

# THORNER NEIGHBOURHOOD PLAN

2021 - 2033

Referendum Version

December 2025



THORNER PARISH COUNCIL

**Key Abbreviations:**

<b>Leeds City Council</b>	<b>LCC</b>
<b>Leeds Unitary Development Plan</b>	<b>LUDP</b>
<b>Local Green Space</b>	<b>LGS</b>
<b>Neighbourhood Plan</b>	<b>NP</b>
<b>Planning Aid England</b>	<b>PAE</b>
<b>Public Rights of Way</b>	<b>PROW</b>
<b>Rights of Way Improvement Plan</b>	<b>ROWIP</b>
<b>Sustainable Drainage Systems</b>	<b>SuDS</b>
<b>Site Allocation Plan</b>	<b>SAP</b>
<b>Sites of Special Scientific Interest</b>	<b>SSSI</b>
<b>Tree Preservation Order</b>	<b>TPO</b>
<b>Thorner Parish Council</b>	<b>TPC</b>
<b>Thorner Village Design Statement 2011</b>	<b>VDS</b>
<b>Thorner Neighbourhood Plan Steering Group</b>	<b>TNPSG</b>

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## 01 Introduction

### Foreword

The Neighbourhood Plan will reinforce the guidance contained in the Thorner Village Design Statement and allow our local community to have an enhanced say in the planning decisions which affect the village. In our case the community is defined as the people within the Parish Council Boundary. A working group, under the instruction of Thorner Parish Council, has worked to draw up the new Neighbourhood Plan based on the objectives and vision of the Village Design Statement and various consultations held in recent years.

Neighbourhood Development Plans came out of the 2010 Coalition Government's intention for local communities to determine the development decisions which affect them - "The Localism Act" as it became known. The Thorner Neighbourhood Development Plan has been developing since then with the aim of forming a vision for the future of the village and representing the local community's aspirations and needs. Unlike the Thorner Village Design Statement, the Neighbourhood Plan will become a statutory document and be incorporated into Leeds City Council's planning framework, The Development Plan for Leeds, in order to be used to determine planning applications in the Thorner area.

***It is essential to bear in mind that National Planning Policy continues to evolve with consequent changes affecting Neighbourhood Plans.***

The Neighbourhood Plan also proposes additional non-planning 'community actions' to improve Thorner's facilities, services and local environment. It will also address issues beyond the scope of town planning.

Our plan has been produced by local residents, using the views of the residents, and interest groups. The Neighbourhood Plan Steering Group has consulted and listened to the community and local organisations on a range of issues that will influence the well-being, sustainability and long-term prosperity of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Thorner residents.

Over the past few years many residents in our area have taken the opportunity to express their concerns and aspirations for the place where they live - they have spoken of their fear of flooding, parking issues, excessive development and a great many other challenges. This document is intended to represent those concerns and seeks opportunities to build on those ambitions.

One of the key aspirations expressed by the community was an earnest desire to protect the green space which enhances and surrounds the village. An easily understood desire coming from people who live near to one of the major cities in the country with all its implications in terms of traffic noise and pollution.

The Parish Council would like to thank the members of the Neighbourhood Plan Group and pay tribute to their work since 2012. The Parish Council is also grateful for the help and the engagement of many others in the village without which it would not have been possible to produce this Neighbourhood Plan.

The Neighbourhood Plan Steering Group

On behalf of Thorner Parish Council

## 01 Introduction

## 1.1 Background to the Neighbourhood Plan

The Localism Act 2011 gave local communities the opportunity to set out locally-specific policies for the development and use of land, through the creation of a Neighbourhood Plan. The decision to draw up such a Plan was optional, but not to do so would forego this unique opportunity for setting out proposals for the growth of our community over the next 15 years.

There is considerable flexibility as to what is included in a Neighbourhood Plan. The principal objective is to define policies for the use and development of land, and to address the social, environmental and economic consequences of such development. Ideally the Neighbourhood Plan becomes a broader statement of the vision which a local community has for its own future. It is equally important to understand what a Neighbourhood Plan is not. It cannot be used to impede proposed developments which have already gained planning consent. It should also be in general conformity with the strategic policies for the area, as set out in the Leeds Core Strategy, not conflict with them.

The Neighbourhood Plan cannot be couched in terms designed to stop all development (indeed it should be in favour of sustainable development), but it can and should define the nature and extent of development acceptable to, and required by, the local community. Once made the Neighbourhood Plan is part of the Leeds Development Plan and the Local Authority affords full material weight to the Policies of the Neighbourhood Plan when considering planning applications.

## 1.2 Why Thorner needs a Neighbourhood Plan

In recent years, Thorner Parish Council took the opportunity to draw up a Village Design Statement and a Parish Plan, both useful documents that have helped shape the growth of our Parish since they were produced. The Thorner Village Design Statement (VDS) was adopted by Leeds City Council as a Supplementary Planning Document in 2011.

Results from the 2021 Census show that the city's population is 812,000 people, an increase of approx. 8.0% from the 2011 figure of 751,485. This is a bigger increase than the average figure for England, which is 6.6%. Identifying sites for these new homes makes it clear that for Thorner and many other Parishes in the City, a Neighbourhood Plan is the only way for us to be actively engaged in planning how our community contributes to this growth plan. Without a Neighbourhood Plan in place, the Village remains vulnerable to inappropriate development. With a Neighbourhood Plan in place, the wishes of the community will become part of the statutory planning process.

### 1.3 The Neighbourhood Plan Process

Thorner Parish Council took the decision in 2012 to draw up this Neighbourhood Plan and applied to Leeds City Council to designate the whole of the Thorner Parish as the Neighbourhood Area. This was approved on 31st January 2013 and covers the period up to 2033. The plan boundaries are illustrated on page 6. A Steering Group was set up to draft the Plan.

Preparation of a Neighbourhood Plan requires adherence to certain procedures and basic conditions, including extensive public consultation. Before it can be adopted, the Neighbourhood Plan and its supporting material must meet the legislative requirements and pass scrutiny by an Independent Examiner. Most importantly of all, it must then have been put before the community in a local referendum and gain a share of the vote in excess of 50% of those who cast their vote.



## 01 Introduction

### 1.4 Initial Consultation and Adoption of the VDS

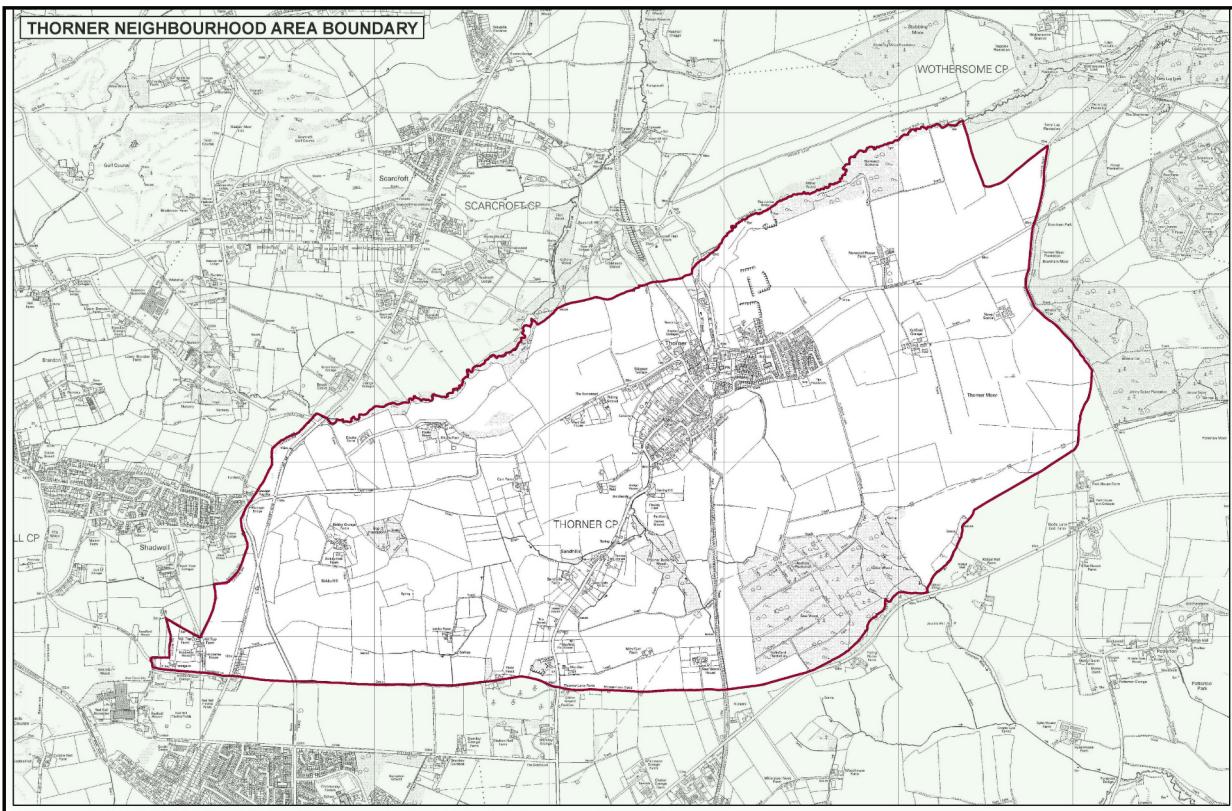
The Steering Group gave a presentation at the Annual Parish Meeting in April 2013 to explain the process to local residents and encourage them to get involved. Consultation on the Neighbourhood Plan commenced in earnest in July 2013 with a display at the annual Gala Day in the village. The purpose of a Neighbourhood Plan was explained and a number of possible themes suggested which the Plan could address. Residents were able to discuss their views and suggestions with members of the Steering Group and leave their comments to be recorded.

A grant from Locality was also obtained to support the planning process in addition to support from Planning Aid England (PAE). Regular information updates on the progress of the Plan preparation were also included in the 'Thorner News' circulated to all residents. Flyers about the Neighbourhood Plan were displayed at key points throughout the village.

However, by February 2014 little progress had been made as community interest had not been as great as had originally been expected. In June 2014 the Steering Group discussed whether a Neighbourhood Plan based on the Thorner Village Design Statement (VDS) 2011 should be the preferred course of action. This document, adopted as a Supplementary Planning Document by Leeds City Council in 2011, has proved to be successful in influencing planning decisions in the Parish. The policies and proposals within it would be given additional weight in the determination of planning applications if they were to be included as Neighbourhood Plan policies. Furthermore, the creation of the VDS had been a significant undertaking by the village community and a great deal of consultation had taken place during its production.

It was therefore agreed to issue a questionnaire to residents to ascertain whether it was the view of the local community to base the Neighbourhood Plan on the current VDS. The positive response from the questionnaire gave the mandate for the Steering Group to proceed with their Neighbourhood Plan on this basis.

### 1.5 The Neighbourhood Plan Boundary and Parish Boundary are the same.



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## 02 Thorner Past and Present

### 2.1 Thorner Past

Thorner is an ancient village dating back to a Saxon settlement and is mentioned in the Domesday Book. Its position was probably determined by a line of springs along a geological fault between the limestone to the east and sandstone to the west that produced a feature known as Thorn Bank, from which the village no doubt derives its name.



Between the 14th and 18th centuries, the village gradually expanded, with agriculture at its heart and farms lining either side of the Main Street from Sandhills to Bramham Road and extending east into Butts Garth. This is the core of the historical village and gives it much of its charm and beauty. The commanding feature of the village centre is the wide main street dominated by the 15th century church. The buildings fronting Main Street are mainly traditional

vernacular buildings of the late 18th and 19th centuries constructed of stone and generally built with relatively narrow frontages, but with a deeper plot to the rear, known as a burgage. Main Street and the immediate surrounding area form the major part of the Conservation Area.

During the 19th century and the first half of the 20th century, the population of Thorner increased steadily and the number of new houses also increased - including the first stage of the Welfare Housing Estate on Kirkfield Lane and Kirkfield Avenue in the mid-1920's and the late 1930's.

Post WW2, building continued at pace which led to a rapid increase in the population, 23% during the 1960s, probably the highest in the history of the village. During the 1970s, St Peter's Church of England Infant and Junior School was constructed to accommodate the increase in children and improve facilities.

During the late 20th century and the start of the new millennium, development of housing continued, with the majority of developments being conversions of existing sites or infill developments. This has prevented village sprawl and retained the feel of the village, which continues to be surrounded by agricultural land.



## 02 Thorner Past and Present

### 2.2 Listed Buildings (Refer to Appendix 11 for the schedule of listed buildings).

There are a number of listed buildings in the village.

♦ St Peter's Church is thought to date back to the 15th century, although it was substantially altered and rebuilt in the mid-19th century in neo-gothic form. The church also includes a listed grave slab dating back to 1503, commemorating William and Elizabeth Nettleton.

♦ The former Methodist Chapel was built in 1878. In the 1980's it was converted in to flats and although much of the interior was lost, the exterior gives a clear indication of its original use.

♦ The Old Tithe Barn on Station Lane was originally a large stone aisled barn of the late medieval era.

♦ The 18th century stone-built Bishop's House at Eltofts, formerly the residence of the Roman Catholic Bishop of Leeds and now converted into 9 residences, was originally constructed as a dower house for the Mexborough family.

♦ Field Head on Thorner Lane is another grand 19th century stone-built house. Converted for commercial use in the 1970's, it has since been reconverted back to a large family home.

♦ 59 Main Street, known as The Old house, is thought to be the oldest surviving building in the village and the listing shows it is dated to the 17th century.

♦ More modest cottages have also been listed, such as 68 and 70 Main Street to show the vernacular character of the housing stock through the 19th century.

♦ Other listed structures include the 18th century stone bridge into Thorner from Sandhills and an old cross base on Butts Garth, thought to be the site of the old village green.

