma](#)  
**Subject:** RE: Thorner Neighbourhood Plan Regulation 16 Publicity - 22/07/24-16/09/24  
**Date:** 15 September 2024 13:17:27

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Dear Neighbourhood Plan Support Team

**Thorner Regulation 16 Draft Neighbourhood Plan**

**This letter constitutes formal advice from the Leeds Local Access Forum. Thorner Parish Council and Leeds City Council are required, in accordance with section 94(5) of the Countryside and Rights of Way Act 2000, to have regard to relevant advice from this Forum in carrying out their functions.**

Thank you for the opportunity for Leeds Local Access Forum to comment on the Thorner Regulation 16 Draft Neighbourhood Plan.

The Leeds Local Access Forum (LLAF), established by Leeds City Council as a statutory advisory body under the Countryside and Rights of Way Act 2000, has as its main purpose the provision of independent advice on the improvement of public access to land within Leeds for the purposes of open air recreation and enjoyment of the countryside, and also for 'functional' or 'utility' access issues such as using the public rights of way (PROW) network to get to work, school, shops and local amenities.

The LLAF welcomes the recognition of the Public Rights of Way (PROW) network within and around the Plan area.

The Forum also endorses the 2<sup>nd</sup> paragraph of the Vision Statement and the 5<sup>th</sup> and 6<sup>th</sup> bullet points of the objectives.

The LAF supports Policies A5 and B4.

The Forum welcomes the Community Projects B, C, D, G and H in Appendix 1, and looks forward to them being implemented as soon as practicable, particularly Project D – bridleway or cycle route on the old railway line – which offers great potential. The Forum notes specific rights of way (FP5, FP6, BW17) are referenced in Project G. It would be helpful point of reference if the Public Rights of Way Plan (Appendix 11 on Page 69) identified each route by its designation on the Definitive Map.

For clarity and consistency, the Forum suggests the following

Page 3 – Contents – Appendix 11 – replace *Footpath* by *Rights of Way*

Page 8 – last paragraph – after *network of* insert *public footpaths and also .....* which give

.....

Page 30 – Policy B4 Supporting text – Heading – replace *Pedestrians* by *Footpaths*

Page 30 – Policy B4 Supporting text – Introduction and Objectives – insert *public* before *footpaths*.

Page 30 – Policy B4 Supporting text – Explanation/Justification/Evidence 2<sup>nd</sup> paragraph – insert *public footpaths and public* after *many*.

Page 31 – Policy B4 – Heading – replace *Pedestrians* by *Footpaths*

Page 31 – Policy B4 – Introduction – insert *public* before *footpaths*

Page 31 – Policy B4 – 1<sup>st</sup> bullet – insert *public* before *footpath*

Page 69 – Appendix 11 – Public Footpath Plan – replace *Footpath* by *Rights of Way*

Page 70 – Appendix 12 – K – Footpaths Location Plan – replace *Footpaths* by *Rights of Way*

The LLAF hopes Thorner Parish Council and the Neighbourhood Planning Support Team may find the comments of some help.

Yours sincerely

*Mike Willison*

*Dr Mike Willison  
Chair, Leeds Local Access Forum*

*c/o Leeds City Council  
Public Rights of Way  
Natural Environment  
Climate, Energy and Green Spaces  
Farnley Hall  
Hall Lane Farnley  
Leeds LS12 5HA*

[REDACTED]

[REDACTED]

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**From:** CDV NP Support <npsupport@leeds.gov.uk>

**Sent:** 22 July 2024 09:28

**Cc:** Steadman, Kwame <Kwame.Steadman@leeds.gov.uk>

**Subject:** Thorner Neighbourhood Plan Regulation 16 Publicity - 22/07/24-16/09/24

**Dear Consultee,**

## **Draft Thorner Neighbourhood Plan Submission for Examination - Publicity**

The draft Thorner Neighbourhood Plan, prepared by Thorner Parish Council, has been submitted to Leeds City Council for independent examination. It is the Council's duty to arrange a minimum 6-week publicity of the plan proposal and to organise an independent examination and referendum.