Former Station 1961



### 2.3 Thorner Present

Located 6 miles to the north east of Leeds City Centre, between the A58 and A64, Thorner is seen as a desirable place to live with attractive and accessible countryside and excellent transport links. Thorner has no street lighting and the resulting 'dark village' not only allows the night sky to be clearly observed but contributes greatly to the rural ambience. In the surrounding countryside a network of public bridleways gives access for horse riders & pedal cyclists as well as walkers. The network is well used providing road and off-road links to adjoining villages.

Thorner retains close ties with the Mexborough Estate, who own a number of properties in the village and the majority of the farms and agricultural land surrounding the village.



Main Street from Millennium Green

## 02 Thorner Past and Present



Thorner has a thriving Church of England Primary School with both a pre-school and out-of-school club. The village also has 3 additional village facilities, The Victory Hall, The Parish Centre and the Over-60's Centre, which along with the school host many recreational clubs and activities, including: Scouting organisation; Keep Fit, Pilates, Tai Chi, Karate and Dance classes, Film Club, discussion groups, art groups, tea/coffee and lunches for older persons, and adult education classes. Other clubs in the village include the Historical Society, The Royal British Legion, RNA Community Choir and Probus.

Many events have been held in the village, attracting people from outside the village, as well as residents. These have included a beer festival, a comedy festival, a Fox pub "Charity Fun Day" and a firework display. All of which have contributed to the vibrancy of Thorner.

Other services and facilities available in Thorner include: a Delicatessen, a Hairdressers; the Beehive Restaurant (currently closed), The Fox and The Mexborough Arms public houses, a GP Surgery; a playground, a Boule Court, Vegetable Gardens, the Millennium Green, Tennis Courts, Cricket & Football pitches and a Bowling Green.



### 2.4 2021 Census Results

According to the 2021 Census, the Parish of Thorner had a population of 1634, a slight decrease on the 2011 figure of 1646. The population of Leeds increased by approx. 8% over the same period. Almost 33% of the population were 60 years or older, against a nationwide average of 24.2% (both up on the 2011 figures).

Over 96% describe themselves as white. More than half describe themselves as Christian, with another third professing to no religion.

Almost 50% of households had 2 cars or more which is significantly higher than the national average. Similarly, with 65% of households having 3 or more bedrooms, the village has a greater number of larger houses than the national average. 75% of the homes in Thorner are occupied by their owners, in the majority of cases free of mortgage, which is above the average for Leeds (58%) Only approximately 12% of residents live in social housing provided by the local authority, which is below the Leeds average of 22%. The Census also shows that there is low unemployment in the village with the majority of residents aged 16-74 being employed, self-employed or retired.

At the time of the 2021 Census:

23% of the overall population of England and Wales was aged under 19 years (21.5% in Thorner),  
26.3% was aged 20 to 39 years (14.8% in Thorner),  
26.3% was aged 40 to 59 years (31% in Thorner), and  
24.2% was aged 60 years and over (32.7% in Thorner).

Refer to APPENDIX 09 for detailed data results.

## 03 Vision and Objectives

### OUR VISION

#### Vision Statement

**“Our vision is to maintain the character of Thorner as a distinctive rural community set in a special landscape setting, conserving its rich historic and architectural heritage and ensuring that new development reflects the qualities and characteristics that people value in the Parish.**

**Existing green spaces within the parish will be protected and retained for the benefit of the community, which will also benefit from enhanced pedestrian and cycle connectivity.“**

### OBJECTIVES

#### Specific Policy Objectives

##### Policy A1 - DESIGN

- ♦ *To ensure that new development is designed to reflect the local character and of the village.*
- ♦ *To ensure that new developments comply with the requirements of the Building for a Healthy Life.*

##### Policy A2 - BUILDING EXTENSIONS

- ♦ *To ensure that new development is designed to reflect the local character and distinctive features of the village.*

##### Policy A3 - BACKLAND DEVELOPMENT

- ♦ *To ensure that new development is designed to reflect the local character and distinctiveness of the village.*
- ♦ *To protect the landscape setting and important views between houses into the surrounding countryside.*
- ♦ *To protect open green garden space within the village together with significant trees.*
- ♦ *To preserve what remains of the open garden space in the centre of the village.*

## 03 Vision and Objectives

### OBJECTIVES

#### Policy A4 - LIGHT POLLUTION

- ♦ To ensure that new development is designed to reflect the local character and distinctiveness of the village. Proposals that include new street lighting will not be supported.
- ♦ New security, decorative or feature-lighting and commercial lighting should be carefully designed so that it does not create unnecessary light pollution or cause nuisance to adjacent residents.
- ♦ All external lighting should be designed to minimise light spill and minimise the harm caused to local wildlife habitats.

#### Policy A5 - PARKING

- ♦ *To ensure that traffic and pedestrians can move safely and freely through the village.*

#### Policy A6 - FLOODING

- ♦ To ensure that new development does not increase flooding in the village.

#### Policy B1 - LOCAL GREEN SPACES

- ♦ *To protect the landscape setting & important views to the surrounding countryside.*
- ♦ *To protect open green spaces within the area of the Neighbourhood Plan.*
- ♦ *To protect Sites of Special Scientific interest (SSSI).*

#### Policy B2 - TREES

- ♦ *To protect the landscape setting and important views to the surrounding countryside.*
- ♦ *To protect significant trees.*

#### Policy B3 - VIEWS

- ♦ *To protect the landscape setting and important views to the surrounding countryside.*

#### Policy B4 - PEDESTRIAN & CYCLE LINKS

- ♦ To ensure that traffic and pedestrians can move safely and freely through the village.
- ♦ To improve connectivity in the village by ensuring cycle ways, public bridleways and footpaths link key village amenities and the open countryside.

## 04 Planning Policies for Thorner

### THORNER PLANNING POLICIES

The Leeds Unitary Development Plan notes Thorner's 'Special Landscape Character', referencing the field structure largely intact and small woodlands on the steeper valley sides and having a 'high scenic quality' with 'attractive middle and long distance views' to and from the village of the 'rolling ridges'. The Planning Policies below have been devised to manage future development in Thorner.

The intention is that these policies will be taken into account by anyone submitting a planning application and used by Leeds City Council to adjudicate on the merit of an application before granting planning permission.

Planning should contribute to the achievement of sustainable development thereby also contributing to environmental, social and economic progress for current and future generations. These three dimensions constitute what is sustainable in planning terms.

**Environmental** - contributing to protecting and enhancing our natural, built and historic environment.

**Economic** - contributing to building a strong, responsive and competitive economy.

**Social** - supporting strong, vibrant and healthy communities.

#### POLICY THEME A - New Development

- A1. Design of new development
- A2. Building extensions
- A3: Backland development
- A4: Light pollution
- A5: Parking
- A6: Flooding

#### POLICY THEME B - Green Spaces

- B1: Local Green Spaces
- B2: Trees
- B3: Views
- B4: Pedestrian and Cycle links

In order to assist those seeking to apply these Policies, each Policy has supporting text setting out the context in which the relevant Policy has been formulated, the Local Community's views on that subject and the evidence that supports the Policy. All the Policies have been carefully framed, taking account of the context provided by the following Planning Policy documents:

- + The National Planning Policy Framework;
- + The Thorner Village Design Statement;
- + The Thorner Conservation Area Appraisal
- + Leeds Local Plan; and
- + Local information collected through the Neighbourhood Plan communication and consultation process.

*A summary of Community Projects to help deliver the Vision is shown after each Policy where appropriate. These Projects have evolved over the Plan preparation and further details can be found in Appendix 01, together with a Projects Priority List.*

## 04 Policy A1 - Design

### Introduction

Good design contributes to the ongoing sustainability of local communities. When development incorporates high quality design, it supports the integration of the new development into an existing settlement, and can contribute to social sustainability by facilitating a more positive attitude towards new developments. This policy helps to deliver the vision for Thorner by identifying its distinctive characteristics and the special qualities that should be respected in new development proposals.

### Objectives

- ◆ **To ensure that new development is designed to reflect the local character and distinctiveness of the village.**
- ◆ **To ensure that new developments comply with the requirements of the Building for a Healthy Life Standards.**

### Explanation/ Justification/ Evidence

Thorner has an attractive range of building styles arranged in a variety of layouts and street patterns, together with open spaces. This is fully appraised in the Thorner Village Design Statement Character Assessment. [An extract is given in Appendix 10.](#)

The purpose of this Character Assessment is to identify and record the diverse styles of building and townscape that are present in the village.

The guiding principle is that any new development, alteration or extension proposed must be sympathetic to and respect the best of the existing layout, design and materials used in the construction of the buildings in the immediate neighbourhood and surroundings.

The aim is to ensure that, in this historic village, there is architectural merit and sympathetic quality in any proposed new development, whether large or small. The design of new development therefore needs to be based on an understanding of the special character of its location, through the patterns of streets and spaces, the quality of existing buildings, materials and build forms.

**Building for a Healthy Life** introduces a government-endorsed industry standard for well-designed homes and neighbourhoods. It helps local communities, local authorities and developers to work together to create good places to live, work and play. The Building for Life criteria are structured so that they are readily achievable placemaking standards. The key themes from Building for Life should be a key consideration in new development proposals.

Support will be given to development proposals which follow the latest Government National Design Guide. See link below. \*

\* [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/962113/National\\_design\\_guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf)

## 04 Policy A1 - Design

### POLICY A1 - DESIGN

**Development proposals should demonstrate how the following key guiding principles have been taken into account:**

- ◆ Respect the distinctive character and identity of Thorner (as identified in the Village Design Statement and Character Assessment Areas in Appendix 09);
- ◆ Respect the scale, design and materials of the public realm i.e. street furniture, signage, boundary treatments, highways, footways, open space 'planting and landscaping';
- ◆ 'Green and Blue' Sustainable drainage systems (SuDS) should be implemented for new development where possible;
- ◆ Conform to Building for a Healthy Life 2020 Standards and
- ◆ Conform to Building with Nature Standards where possible.



Stream Cottage around 1960

## 04 Policy A2 - Building Extensions

### Introduction

Thorner is a rural parish set within the Green Belt of the Leeds Metropolitan District. As such, there are no sites allocated for development in the Leeds Site Allocations Plan.\* That does not mean that no development will take place over the Plan Period. This policy helps to deliver the Vision for Thorner by helping to ensure that proposals for residential extensions in Thorner, (more likely to come forward in the Plan period) respect the special architectural and historic characteristics of the village and make a positive contribution to the built environment in Thorner.

TPC are concerned to minimise further infill development within the existing village area.

\* LCC Site Allocations Plan was unable to identify any suitable sites for development at the time.

### Objectives

- ♦ **To ensure that new development is designed to reflect the local character and distinctive features of the village.**

### Explanation/ Justification/ Evidence

A review of planning applications in the Thorner Neighbourhood Area over the 5 years to 2014 indicated that the most common types of application are by householders for residential extensions and applications affecting Listed Buildings. This suggests that the Neighbourhood Plan will be most effective where it seeks to ensure that extensions / householder developments are undertaken in a manner that makes a positive contribution to the overall character of the village.

Extensions to existing buildings have the potential to change the character of the built environment incrementally. Change which, in isolation, may not appear to make a huge difference but when measured over time it begins to have a big impact on the built environment.

Guidance for new extensions was considered as part of the design policy and design guidance set out in the Village Design Statement .

Extensions should not dominate the original building and should be set back from the boundary of neighbouring properties to reduce overshadowing and overlooking and/or visual dominance.

The guiding principle should be that alterations and extensions must be sympathetic to the existing layout and materials.

## 04 Policy A2 - Building Extensions

### POLICY A2 - BUILDING EXTENSIONS

**Residential extensions will only be supported where they:**

- ◆ **Are ancillary to the host building;**
- ◆ **Do not dominate or adversely impact or harm the character or appearance of the street scene;**
- ◆ **Are constructed of materials complementary to the style and appearance of the host building and**
- ◆ **Do not have a detrimental effect on the amenity of nearby residents through overshadowing or visual dominance or otherwise harm living conditions.**



Stream Cottage 2020

## 04 Policy A3 -Backland Development

### Introduction

Residential gardens in Thorner make an important contribution to the character of the area. They are attractive features in the built environment and contribute to a sense of place. Additionally, they provide opportunities for play and informal meetings between residents and neighbours, contributing to social sustainability and health objectives.

Gardens now have a greater wildlife biodiversity contribution to the countryside. The advent of modern farming and other factors have caused habitat loss. This policy will help to deliver the vision for Thorner by supporting its continuing function as a rural community set within the Special Landscape Area.

**The Village Design statement points out the need to “maintain a balanced provision in terms of size and type of dwellings, future infill should prioritise smaller/affordable housing to counter the recent trend towards infill of large and, inevitably, more expensive houses (UDP policy H9)”.**

***The fact that over time a number of backland developments have been allowed emphasises the need to preserve the remaining garden areas and should not be used as a precedent for new development.***

### Objectives

- ◆ To ensure that new development is designed to reflect the local character and distinctiveness of the village.
- ◆ To protect the landscape setting and important views between houses into the surrounding countryside.
- ◆ To protect open green garden space within the village together with significant trees.
- ◆ To preserve what remains of the open garden space in the centre of the village.

### Explanation/ Justification/ Evidence

Gardens play a vital role in contributing to the landscape and visual quality of an area. They help to soften built up areas and are important in improving biodiversity as they provide informal links to existing habitat networks through increasing movement corridors. Additionally, they help to protect against flooding and extremes of temperature, help to improve air quality and enable residents to spend time outside being active and healthy. As part of recognising the local distinctive character of the village, new infill development should respect the existing pattern and density of surrounding development. In particular, garden areas are recognised as making an important contribution to the character and appearance of an area, providing visual amenity benefits for local residents, contributing to the spatial character and to the green infrastructure of the neighbourhood.

Any proposal to develop on garden areas should be assessed against the impact the development will have on those characteristics and the impact on the site itself and the wider locality. The loss of gardens negatively impacts on green infrastructure, biodiversity, surface water run-off and residential amenity.

The VDS emphasises that it is not just the nature of the buildings which gives the village character but equally the spaces between them, many of which are green spaces, together with important groups of mature trees within the built area, and views to landscape and greenery beyond.

Refer also to: <https://www.leeds.gov.uk/docs/neighbourhoods%20for%20living.pdf>

and: <https://www.leeds.gov.uk/docs/householder%20design%20guide%202011.pdf>

## 04 Policy A3 -Backland Development

### POLICY A3 - BACKLAND DEVELOPMENT

**Backland Developments will not be supported unless:**

- ◆ The original burgage plot, garden or croft alignment is retained;
- ◆ The vernacular appearance and the local character of development in the locality is not harmed;
- ◆ The resulting density of development in the surrounding area would be appropriate given the prevailing character and setting;
- ◆ Smaller or affordable housing is provided;
- ◆ The development would enhance the landscape, biodiversity and visual amenity of the site through planting schemes and opportunities for wildlife, for example through tree planting, hedgerows and shrubs;
- ◆ It can be satisfactorily demonstrated that suitable access, parking and sustainable drainage can be provided, and
- ◆ The development conforms to Building with Nature standards where possible.



Victory Hall present day

## 04 Policy A4 - Light Pollution

### Introduction

Artificial light may provide some benefits but has the potential to become "light pollution". It can be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky.

Thorner is distinctive for being a 'dark village' with no street lights. This contributes to the character of the village and is an issue of local importance. This policy will help to deliver our Vision for Thorner by helping to respect the special and historic characteristics of the parish.

There are significant wildlife benefits from 'dark villages'.

National Geographic quote:

"The excess light we dump into our environments is endangering ecosystems by harming animals whose life cycles depend on dark. We're endangering ourselves by altering the biochemical rhythms that normally ebb and flow with natural light levels".

### Objectives

- ♦ **To ensure that new development is designed to respect the local character and distinctiveness of the village. Proposals that include new street lighting will not be supported.**
- ♦ **New security, decorative or feature lighting and commercial lighting should be carefully designed so that it does not create unnecessary light pollution or cause nuisance to adjacent residents.**
- ♦ **All external lighting should be designed to minimise light spill and minimise the harm caused to local wildlife habitats.**

### Explanation/ Justification/ Evidence

The local community has strenuously resisted the installation of street lighting and there is strong support for the night time character of the village as a 'Dark Parish' which will conserve its rural character and ensure new development is compatible with the built and natural environment.

A survey of 650 households in the village was undertaken in 1999.

206 responses were received, of which 133 agreed with the policy of not allowing street lighting, (approximately 65%) with 70 in favour (and 3 invalid).

In the case of all subsequent developments, the Parish Council has rejected the offer to install street lighting.

Unlit villages provide significant benefits to wildlife such as bats, owls, foxes, hedgehogs and badgers. Maintaining Thorner as a dark village will continue to support & enhance the commuting, breeding and foraging habitats for our wildlife.

## 04 Policy A4 - Light Pollution

### POLICY A4 - LIGHT POLLUTION

**To conserve the rural character, new development in Thorner should respect and maintain the 'dark' nature of the village and meet all of the following criteria:**

- ◆ Development proposals which could cause harm to this 'dark' character will be not be supported;
- ◆ Proposals that include new street lighting will not be supported;
- ◆ New security, decorative or feature lighting and commercial lighting should be carefully designed so that it does not create unnecessary light pollution or cause nuisance to adjacent residents and
- ◆ All external lighting should be designed to minimise light spill and the harm caused to local wildlife habitats.



New-build houses present day, viewed from St Peter's Church

## 04 Policy A5 - Parking

### Introduction

As a well-established rural village, the roads into and through the village have served the village for many centuries. These were not designed for motor vehicles nor the volume of traffic encountered today. Main Street, in the centre of the village, is a wide road linked back to the time when a market was held here and is more able to cope with vehicular use than the roads that feed into it. Roads into the village do not have sufficient width for footway provision to both sides or, in some instances, one side. Similarly there is only provision for single file traffic on some roads as can be seen on Milner Lane and Carr Lane where there is no footway for long stretches and only provision in parts for single file traffic. This policy will help to deliver our Vision for Thorner by helping to ensure the street scene is not unduly dominated by on street parking issues.

### Objectives

- ♦ **To ensure that traffic and pedestrians can move safely and freely through the village.**

### Explanation/ Justification/ Evidence

Parking issues on other streets in the village have led to some gardens being turned into hard standing. This does not enhance the rural character of the village and has a negative impact on rain water run-off. New developments should allow for adequate off-street parking on permeable surfaces with garages and parking spaces positioned to have minimal impact on the street scene.

Parking on footways or verges is actively discouraged, particularly where this restricts already limited footway provision. It should be recognised that Thorner is frequently used as a starting and finishing point for walkers, often in large groups, and provision should be made for car parking when considering future developments.

Issues concerning speeding traffic and parked vehicles are regularly visited by the Parish Council and Leeds City Council with Police and Highways advice sought on most occasions. The questionnaire results from the VDS survey in 2007 showed that over 90% of villagers agreed or strongly agreed with the following statements:

- (a) Parking in parts of Main Street is at times a safety problem and future plans need to take account of the need for more off street parking and
- (b) Speeding vehicles create a safety hazard on approach roads to and through the village despite a recent 20mph speed limit being in force.

More recent investigations by the Parish Council can be seen in Appendix 06 where a detailed parishioner survey was undertaken by the Parish Council that illustrated where concerns were greatest in the view of those parishioners that responded.

Clearly funding, the necessary prioritising process of LCC Highways Department, the expensive nature of physical alteration to a historical village setting and the impact that a 'solution' may have on the personal situations of individual households all combine to the village being unable to tackle some of the issues to the satisfaction of all the parishioners.

LCC were clear, following the recent representations from the Parish Council, that the funding and prioritising process within the Council could not offer any alterations in the foreseeable future. It is the thrust of this policy to ensure that all developments going forward take cognisance of the situation and incorporate adequate parking for all vehicles that are realistically going to use that development. Any increase in traffic should take account of pedestrian safety and aspects such as speed limits and footway improvement be reviewed accordingly. Local residents regularly bring traffic and parking issues to the Parish Council for discussion.

## 04 Policy A5 - Parking

### POLICY A5 - PARKING

**All development must make adequate provision for off street parking taking into consideration the type of development, the accessibility of the location, and the requirements of Leeds City Council Parking Standards and Street Design Guide and meet all the following criteria:**

- ◆ Car parking should be positioned and designed to have minimal harmful impact on the street scene;
- ◆ Proposals must demonstrate how they give priority to pedestrian movement and pedestrian safety;
- ◆ No development should be approved that may exacerbate the problems with on street parking;
- ◆ Conform to Building with Nature Standards where possible;
- ◆ Parking areas are to provide maximum surface permeability and
- ◆ Ensure suitable provision for charging plug-in and other ultra-low emission vehicles.



Main Street parking opposite Millennium Green

## 04 Policy A6 - Flooding

### Introduction

The village centre of Thorner lies within a valley. Through the valley bottom is Mill Beck which runs through the bottom of Sandhills, onwards through the fields and then into the village of Thorner. The Beck flows through a ford at the junction of Main Street and Westfield Lane. From there it runs parallel with Main Street, a short distance behind the houses and then onwards down the valley alongside Milner Lane. Onwards, it runs as Milner Beck through Norwood Bottoms and onto Terry Lug.

There are a number of tributaries running through Thorner estates into Mill Beck

This policy will endeavour to ensure further development does not exacerbate the current flooding issue.

### Objectives

- ♦ **To ensure that new development does not increase flooding in the village.**

### Explanation/ Justification/ Evidence

Environment Agency plans show that land surrounding Mill Beck are flood plains which are susceptible to flooding. Any future development which has a potential impact on the flow or volume of the Mill Beck in these areas should mitigate any detrimental impact by good design.

Flood mitigation schemes have been undertaken at the village ford at the bottom of Westfield Lane. Improvement works were carried out in 2013 to prevent the ford bed being undermined and causing flooding issues down-stream.

Leeds City Council has been working to encourage the use of Sustainable Drainage Systems (SuDS) since 2004. They are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Development should consider surface water flooding and seek to ensure permeable materials are used for parking areas.

Please see appendix 7 for pictures showing village flooding in 2007

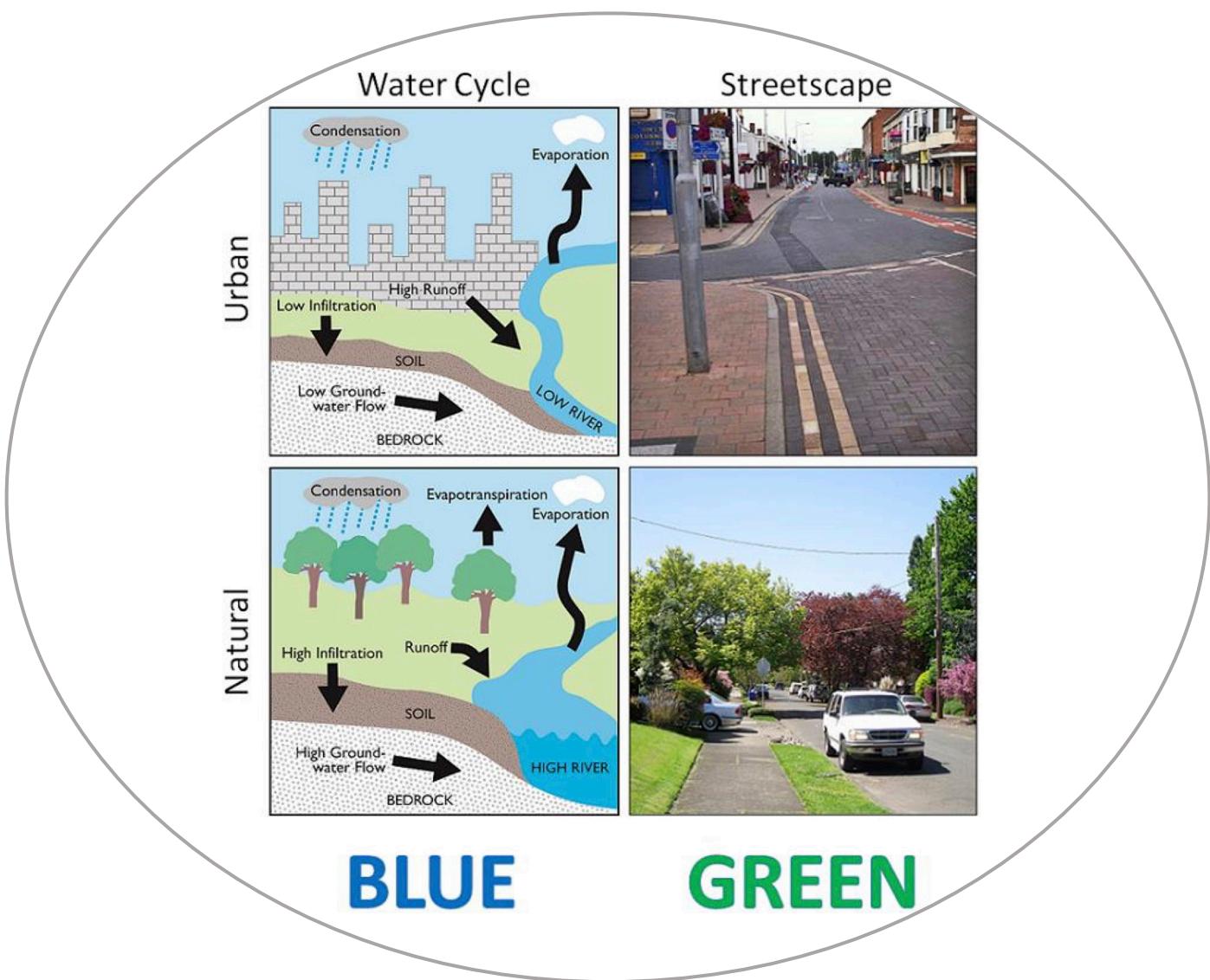
See: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

## 04 Policy A6 - Flooding

### POLICY A6 - FLOODING

New development likely to increase the overall flood risk in the area will be not be supported.

- ♦ Surface water run-off must be eliminated by the introduction of permeable surfaces, and where feasible and practicable, using 'Blue and Green' Sustainable Drainage Systems as indicated below.
- ♦ Development at risk of adding to the flood risk from the Mill Beck stream will not be supported without adequate mitigation measures being incorporated within the scheme.
- ♦ Development should conform to Building with Nature Standards where possible.



## 04 Policy B1 - Local Green Spaces

### Introduction

The community values the green spaces and the rural feel of the parish. This policy seeks to ensure that future development does not detract from the existing green spaces which significantly enhance the character and quality of life within the parish.

The National Planning Policy Framework (NPPF) allows local communities (through neighbourhood plans) to identify for special protection, green areas of particular importance to them as Local Green Space, where development will only be allowed in very special circumstances. The areas to be designated are set out in a map and table. The table includes a description as to how they meet the criteria for Local Green Space set out in the NPPF.

### Objectives

- **To protect the landscape setting & important views to the surrounding countryside.**
- **To protect open green spaces within the area of the Neighbourhood Plan.**
- **To protect Sites of Special Scientific Interest (SSSI).**

### Explanation/ Justification/ Evidence

The Steering Group undertook an assessment of Local Green Spaces against the criteria of the NPPF. [Location plans are shown in Appendix 02](#).