### **The Plan Proposal**

The plan proposal sets out a vision for the future of Thorner and includes planning policies that will help Leeds City Council to determine planning applications in the neighbourhood area.

### **Publicity**

In accordance with Paragraph 15 of the Neighbourhood Planning (General) Regulations 2012, Thorner Parish Council has submitted the draft Thorner Neighbourhood Plan along with associated documents to Leeds City Council. In accordance with Paragraph 16 of the same regulations the Council is now publicising the plan proposal and seeking comments on the contents of the plan. The publicity period is for a period of 8 weeks and runs between **Monday 22<sup>nd</sup> July to Monday 16<sup>th</sup> September 2024 (closing at 5pm)**

The submission documents can be accessed from the Leeds City Council website:

<https://www.leeds.gov.uk/planning/planning-policy/neighbourhood-planning/Thorner-neighbourhood-plan>

The submission documents are:

1. Thorner Neighbourhood Plan 2024
2. Consultation Statement 2024
3. Basic Conditions Statement 2024
4. Thorner Neighbourhood Plan Area Map 2024
5. The SEA-HRA screening report 2024

### **How to make comments**

If you wish to make comments on the plan, these must be made in writing. You are encouraged to use the online survey to respond to the consultation:

<https://surveys.leeds.gov.uk/s/TReg16/>

Alternatively, you can respond by email at: [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk).

If you would like to discuss the neighbourhood plan over the phone with a member of the LCC Neighbourhood Planning Team, please contact us at [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk) or 0113 37 87997 to make arrangements.

Representations are to be submitted by **Monday 16<sup>th</sup> September 2024 (5pm)**.

## Next Steps

Leeds City Council will collate the representations and pass them onto the Independent Examiner who will assess whether the plan proposal meets the Basic Conditions and can proceed to referendum.

Representations may include a request to be notified regarding Leeds City Council's decision under Regulation 19 (Decision on a plan proposal) to make the submitted neighbourhood development plan for Thorner

Please be aware that all comments received will be publicly available on the City Council website.

If you have any questions relating to this publicity, please do not hesitate to contact [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk) or telephone 0113 37 87997.

Kind Regards,

Kwame Steadman | Planning Assistant | Neighbourhood Planning & Engagement Team  
Policy and Plans | City Development | Leeds City Council  
9th Floor East, Merrion House, 110 Merrion Centre, Leeds LS2 8BB | +44 113 378 3485 |  
Pronouns: she/her

Please note that any opinions expressed in this email are officer views only and are in no way legally binding upon the City Council.

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Mr Kwame Steadman  
Leeds City Council

**BY EMAIL ONLY**  
[npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk)

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ  
T 0300 060 3900

Dear Mr Steadman

### **Thorner Neighbourhood Plan - Regulation 16 Consultation**

Thank you for your consultation on the above dated 22 July 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely  
Sally Wintle  
Consultations Team

## Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

### Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://associationlocalenvironmentalrecordscentres.org.uk/).

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>2</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>3</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park or Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)<sup>4</sup> website and also from the [LandIS website](http://landis.uk/)<sup>5</sup>, which contains more information about obtaining soil data.

### Natural environment issues to consider

The [National Planning Policy Framework](http://www.gov.uk/government/publications/national-planning-policy-framework)<sup>6</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://www.gov.uk/government/publications/planning-practice-guidance)<sup>7</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

#### Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>3</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>4</sup> <http://magic.defra.gov.uk/>

<sup>5</sup> <http://www.landis.org.uk/index.cfm>

<sup>6</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>7</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here<sup>8</sup>](#)), such as Sites of Special Scientific Interest or [Ancient woodland<sup>9</sup>](#). If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here<sup>10</sup>](#)) or protected species. To help you do this, Natural England has produced advice [here<sup>11</sup>](#) to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land<sup>12</sup>](#).

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance<sup>13</sup>](#)).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

<sup>8</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>9</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>10</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>11</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>12</sup> <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

<sup>13</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

**From:** [Nigel Cussans](#)  
**To:** [CDV NP Support](#)  
**Subject:** Representation to Leeds City Council: Thorner Neighbourhood Plan 2024  
**Date:** 15 August 2024 20:53:48

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You don't often get email from [REDACTED]

[Learn why this is important](#)

Dear LCC,

Yesterday (14-Aug-24) I had sight of the “Thorner Neighbourhood Plan (TNP) - Final Consultation April 2024” and wish to give you my comments / edits / suggestions.