As a result of the assessment, nine sites were considered to meet the criteria as Local Green Spaces in addition to sites already recognised in the Leeds Sites Allocation Plan. (Sites already designated through the Site Allocations Plan would be offered no additional protection through designation within the Neighbourhood Plan.) The Parish Council may agree to conduct further consultation to identify any other areas of green space to be protected when the Neighbourhood Plan is next reviewed.

The Thorner Village Design Statement refers to, and identifies, various green spaces within the village, which are to be preserved and enhanced.

In the consultation undertaken in the course of preparing the Village Design Statement, almost 98% of those who responded to the consultation “Agreed” that existing green spaces and trees, are important features, and should be preserved and enhanced.

**The Green spaces noted comply with Paragraph 106 of the National Planning Policy Framework**

**The Local Green Space designation should only be used where the green space is:**

- a) in reasonably close proximity to the community it serves;**
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and**
- c) local in character and is not an extensive tract of land.**

**Where contiguous areas of designated sites extend past the borders of the Neighbourhood Plan it is expected the same protection will be extended to those areas to maintain bio-diversity.**

## 04 Policy B1 - Local Green Spaces

### POLICY B1 - LOCAL GREEN SPACES

- ♦ The following areas are designated as Local Green Space (LGS) where development will be managed in accordance with national policy on Green Belts.

LGS 01: Thorner Cricket & Football Club

LGS 02: Thorner Tennis Club

LGS 03: Butts Garth

LGS 04: Kirkfield Avenue

LGS 05: Thorner Bottoms Wood

LGS 06: Saw Wood

LGS 07: Kidhirst Wood (part)

LGS 12: Kiddall Wood

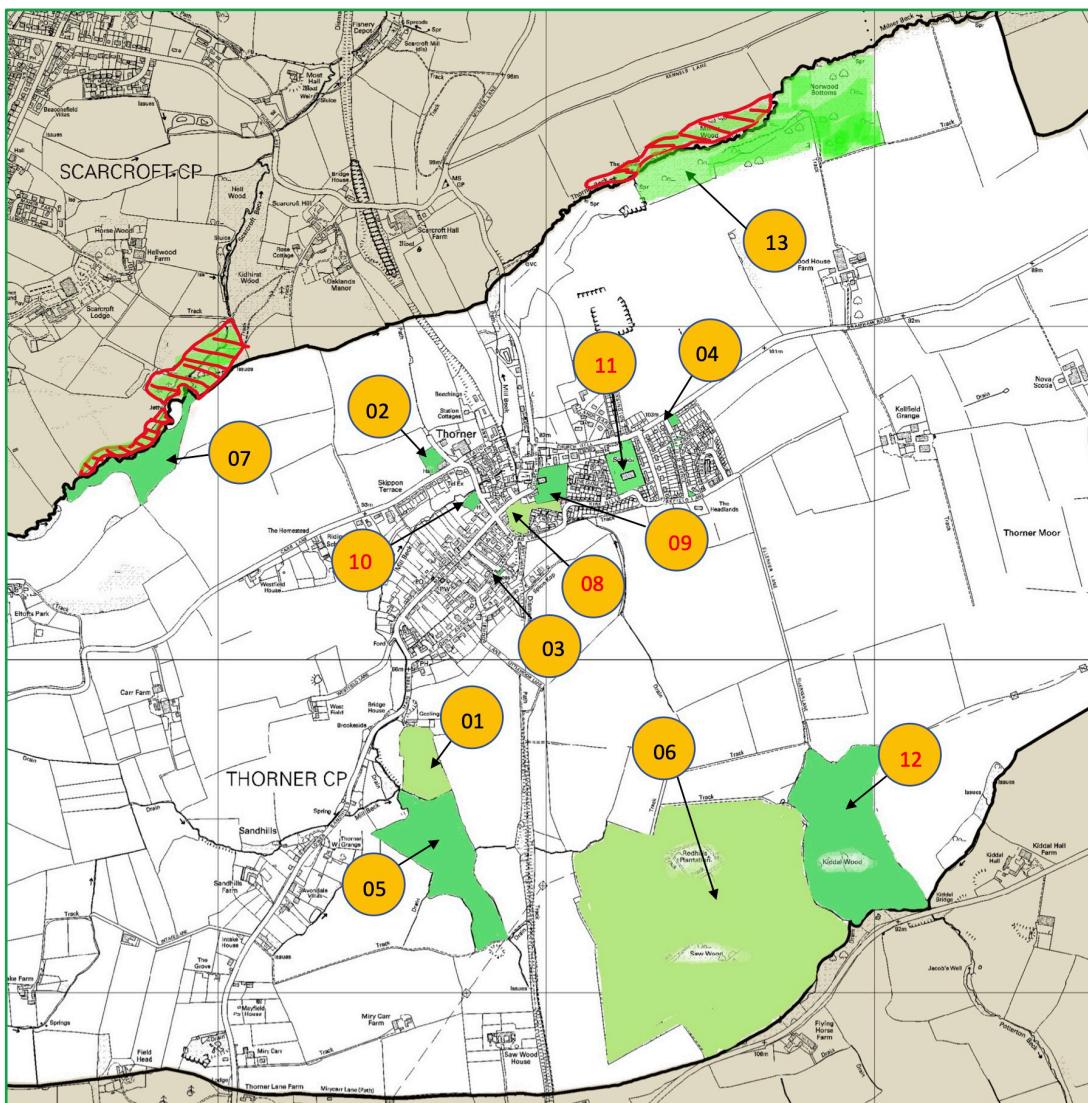
LGS 13: Norwood Bottoms Wood SSSI (part)

#### LCC Site Allocation Plan Designated Sites

08 - Millennium Green	- G1219
09 - St Peter's Churchyard	- G1207
10 - Bowling Green	- G1738
11 - School Grounds	- G1487

Refer to Appendix 02, page 37 for details and view maps of the sites listed above

Refer to Appendix 03, page 45 for photographs of scenic Gateways into the village



## 04 Policy B2 - Trees

### Introduction

Mature trees, hedges and verges throughout Thorner and on its approaches, make an important contribution to the special character of the village.

They enhance the contribution that Thorner makes to the "*special landscape*" area\*. Many trees are protected by TPO's or are within the Conservation Area which offers them protection and means planning consent is required before any alteration works may be carried out. Other trees in Thorner make a positive contribution and warrant due consideration and preservation wherever possible.

This policy will help to deliver the vision for Thorner by helping to maintain its character as a distinctive rural community set within a "*special landscape*" setting\*.

\* "*Special landscape*" is a term defined in the Leeds Unitary Development Plan.

### Objectives

- ◆ **To protect the landscape setting and important views to the surrounding countryside.**
- ◆ **To protect significant trees.**

### Explanation/ Justification/ Evidence

An important contribution to the distinctive character of the parish comes from significant trees. Additionally, trees and hedgerows perform a number of important roles in supporting biodiversity, providing food, wildlife corridors, shade and shelter, and improve the health and amenity of local residents. They help to absorb water in heavy rainfall, filter air pollutants and help in adapting to the effects of climate change.

Individual and groups of trees and hedgerows help to soften and mask the impact of the built environment on the countryside and rural setting.

The quiet rural setting adds to the character of the village as does the number of tree varieties to be found within the village such as; Ash, Birch, Beech, Cherry, Elm, Horse Chestnut, Larch, Lime, Laburnum, Oak, Sycamore, Yew and Willow.

With regard to the trees identified on the Preservation Order, the majority of these lay within the Conservation Area (marked red within the blue boundary line on the plan below).

***Global warming means it is even more important to retain trees as a carbon sink .***

*See appendix 04 for Pictures and descriptions.*

## 04 Policy B2 - Trees

### POLICY B2 - TREES

New development should retain trees of good arboricultural and/or amenity value. British Standards Classification suggest trees of Category C and above meet this need.

- ◆ Development will not be supported where trees are to be removed or replaced without good reason essential to the overall scheme.
- ◆ If tree removal is demonstrated to be necessary, trees should be replaced in accordance with the latest Local Plan Policy and, where possible a tree replacement rate the same or better than the Local plan requirement.
- ◆ The integration of existing trees and hedgerows into development proposals will be supported.



St John's Avenue, adopted section

## 04 Policy B3 - Views

### Introduction

Thorner is vulnerable to a number of issues that threaten conservation areas.

- \* Subdivision of plots and loss of natural and historic environment through infill and backland development.
- \* The use of inappropriate and insensitive design and materials
- \* The loss of detailing on existing historic properties.
- \* Poor public realm works (i.e. street furniture and highway signage).

This policy will help maintain the special nature of the views and landscape on the approaches to the village.

### Objectives

- ♦ **To protect the landscape setting and important views to the surrounding countryside.**

### Explanation/ Justification/ Evidence

The setting of Thorner within a valley offers attractive views from within the village to the bounding ridges. These views are enhanced by the vistas offered from open spaces within the built up area of the village. The design and siting of any new development should retain and enhance the attractive views of the surrounding hills from the village and view of the roofscape and significant buildings from outside.

The Steering Group undertook an assessment of the key views as identified by the Village Design Statement, [which is provided at Appendix 05](#). The assessment identifies why each key view is important and describes their special characteristics and features.

**Gateways into the village make an important contribution to local character. The VDS identifies four key gateways into Thorner:**

- Lower Sandhills: the approach to the village from the south west is gentle and undulating, offering some defining views of Thorner and sited within the Conservation Area.
- Milner Lane is narrow in places, descending steeply into the northern boundary of the village along a steep bank which affords sweeping views down to and across the Mill Beck.
- Bramham Road: approaches the village from the east, dropping steeply down Church Hill into Church View framed by characterful and listed buildings and the site of Thorner "Quarry", set in an outcrop of the original "Thorn Bank".
- Carr Lane enters the village steeply from the west, offering views over the 'Special Landscape Area' with attractive middle and long distance views to/from the village.

*( Refer to the map on page 45, appendix 03 for Gateways map ref.01.)*

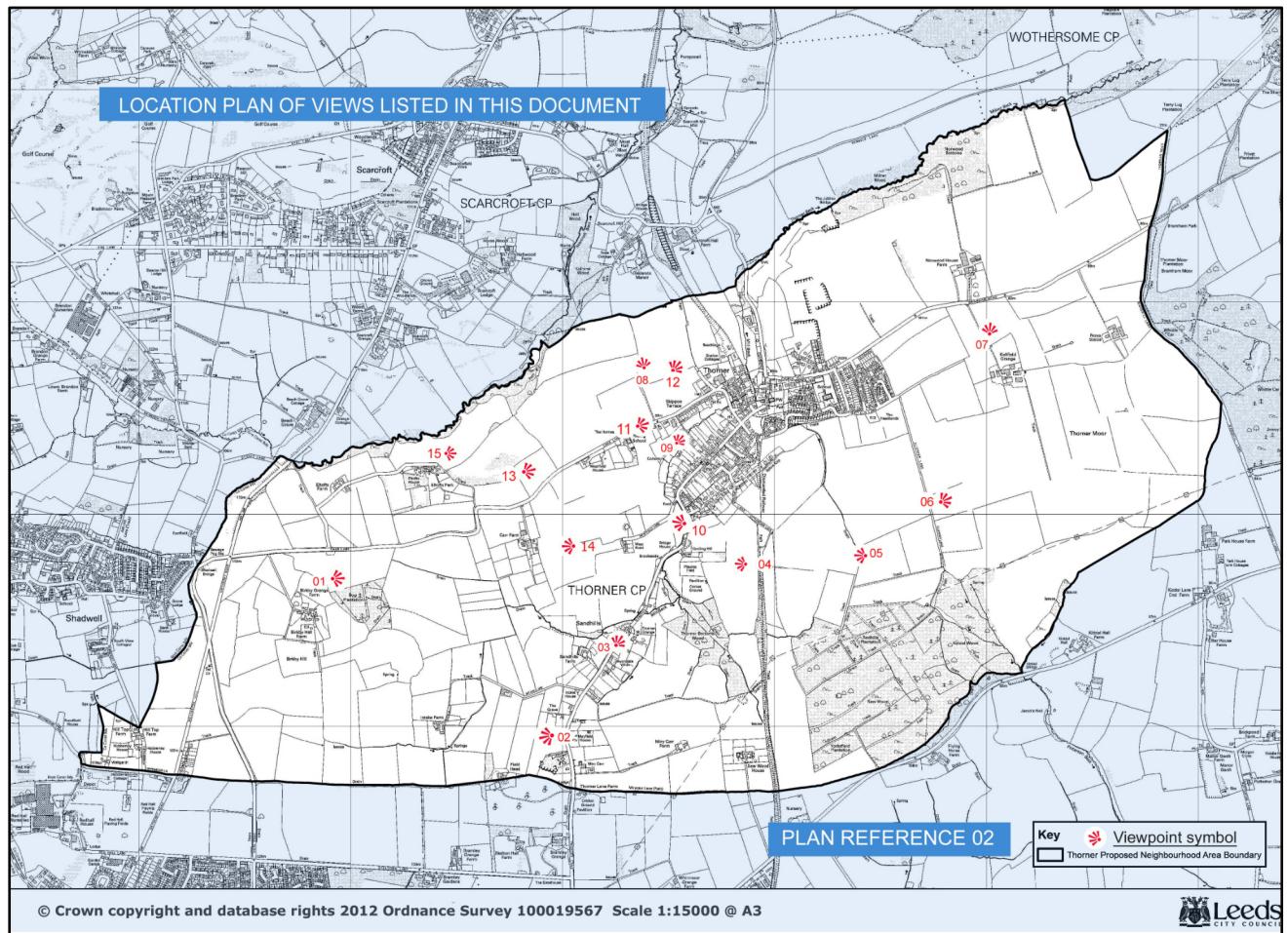
In the consultation for the VDS, 97% of residents who responded agreed that the approach roads to Thorner each present attractive features – down hill, narrow, stone walls, and tree lined, and that these features should be preserved and enhanced.