I have been to your relevant websites (as posted this week on poles within the village) and downloaded the TNP and read all the related, preceding online documents.

I have no substantive areas of disagreement with the TNP as it stands today, and it reads similarly to its precursor “Draft for Pre-Submission April 2021” circulated by the Thorner Parish Council, and which I supported and endorsed (3 years ago).

However, my submission today on the Final TNP, requested under the auspices of LCC rather than our Parish Council, is driven by the following concerns:

- 1) a document at this stage of completion (after over 12 years of gestation) should be in pristine order and not dotted with numerical issues, typographical errors, duplications, and out of date / irrelevant statements;
- 2) it being August 2024, I am concerned more about what the document does NOT mention in this modern era, which could have influence on future developments and the facilities for the village;
- 3) I am hoping to contribute to a larger return in this survey than, for example, the “less than 5% of potential respondents” to the November 2018 survey about the draft TNP.

I have concerns that reliance on notifications on Facebook and notices on poles on village streets, are unlikely to result in you receiving a significant number and cross-section of residents’ views.

The apparent foreshortening of the 8 week consultation period (22-July to 16-Sep 2024) to now less than 5 weeks (from yesterday), which will not help the response numbers.

I will give my comments by numerical order of Page Number in the PDF document and, where possible, cross-reference to related pages or Appendices.

### Page 5.

Section 1.2 has a numerical typo which then calls into question the quoted increase in population of Leeds city compared to Thorner.

Specifically, the quoted 2011 Census Leeds population figure of “**75,500**” should probably be 755,000, which would differ from the 2021 Census figure of 812,000 by 57,000. However, if this is now correct, the percentage growth would be only **7.5%** and not the 8.1% quoted in the TNP.

I would suggest this represents only “a **slightly** bigger increase than the average figure for England, which is 6.6%”.

Cross-reference to **Page 9**.

Section 2.4 repeats this incorrect figure of 8.1% increase for Leeds, which should be replaced by **7.5%**.

This section also has the phrase “against an average nationwide average of …”, so one of the **average** words should be deleted.

#### **Page 8.**

Section 2.4 makes reference to Thorner having no street lighting and being a “dark village”. This is not entirely true, as The Fox rear car park (and current plans to flood-light the front aspect on Main Street) produces enormous light pollution and intrusion to properties to its rear and sides.

However, with cross-reference to **Pages 18 and 19**, I suggest this “no streetlights policy” is a misguided virtue in the present day.

These pages record the **1999** survey of 650 households, which returned 206 responses (32% response rate) of which 133 (65%) agreed to the then proposal to not have street lighting. In terms of positive respondents, these represented only 21% of households (0.32 x 0.65), or **one fifth of the occupied properties 25 years ago**.

I suggest that considerations in 2024 **at night** of: pedestrian visibility to increased traffic (between many more parked cars), trip hazards on pavements and potholes in roads, and potential for street crime, should make us all think again about the value and safety of streetlights.

After 25 years without streetlights, a similar survey today would probably result in a majority for its installation.

I will refer back to this item later in my comments, with a related “**win win**” suggestion, which may be worthy of further consideration and inclusion in this plan.

#### **Page 9.**

Reference to “British Legion” should be “Royal British Legion”

The list “other services and facilities available in Thorner” lists The **Beehive Restaurant** - which has been closed for over a year to-date, with no signs of reopening imminently; hardly available!

The list fails to include **Ramsey’s Fold** (an area for wildlife, near the Ford, often attractive for visitors to the village to explore).

Typo in the very last line of the page: missing terminal parenthesis “)”

#### **Page 13.**

Second bullet should read “Respect **the** scale, design …”

The photo title correctly named “**Stream** Cottage”, as it also does on Page 15, but cross-reference to Page 68 Appendix 10: names the house as “**Steam** Cottage”.