## 04 Policy B3 - Views

### POLICY B3 - VIEWS

- ◆ To conserve the landscape and rural character and setting of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they will ensure that there is no detrimental impact on the key features and attributes of the views listed below and identified on [Plan Reference 02](#) and in [Appendix 05 Views](#):
- ◆ Where possible new development should create new views along streets and/or open spaces to the surrounding countryside.
- ◆ Development proposals affecting gateways to Thorner should demonstrate how the proposal will make a positive contribution to the visual quality and character of the gateways.
- ◆ Conform to Building with Nature Standards where possible.

*Overleaf is a list of views noted on the plan, ref 02, below.*



## POLICY B3 - VIEWS

### List of Views

- 01 - Village panorama from Birkby Hill**
- 02 - Field Head House from Thorner Lane**
- 03 - Through Lower Sandhills along Thorner Lane**
- 04 - Old Railway Line towards Westfield and Scarborough Walk**
- 05 - Panorama from top end of Watery Lane**
- 06 - Village panorama from Ellerker Lane**
- 07 - Views to North West, Norwood Bottoms & Nidderdale**
- 08 - View of Oaklands Manor over Scarcroft Beck**
- 09 - Along Mill Beck from the bridge on Chapel Lane**
- 10 - North West towards Scarborough Walk from St John's Avenue**
- 11 - From Carr Lane towards Manor House**
- 12 - Open views over old railway line towards the Cleveland Hills**
- 13 - From Scarborough Walk across the village towards the East**
- 14 - Birkby Hill from Westfield**
- 15 - Across Kidhurst Wood towards the Cleveland Hills from Eltofts**

*The views and description are shown in Appendix 05*

*Listed Buildings are noted in Appendix 11*

## 04 Policy B4 - Pedestrians, Bridleways & Cycle Links

### *Introduction*

This policy will seek to protect and enhance existing footpaths, public bridleways and cycle links.

Access to the countryside and the surrounding landscape makes a significant positive contribution to the health and well being of a community as a whole.

The pandemic has shown the value of having open spaces to allow healthy exercise to promote both mental and physical health for Thorner residents and the many visitors who use the footpaths.

The Parish Council actively encourages the improvement and extension of footpaths, public bridleways and cycleways when financially viable.

### **Objectives**

- ♦ **To ensure that traffic and pedestrians can move safely and freely through the village.**
- ♦ **To improve connectivity in the village by ensuring cycle ways, public bridleways and footpaths link key village amenities and the open countryside.**

### **Explanation/ Justification/ Evidence**

Thorner has an enviable network of public rights of way giving access to and around attractive countryside. It is important to maintain and enhance the public footpaths, which provide links from the surrounding countryside to the heart of the village and provide opportunity to gain elevated views of the village and to distant hills. Opportunities should be sought to enhance existing routes, which might be best achieved in partnership with adjacent parishes.

***The extensive network of Public Rights of Way through and around Thorner require both protection and enhancement wherever possible. The Leeds Country Way and many bridleways also cross the Neighbourhood Plan area.***

New development which affects existing routes should ensure that this protection is maintained or enhanced.

## 04 Policy B4 - Pedestrians, Bridleways & Cycle Links

### POLICY B4 - PEDESTRIAN & CYCLE LINKS

New development should seek to protect and enhance existing footpaths, public bridleways and cycle links and not adversely affect the existing extensive network.

- ◆ Support will be given to proposals to improve and extend the existing footpath, public bridleway and cycle path network, allowing greater access to the village centre, green spaces and the open countryside. The loss of existing footpaths, bridleways and cycle paths will be resisted.
- ◆ Proposals for improving the Public Rights of Way (PROW) network will be supported, including signage, maintenance, retention and accessibility for users, in line with the Leeds Public Rights of Way Improvement Plan.
- ◆ Proposals on or adjacent to identified PROW's should seek to respect their character and visual outlook.
- ◆ Proposals should conform to Building with Nature Standards where possible.



Skippon Terrace

## **Monitoring, Review and Strategic Delivery**

The Thorner Neighbourhood Development Plan (TNDP) will be delivered and implemented over the plan period 2021-2033. It seeks to provide the focus for change within Thorner, but is not a rigid ‘blue-print’, rather a framework for change. The plan will be subject to annual monitoring by the Parish Council and to periodic review, again by the Parish Council, certainly at the end of the plan period, but earlier if circumstances require.

The core planning policies of the TNDP will be delivered through their application by the planning officers and members of Leeds City Council (LCC), as the determining body for those applications (or by the Secretary of State in the case of appeals) and by the actions of developers, in accordance with planning permissions granted by LCC and associated planning conditions. Section 106 Agreements will work to mitigate site development impacts in line with TNDP policies where required.

In addition, Community Infrastructure Levy (CIL), collected by LCC as a ‘tax’ on development, will help to pay for any infrastructure needed as a result of growth within Thorner, including schools, green space, flood defences and transport improvements. CIL is a relatively new levy on development introduced by Government in 2008 and implemented in Leeds by the city council in late 2014.

### **Community Infrastructure Levy in the Parish**

Alongside LCC’s role in relation to CIL, the Parish Council is also a beneficiary of any levy, currently receiving 15% of all CIL income on eligible developments within the parish to spend on local projects related to new development, rising to 25% once the Neighbourhood Plan is adopted.

Based on consultations on the Policy Intentions Document, the following have been identified as potential priority areas where levy monies could be used to benefit Thorner and address the wishes of the community. They are listed in order of the community’s expressed priorities at the time of writing:

- Local shops;
- Highway network improvements;
- Improvements to public transport;
- Improvements to existing open space areas;
- Provision of new community open green space areas;
- Improve young people’s facilities;
- Improvements to the Public Right of Way network;
- Pavement upgrades;
- Improvements to National Cycle Route 66 and wider network improvements
- Recommend supporting Local Wildlife Sites after Plan first review

## Community Actions and Approaches

**Appendix 01** of this plan identifies a large number and wide range of themed non-planning actions and approaches wished for and supported by the community.

These actions and approaches could be delivered in a variety of pro-active ways, by a range of agencies and organisations, including:

- Leeds City Council – via public services, direct council funding, New Homes Bonus;
- Area Committee Well-being Fund Small Grants Programme;
- Leeds Inspired - Large Grant;
- Leeds Inspired - Small Grant;
- Recreational (Non-sporting) Organisations' Grant;
- Members' Investment in Community and Environment (MICE) Grant;
- Community Committee Community Projects Grant;
- Community Committee Youth Activities Grant;
- Lottery Funding – eg Heritage Lottery, Big Lottery Fund;
- Parish Council – CIL (see above) and other funding;



Swan at Fishponds in Kidhirst Wood

## Appendix 01 Future Community Projects

The research and work undertaken on the Village Design Statement identified a number of potential projects and actions for future consideration. A number of these projects have since been completed or commenced. Below is a list of those projects which are either ongoing or are worthy of future consideration.

### A. Trees/Hedgerows

Projects to conserve and restore native species & identify trees outside of Conservation Area worthy of Tree Preservation Order designation. Identify new sites suitable for tree planting.

### B. Public Rights of Way

Respond to the growing demand from walkers, cyclists and horse riders for safe access to attractive countryside within easy reach of Leeds. Public Rights of Way should be accessible to all and kept as open as possible with any overgrowth removed on a regular basis.

Expand and improve the existing Public Rights of Way network. The Parish Council should be continually on the lookout for opportunities to add to the network of public footpaths and bridleways, in approving any new development, or to enhance safety on frequently used existing routes. Wherever possible, public footpaths should be accessible to users of wheelchairs and pushchairs.

### C. Provide signage

Signage to suitable parking for walkers could be installed and linked to public footpath information. Provide signs at the entrance to the Conservation Area.

### D. Consider projects to establish a bridleway or cycle route along old railway line.

The old railway line running to the south from Butts Garth and to the north from Station Lane offers potential for use as a bridle/cycle path. This has been identified as a key link by Sustrans for part of the National Cycle network (route 66) and see ROWIP - Manston to Wetherby Disused Railway.

### E. Roads

Curb the speed of traffic entering and passing through the village by means of design features where possible.

Encourage the use of off street parking and provide additional off street parking where practicable.

### F. Verge protection

Use Grasscrete or similar protection where verges are vulnerable to damage.

### G. Improve pedestrian safety

Provide safe footway provision for Milner Lane, Carr Lane, and through Sandhills. In the case of Carr Lane a new field edge track has recently been provided to avoid using the road to connect with FP6 (see ROWIP Thorner FP5).

Provide a new bridleway link within Saw/ Kiddal Wood to avoid the busy A64 (see ROWIP - Thorner BW17).

### H. Seek to increase public access

Improve access to the banks of Thorner Mill Beck.

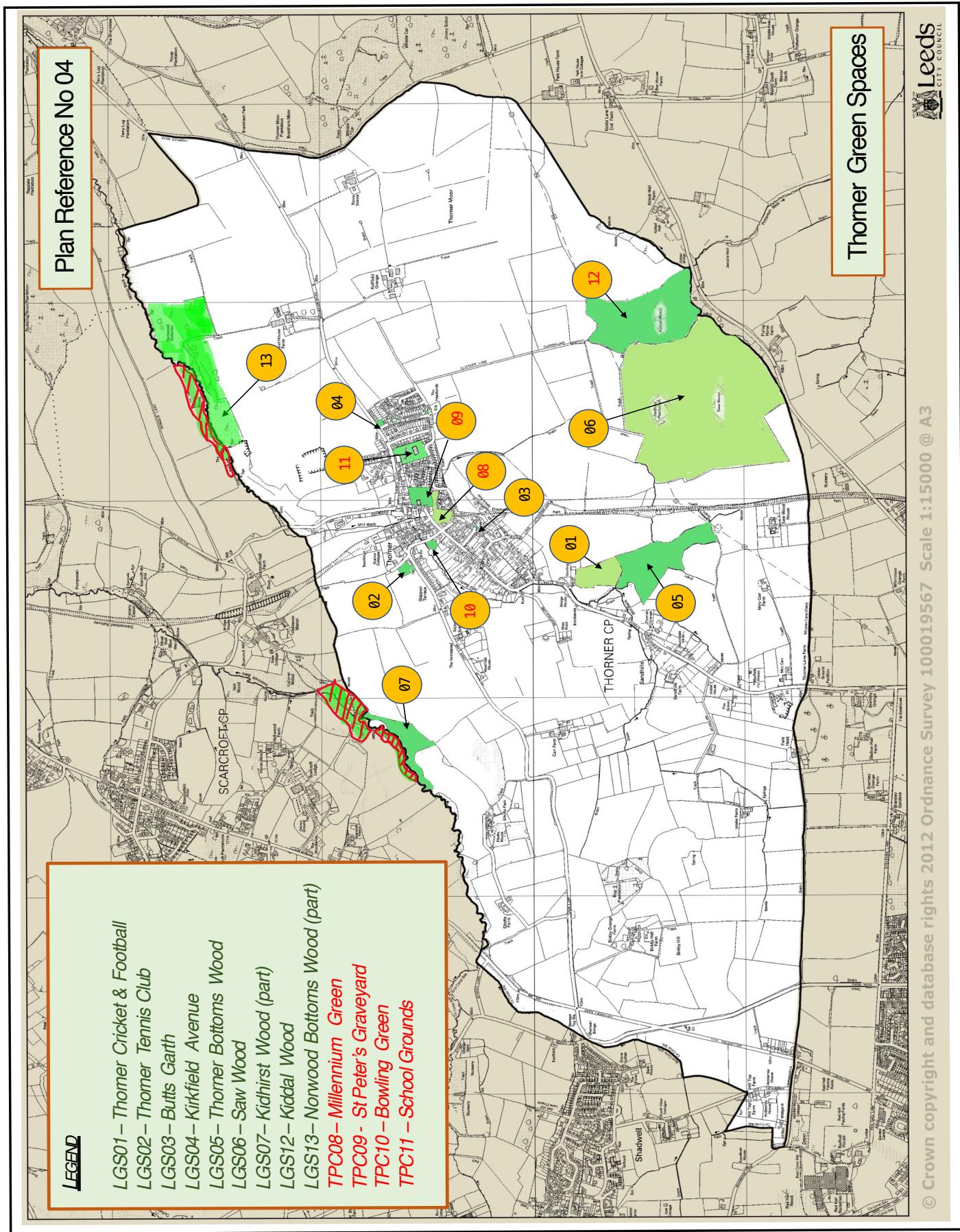
### I. The four-village entrance “Gateways”

Gateways could be enhanced with appropriate road surfacing and/or discrete signage to more clearly announce the arrival to the village and the Conservation Area, as well as helping to reduce vehicle speed.

**The above is not meant as a restrictive list of community projects over the lifespan of the Neighbourhood Plan. All in the community are welcome to propose new projects and action groups for the consideration and support of Thorner Parish Council.**

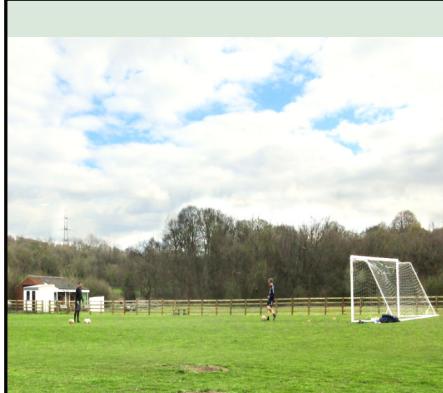
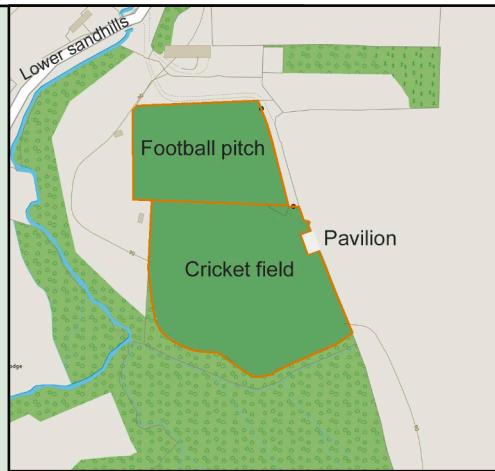
## GREEN SPACES SCHEDULE

No	Site	Location	Significance/ Value	Area (Ha)	SAP No	Comment	Other Identifier
<b>Sites already recognised in the Leeds Site Allocation Plan as Protected Areas</b>							
A	Thorner Co of E Primary School grounds	Kirkhills, Thorner, LS14 3JD	Recreational value – school playing fields The Daily Mile track within space support wellbeing of students at the school”.	0.76 ha	G1487		TPC 11
B	St Peters Churchyard	Church View, Thorner, LS14 3ED	Leisure value – landscape value in the centre of the village & Area of tranquility. Designated Heritage Asset with monuments dating to the 17th century and known to be in use as a burial ground for centuries before”.	1.00 ha	G1207		TPC 09
C	Thorner Bowling Club	Off Carr Lane, at the side of Mill Beck, behind the Mexborough Arms	A protected green space, within the Conservation Area. Leisure & Recreation.	0.30 ha	G1738		TPC 10
D	Millennium Green	In the centre of the village, in front of St Peter's Church	Provides a focus for many village activities, e.g. The Gala, Carol Service, Childrens playground, gardens and seating areas	0.72 ha	G1219		TPC 08
<b>Sites not included in the Leeds Site Allocation Plan designation as Protected Areas but identified in the Neighbourhood Plan as protected local Green Spaces</b>							
a	Thorner Football and Cricket Grounds Thorner Football & Cricket Club.	Lower Sandhills, Thorner, LS14 3DE	Recreational value – outdoor sport & Leisure It is shown as Sports Ground / Cricket Ground in the date range 1949-69	-0-	N/A	Marked as reserved green space in VDS	LGS 01
b	Thorner Tennis club	Carr Lane, Thorner, LS14 3EY	Recreational value – outdoor sport	0.12 ha	N/A		LGS 02
c	Butts Garth	Accessed from Stead Lane, Butts Garth runs behind, and parallel to Main Street	Registered as Village Green, it is an important historic green space. Within the Green is situated a Listed Heritage Asset – a late medieval cross base.		N/A	Registered Village Green SE 37844 - 40272	LGS 03
d	Kirkfield Avenue – grassed spaces	Junction of Kirkfield Avenue and Bramham Road. 3 spaces adjacent the junction of Kirkfield Avenue and Kirkfield Crescent. Junction of Kirkfield Avenue with Kirkfield Lane.	These green areas add character to the area, particularly where tree planting has taken place. Leisure & recreation.		N/A	SE 38384 - 40722, SE 38404 - 40657 SE 38444 - 40502	LGS 04
e	Bottoms Wood	Set to the east of Sandhills, and Mill beck	A small area of woodland with a variety of native tree species, and bluebells, and other flora and fauna. Outdoor recreational/ leisure		N/A	SE 38596 - 39355	LGS 05
f	Saw Wood	Near the south eastern boundary of the village	Comprises several smaller woods, some ancient. The site comprises areas of Coal Measures, Millstone Grit and Magnesian Limestones, and supports a variety of tree species. The wood produces some rare ancient woodland herb species, and supports a regionally scarce butterfly population, and is one of few sites in the county where harvest mice breed		N/A		LGS 06
g	Kidhirst Wood (part)	Within southern boundary adjacent Fishponds	Part of a larger wooded area traversed by footpaths between Thorner and Shadwell		N/A		LGS 07
h	Kiddall Wood	Joins onto Saw Wood	As for Saw Wood above		N/A		LGS 12



**LGS 01****THORNER CRICKET & FOOTBALL CLUB**

Thorner Football and Cricket grounds have recreational value for outdoor sport & leisure. It is shown on various maps as a Sports Ground or Cricket Ground in the date range 1949 -1969.



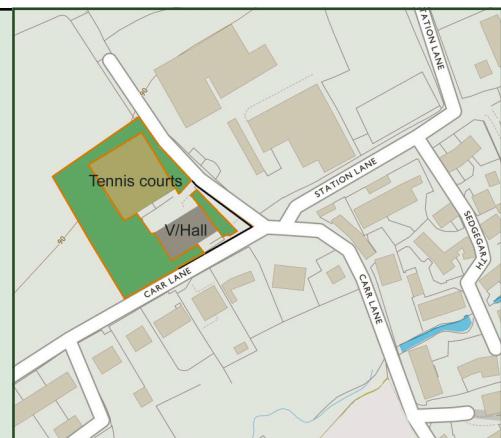
It is marked as a reserved green space in the Thorner Village Design Statement.

Latterly, village events have been staged on the cricket field.

**LGS 02****THORNER TENNIS CLUB & ENVIRONS**

Thorner Tennis club has an active membership and gives excellent recreational value for outdoor sport.

Adjacent to the courts are several green planted areas under the purview of Thorner Parish Council.



They are valuable both as a visual amenity and for events held outside the Hall proper.

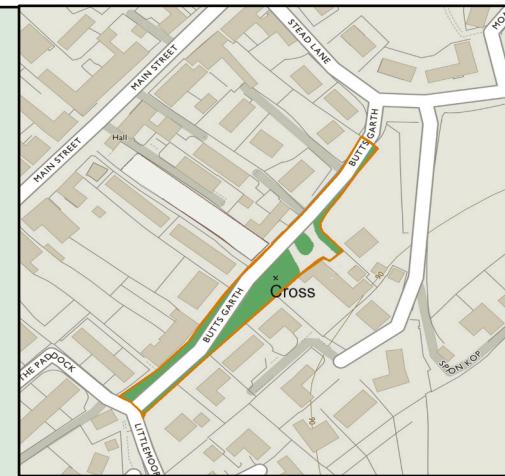
An event such as the Beer Festival is a particular favourite.



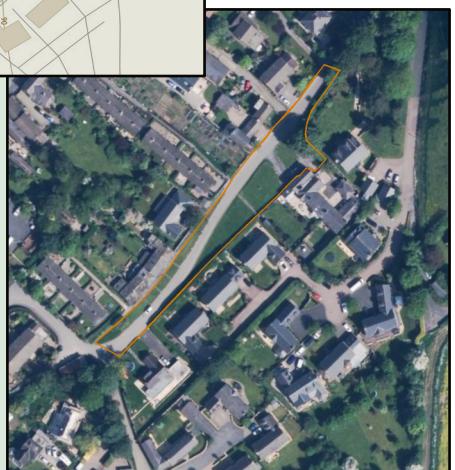
### LGS 03 BUTTS GARTH

Accessed from Stead Lane, Butts Garth runs behind, and parallel to Main Street. Registered as a Village Green, it is an important historic green space.

Thorner was granted a market in 1245,



and the area around its wide Main Street reflects a medieval market layout. Butts Garth served as a back lane to the village's agricultural plots during this period, and the Market Cross was erected here.



### LGS 04 KIRKFIELD AVENUE

1. Large grassed space Junction of Kirkfield Avenue and Bramham Road.
2. Three spaces adjacent the junction of Kirkfield Avenue and Kirkfield Crescent.
3. A corner space at the Junction of Kirkfield Avenue with Kirkfield Lane.



These green areas add character to the area, particularly where tree planting has taken place. Gives local leisure & recreation space for families.



### LGS 05 - BOTTOMS WOOD

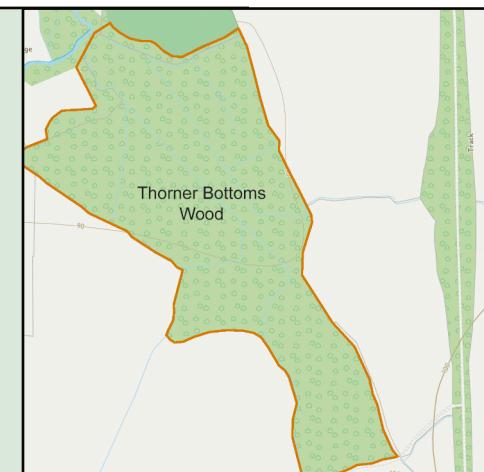
Set to the east of Sandhills, and Mill beck, Bottoms Wood is a small area of woodland with a variety of native tree species, and bluebells, and other flora and fauna.

This is private land with permitted access and access is at the walkers' risk.



However the footpath is used regularly and in spring even more so when bluebells carpet the floor.

The wood offers an extra outdoor recreational and leisure facility.



### LGS 06 - SAW WOOD LGS 12 - KIDDAL WOOD

These privately managed woods are crisscrossed by multiple tracks. One track is part of the "Leeds country way".

Some of the woods are believed to be quite ancient.

The land comprises areas of Coal Measures, Millstone Grit and Magnesian Limestone, and supports a variety of tree species.



The woods produce some rare ancient woodland herb species and support a regionally scarce butterfly population.

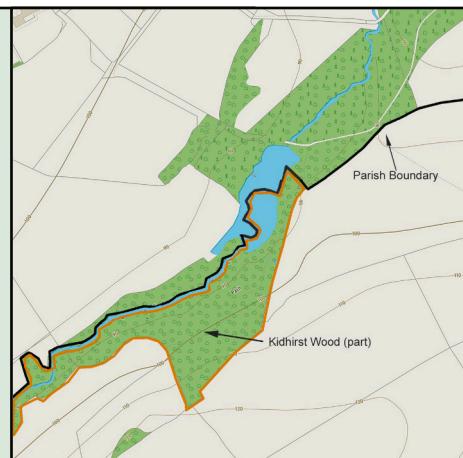
It is one of few sites in the county where harvest mice breed.



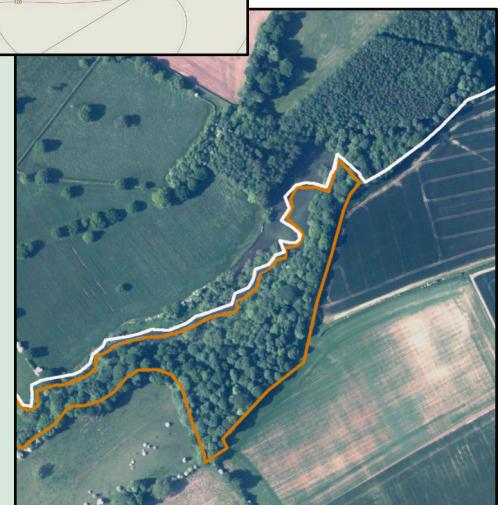
### LGS 07 - KIDHIRST WOOD

The Parish & Neighbourhood Plan boundary passes through the middle of this wood and the enclosed artificial lake.

Footpaths traverse the larger wooded area between Thorner and Shadwell as well as circular walks up to Eltofts.



The lake has semi-resident swans and herons are seen frequently. In springtime there is a carpet of bluebells which feature in all the woods around Thorner.



### TPC 08 - MILLENNIUM GREEN (SAP designated Green Space)

Located In the centre of the village, in front of St Peter's Church the green provides a focus for many village activities, e.g. the Gala and the Carol Service, A secure Children's' playground with soft paving to one side is suitable for

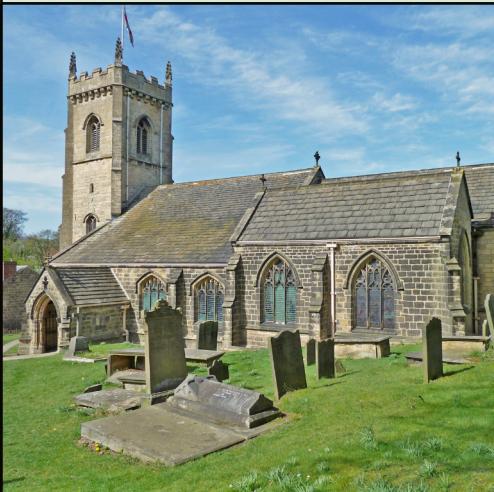


youngsters with parental oversight. Adults may also use the outdoor gym equipment at any time.

Wild flower planted areas are being re-introduced and will be enjoyed by those using the benches provided.

### TPC 09 - ST PETER'S CHURCHYARD (SAP designated Green Space)

The site has historic value and it is another green oasis in the centre of the village & an area of tranquillity. A Designated Heritage Asset with monuments dating to the 17th century and known to be in use as a burial ground for centuries before.



The church has a 15th century tower but the remainder was largely reconstructed in 1855 by Mallinson & Healey. The south chapel has wall tablets & a heraldic memorial to John Savile of Copley (c1677).

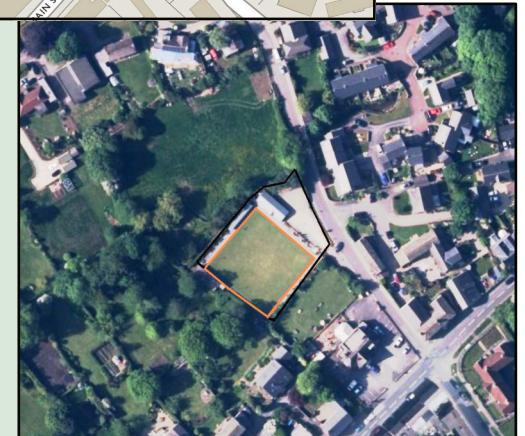


### TPC 10 - BOWLING GREEN (SAP designated Green Space)

This popular recreational space has been designated by LCC. It continues to provide an outdoor sport facility and is well supported by bowling club members.