#### **Page 24.**

Third bullet, Missing word:

To protect Sites of Special Scientific Interest (SSSI).

## **Page 27.**

Observation: the photo does not look anything like “St John’s Avenue” - not a building or rough road in sight!

## **Page 32.**

Implementation period: why has this not been updated to: “**2024-2034**” ?  
Why pretend it will start from 2021 ?

## **Page 34.**

Appendix 01:

### C. Provide signage & E. Roads:

The recently installed tiny “20mph” repeat roundels on poles within Main Street are doing nothing to curb traffic speeds, as are the 20 signs painted on the road surfaces and larger 20 signs on poles at the entrance gates to the village.

The TNP should spell out **exactly** how traffic speeds are to be controlled through the central spine road of the village, and say how this will be enforced. **We cannot wait** for serious or fatal accidents to prompt TPC and LCC into some retrospective action.

## **Page 45.**

Relates to Trees & Views when entering the village. But both references to “Entering the village **from the A64**” are inaccurate, as this is no longer possible since 2023 due to ELOR. Change to “**from the A6120**”.

## **Page 46.**

Appendix 04:

This contains a duplicate copy of the “Views” map; suggest keep this here, but delete the map copy on Page 29.

## **Further Considerations**

Much of the TNP rightly concentrates on building Design, Extensions, and cherished Views of Thorner, from within and outside the village, but without reference to present-day (2024) and future issues.

As mentioned in my introduction, I am concerned about the modern day issues which the document **does not mention** or provide for in a future vision.

For example: **solar panels** (on roofs or in larger array in field areas); **thermal insulation** requirements of many houses (especially the older ones, and perhaps all the listed buildings); **heat pumps**, external to buildings sited where?; new poles above ground to support high-level networks of **fibre optic cables** for broadband, rather than underground (a very recent & impending issue); **mobile phone masts** (notably very sadly lacking in Thorner, and increasingly frustrating for residents, visitors and contractors working in the village who think we operate in the 21st century).

Finally, a current lack of (and no plans for) destination charging for visitors with **Electric Vehicles (EV's)** - which could be added to existing or new car parks or lay-by areas. Residents with EV's, especially those with properties along Main Street and no off-road parking, would be unable to connect personal charging cables across the footways, as this is both dangerous and illegal. **TPC are aware** this latter issue is already happening in the village, and this is only going to get worse in the near future if left unaddressed or unmanaged.

**Here is my promised “win win” solution!**

Relating back to Page 8 and Streetlights, cities and communities around the UK (and more so abroad) are adapting street light poles to incorporate roadside charging points for EV's, especially useful outside properties where the owners have no off-road parking facilities. Main Street (and other roads) could be appropriately illuminated for safety, and no trailing cables across footways to trip over (in the dark!).

Please consider this idea seriously, as you **know** it is coming soon.

Your faithfully, Nigel Cussans

Dr Nigel J Cussans,  
Thorner Resident,



Sent from my iPhone

**From:** [Shadwell Clerk](#)  
**To:** [CDV NP Support](#)  
**Subject:** Thorner Neighbourhood Plan  
**Date:** 23 August 2024 10:13:55

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You don't often get email from [clerk@shadwell-parish-council.org](mailto:clerk@shadwell-parish-council.org). [Learn why this is important](#)

Dear Sirs

This is to confirm that Shadwell Parish Council considered the submission documents associated with the Thorner Neighbourhood Plan at a meeting on 13<sup>th</sup> August 2024. Shadwell Parish Council has no objections to the plan and is happy to support it.

Regards

Mike Woods

*Clerk to Shadwell Parish Council*

[REDACTED]



**T:** 01623 637 119 (Planning Enquiries)

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**For the attention of: LCC Neighbourhood Planning Team**

Leeds City Council

[By email: [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk)]

5 August 2024

Dear LCC Neighbourhood Planning Team

**Thorner Neighbourhood Plan Draft (Regulation 16)**

Thank you for your notification of 22 July 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

However, the area to which this consultation relates is not located within the defined coalfield. On this basis we have no specific comments to make.

Yours

**The Coal Authority Planning Team**