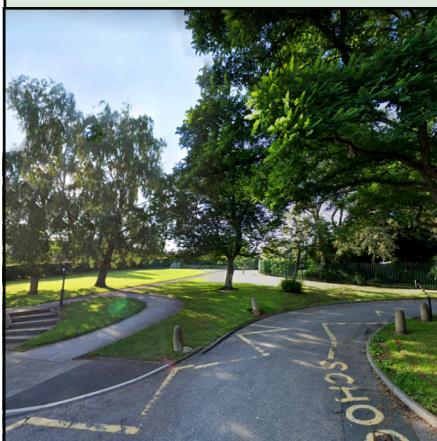


While it has been flooded on occasion the green has not suffered any detrimental effects.



### TPC 11 - SCHOOL GROUNDS (SAP designated Green Space)

School playing fields literally provide recreational value for the children attending. The 'Daily Mile' track within the space supports the wellbeing of students at the school.



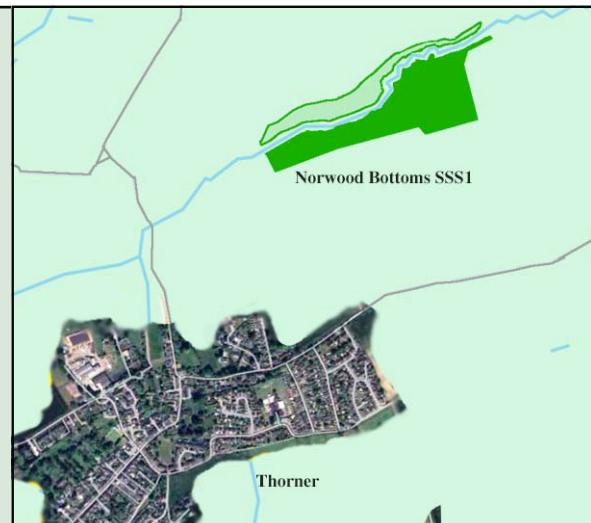
The small wooded area away from the main school provides an opportunity for nature study and imaginative play.



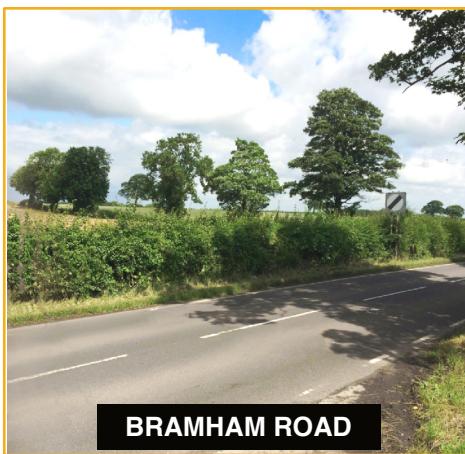
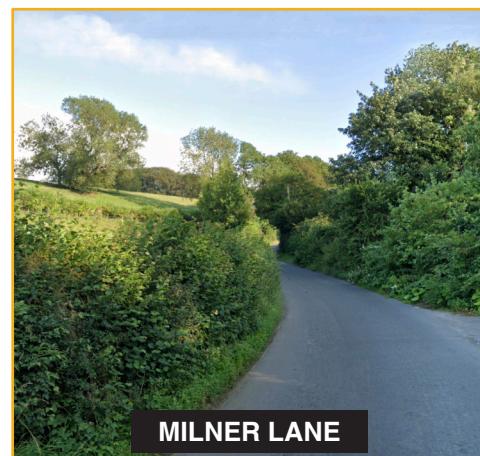
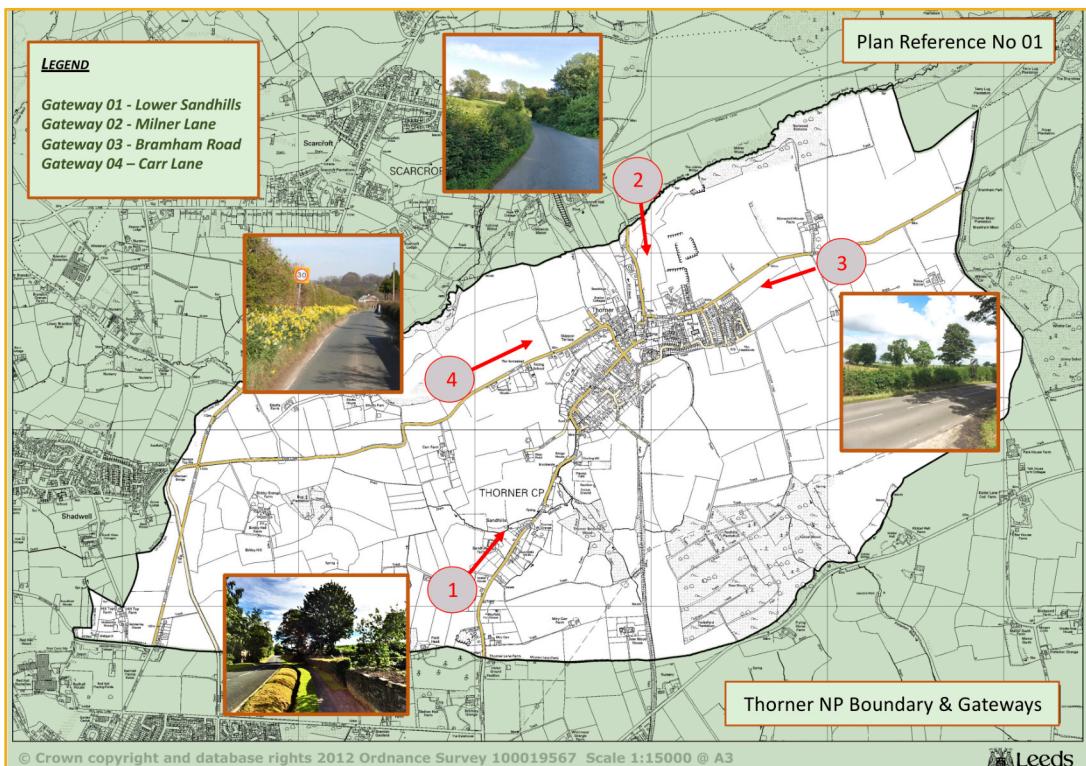
### TPC 13 - NORWOOD BOTTOMS SSSI (Site Allocation Plan designated Green Space)

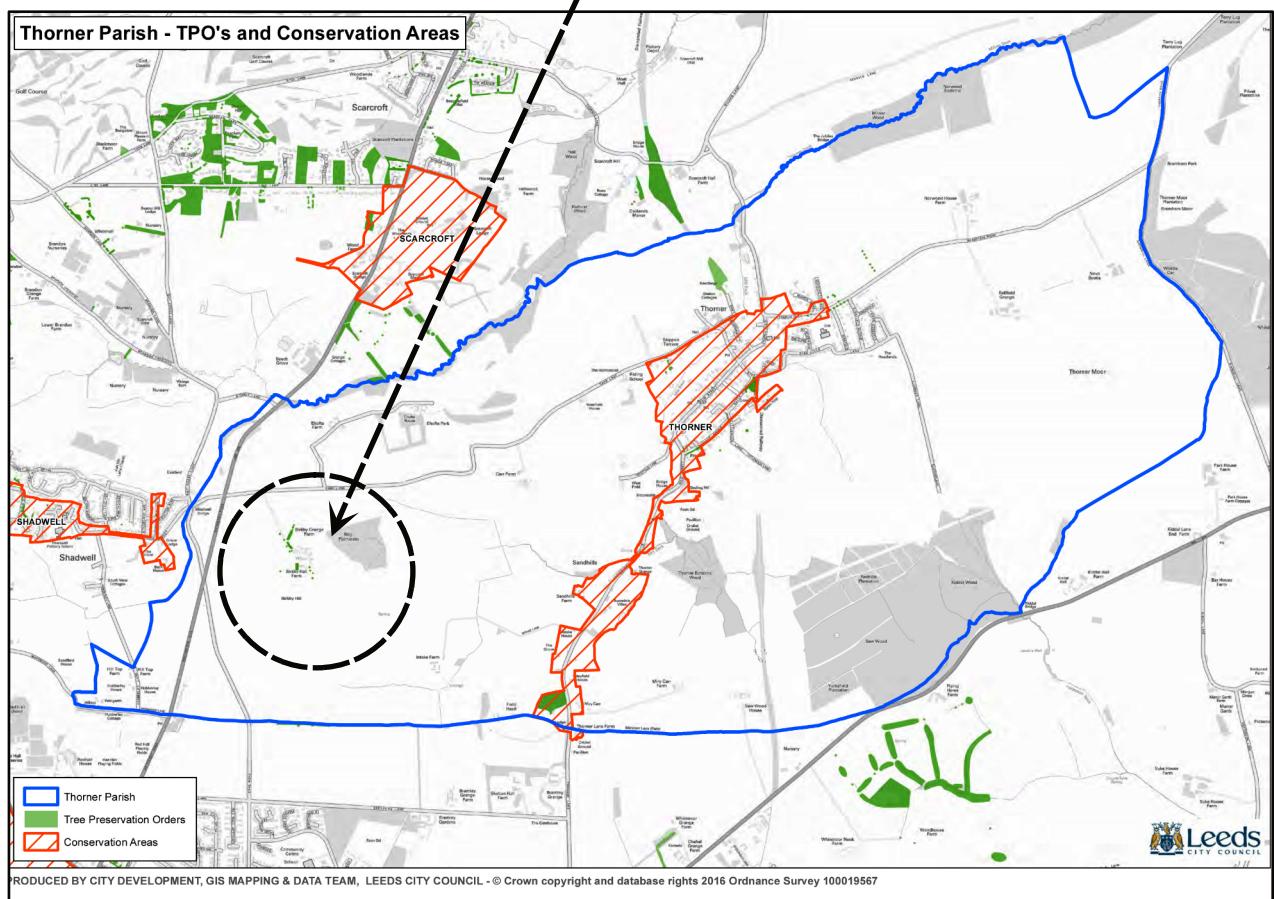
The green hatched area shows the part of the wood within the N/Plan boundary. A yellow boundary line shown follows Thorner Beck.

From Millennium Bridge straddling the beck, one can see the densely wooded area on both sides so beneficial for native flora and fauna.



## Gateways into the Village





At Birkby Grange Farm, groups of Sycamore trees are identified within the broken black lines at G1 and G2 in the plan above.

At Birkby Hall Farm, groups of Sycamore and Cherry trees can be identified within the broken black lines at G3.

Other trees are identified on the Preservation Order, are located as noted below.



01 Bramham Road (beyond Kensington Avenue and between Kirkfield Lane and Norwood House Farm) and add to the visual approach to Thorner leading from Bramham.



02 The Beechings on Station Lane



03 Plane Trees which are large-growing, shade-providing urban trees can be seen from Stead Lane at its junction with Butts Garth.



04 Entering the village from the A64, the following trees are to be viewed on Upper Sandhills



05 Entering the village via the new A6120, the following trees are to be viewed on Lower Sandhills. (The old A64 access road has been closed).

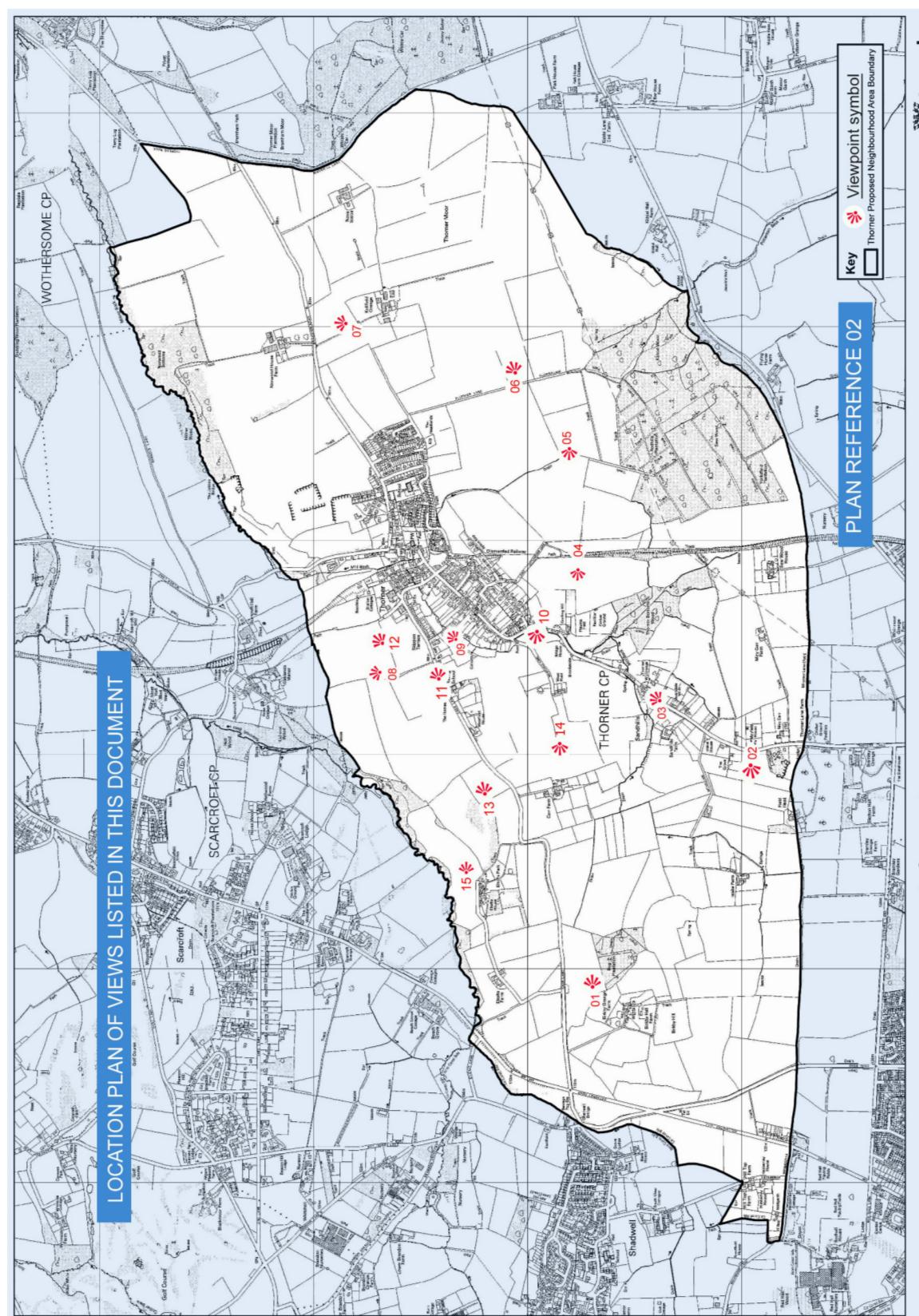


06 Trees viewed from the Millennium Green looking towards St Peters Church



07 Trees to be seen along St John's Avenue, unmade road - upper section

The Plan below indicates the approximate location of viewpoints. Listed overleaf are the views which define the rural nature of Thorner. It is essential we preserve these.



### 01 - Village Panorama from Birkby Hill



01. Extensive views from elevated position of Thorner and the surrounding area. A rural scene with fields and hedgerows in near distance continuing towards the village. Carr Farm is seen in near to mid distance surrounded by rolling fields. Woodland to the left beyond Eltofts rolls away into fields extending into Westfield and bordering Carr Lane. Views to the right towards Sandhills across the fields with Avondale Villas in sight. In the far distance is the village and views of the tops of the Parish Church tower, Kirkhills estate, Spion Kop with the Manor House marking the high point of the village.

### 02 - Field Head House from Thorner Lane



02. One of the first open undeveloped scenes on the route from Leeds into Thorner. Rural scene with stone wall dividing road from distant view over fields. Woodland bounds field in near distance. Agricultural land rolls away in distance. Field Head House is viewed through the trees with sheep grazing in the field.

### 03 - Through Upper Sandhills along Thorner Lane



03. Historic route into village from Leeds. Mixture of agricultural, residential and woodland land use to both sides of the road. Views over rural land into the distance showing variety of agricultural uses. Stone walls and hedgerows bordering road sides. Variety of building forms with small concentrations of development scattered either-side of road.

### 04 - Old Railway Line towards Westfield and Scarborough Walk



04. Rural scene with agricultural land in near view. Trees mark distant views with glimpses of built environment including Westfield Cottages and Westfield House, all of architectural character marking built environment.

**05 - Panorama from top end of Watery Lane**

05. Distant views over agricultural land with limited built development. View adjacent to the wooded Watery Lane. Further down the path views of the Parish Church tower and Kirklands spire can be seen, along with buildings at Spion Kop. Birkby and Eltofts visible in the distance.

**06 - Village panorama from Ellerker Lane**

06. To the East a panoramic view dominated by fields stretching into the far distance. Hedgerows with unevenly interspersed trees mark field boundaries in the mid distance. Views of the Vale of York in far distance. Kellfield Grange in the mid-distance (just out of view to the left of the picture) is the only form of built development.

**07 - Views to North West, Norwood Bottoms & Nidderdale**

07. Views across agricultural land bounded by hedges and trees. Norwood Farm and buildings form the only development in view. Beyond the farm lies Norwood Bottoms wood in the valley. The wood is a recorded SSSI.

**08 - View of Oaklands Manor over Scarcroft Beck**

08. Rolling field descending into beck running through into Kidhirst Woods. Striking view of Oaklands Manor frontage and gardens to front. Woodland seen to left of the Hall. To the right evidence of the old railway line, now wooded. Fields in mid-distance climbing to form view on horizon.

**09 - Along Mill Beck from the main bridge on Chapel Footpath**

09. Tree-lined views across gardens along Mill Beck valley. Gardens marking the ends of long plots some of which formerly used as orchards. To the rear is a view of Virginia Terrace (not seen here), a row of brick built Victorian houses adding to the character of the area, with gardens divided by the beck.

**10 - North West towards Scarborough Walk from St John's Avenue**

10. View across rural scene with agricultural land divided by hedges and trees. Boundary wall in immediate view and mature trees lining the track up to Westfield Cottages. Westfield House forms the limited built development within view. Woodland beyond above Scarborough Walk and fields into distance over Westfield.

**11 - From Carr Lane towards Manor House**

11. Mixed view showing rural scene and built environment. The road runs into the distance bounded by hedgerows to the left with fields beyond. To the right hedgerows and fencing form the boundaries to fields and housing developments. The attractive Skippon Terrace – stone houses built around the turn of the 19th to 20th century are seen along with Thorner Victory Hall to the left of the road. Trees also line the distant views towards the horizon, with Manor House, a grand stone built house, barely seen at the top of Church Hill.

**12 - Open views over old railway line towards the Cleveland Hills**

12. Agricultural pasture land dominates the view in the near distance, with hedgerows marking the boundaries. Fields fall away into the valley of Scarcroft Beck. Woodland around the beck dominates the mid-distance. Scarcroft Hall Cottages just seen behind trees. A small wind turbine in a near field forms the only built environment. Distant views towards the Cleveland Hills.

**13 - From Scarborough Walk across the village towards the East**

13. Northward views towards village. Westfield agricultural land rolls down view from left to right – dominating scene in near distance. Trees intersperse the hedgerow boundaries of the fields with glimpses of built environment through vegetation. Views to east dominated by Saw Wood. Open views to the south across agricultural land with glimpses of farm buildings and house roofs on Sandhills.

**14 - Birkby Hill from Westfield**

14. Thickly hedged boundaries form the division in the immediate distance between a scene dominated by agricultural land. In near distance views over Carr Farm. On the horizon is the hamlet of Birkby with dense woodland marking the lower sections of settlement atop the hill. Woodland bounded on both sides by farmed land.

**15 - Across Kidhurst Wood towards the Cleveland Hills from Eltofts**

15. Views over agricultural land with fields rolling away in near distance into Scarcroft Beck valley. Trees line the lower beck and form much of the scene looking in the direction of Fish Ponds beyond the long rolling fields. Open fields mark the mid-distance with woodland scene on the horizon in the direction of East Rigton. Views towards the Cleveland Hills are possible from Eltofts. Limited built form in view.



## THORNER PARISH COUNCIL

Dear Resident,

#### THORNER PARISH COUNCIL PARKING AND TRAFFIC RECOMMENDATIONS

I am writing to you as a resident of the village who may be affected by the recommendations being made by the Thorner Parish Council to the Leeds Highway Department, following the Village Parking and Traffic Survey conducted during the summer of 2012.

As you are no doubt aware, at the last Annual Parish Council Meeting in May 2012 it was agreed that the Parish Council would address the concerns of some residents about dangerous driving and parking in the village. As a result, all households in the village were asked to complete a survey to establish whether there was actually a problem in the village and if so, in which areas and what should be done about it. A Working Group was set up to analyse the results of the survey and make recommendations as to what could be done to improve safety in the village for both drivers and pedestrians. The results of the survey and the recommendations were subsequently publicised in the Parish Council Minutes, in the Thorner Newsletter and on the Thorner Village Website. Additionally, the Parish Council allowed time for residents to provide feedback on their recommendations and this feedback was also considered by the Working Group.

In summary the recommendations of the Working Group were as follows:

- Double yellow\* lines on all four corners of the Mexborough Crossroads.
- Double yellow\* lines on the outside of the bends by the Ford, St Peter's Church and at the bottom of Church Hill.
- Repaint the yellow zigzag lines at the top of Church Hill and provide signs detailing when limitations are in force.
- Move the 30mph limit on Carr Lane to before Westfield Lodge.
- Install speed indicator devices on all three routes into the village.

\* Note: Due to the rural nature of the village, the lines would be primrose in colour and thinner than conventional yellow lines. Only the minimum distances to ensure sensible parking would be recommended.

Rest assured the Parish Council is very conscious of the fact that Thorner is a rural village and there is limited off street parking available. However, it is equally conscious of the fact that the illegal parking of vehicles too close to junctions and on bends is putting both drivers and pedestrians at risk and causing problems for the bus services. As such, the Parish Council has a duty to do what it can to prevent both accidents and disruption in the village, whilst maintaining the rural feel to the village.

At the Parish Council meeting on 5<sup>th</sup> February 2012, the recommendations of the Working Group were approved by the Parish Council and as such they will be forwarded to Leeds Highways Department for further action. It is possible that Leeds Highways Department may take no further action, but should they accept the recommendations of the Parish Council you may be affected by the proposals.

Yours sincerely,

Kate James  
Parish Clerk



## PARKING SURVEY - RESULTS

182 Surveys Returned = 25%

**Question: "Is there a problem with parking in the village?"**

Yes, there is a problem:	168 = 93%
No, there is not a problem:	13 = 07%
No response:	01 = 00.6%

<b>Parking Areas Affected:</b>	<b>Yes</b>	<b>No</b>	<b>No Answer</b>
Carr Lane	45%	17%	38%
Church Corner	70%	6%	24%
Church Hill – Bottom	42%	21%	37%
Church Hill – Top	45%	16%	39%
Kirkhills	49%	10%	41%
Mexborough X Roads	63%	8%	29%
Other*	60%		

*\* Mainly Main Street and the corners by the Ford and the Beehive (51 direct comments)*

<b>Who replied:</b>	<b>Yes</b>	<b>No</b>	<b>No Answer</b>
Residents	80%	2%	18%
Visitors	45%	20%	35%
Parents	58%	8%	34%
Contractors	35%	20%	45%
Other	6%		

**Question: "Is there a problem with Traffic Management/ Speeding**

Yes, there is a problem	142 = 78%
No, there is not a problem	39 = 21%
No response	03 = 01.2%

<b>Areas Affected:</b>	<b>Yes</b>	<b>No</b>	<b>No Answer</b>
Carr Lane	31%	16%	53%
Church Hill	31%	16%	53%
Kirkhills	24%	16%	60%
Lower Sandhills	30%	18%	52%
Main Street	60%	5%	35%
Stead Lane	32%	14%	54%
Other*	15%		

PTO:

Cont'd:

<b>Who replied:</b>	<b>Yes</b>	<b>No</b>	<b>No Answer</b>
Residents	62%	4%	34%
Transit	53%	8%	39%
Taxis/Delivery	30%	18%	52%
Other*	10%		

\* *One person blamed agricultural machinery!*

<b>Solutions:</b>	<b>Yes</b>	<b>No</b>	<b>No Answer</b>
Electronic Speed Indicators	45%	32%	23%
One Way System	18%	47%	35%
Policing/Ticketing	51%	25%	24%
Parking Permits	26%	45%	29%
Speed Bumps	15%	60%	25%
Speed Reductions	44%	33%	23%
Yellow Lines	49%	27%	24%
Other	5%		

### Comments

The majority of people remarked on the fact that if drivers were to park in accordance with the Highway Code many of the problems would be resolved.

There were several comments about those people with off road parking not using it.

There were several suggestions that parking should be provided for the Stead Lane housing.

There were several comments about planning applications being passed with insufficient parking provision.

There were several comments about dropping off children at the school or to join the walking bus.

## A Message from Yorkshire Dales Rivers Trust

**Following a survey of Thorner Beck in 2020 by the Trust we append a message emphasising the need to control water catchment in our area.**



*Since 2017, The Yorkshire Dales Rivers Trust (YDRT) have been leading on an Environment Agency funded project called Rivers in Emet. It is a partnership led project addressing sediment and nutrient pollution across five adjoining failing and/or deteriorated Water Framework Directive waterbodies (Collingham Beck, Thorner Beck, Cock Beck, Mill Dike and Bishop Dike).*

*The Water Framework Directive 2000/60/EC is an EU directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies by 2027. The 2019 Water Framework Directive classification results show that Thorner Beck fails to reach good ecological status under cycle 2 standards and is currently classified as bad. Agriculturally derived pollution and land management is identified as the primary reason for failure in the catchment. The outlined objective for these water bodies is to reach good status by 2027.*

*In 2019, YDRT started to work with the Thorner Community and has been engaging with farmers and landowners within the catchment. The main aim is to look at ways in which YDRT can support best practice, and deliver a number of measures to help reduce sediment and nutrient inputs into the local watercourses, while supporting local needs and farming practices.*

*Development activities must not compromise or cause further deterioration to the local watercourses within the Thorner Parish and should aim to support and compliment the work delivered by the Yorkshire Dales Rivers Trust, local community and the farmers. By working together to address sediment and nutrient pollution, the Yorkshire Dales Rivers Trust and Thorner community hope to improve the chemical and ecological status of Thorner Beck.*

*I mentioned the water framework directive - the website is noted below.*

**Dr Marie J. Taylor**

**Operations Director  
Yorkshire Dales Rivers Trust**

[\*\*https://ec.europa.eu/environment/water/water-framework/index\\_en.html.\*\*](https://ec.europa.eu/environment/water/water-framework/index_en.html)

This link might also be useful -

[\*\*https://environment.data.gov.uk/catchment-planning/WaterBody/GB10402706395\*\*](https://environment.data.gov.uk/catchment-planning/WaterBody/GB10402706395)

**Up to date information on flooding should be sought from the Environment Agency or other reliable source.**

**EXTRACTS FROM THORNER PARISH COUNCIL MINUTES - 2012 to 2014**  
**(Regarding work on the Ford to prevent flooding)**

**Minutes 2012**

**April**

10.10 Ford - Cllr Graham Castle is arranging a meeting with Flood Risk Management prior to submitting the relevant form. It was agreed that in principle that Parish Council monies can be used to fund the work

**March**

Cllr Graham Castle presented some proposals for the work on the ford. The Parish Council is not responsible for maintaining the pipe or the footpath, however if work was undertaken to prevent water flowing under the waste pipe now it could prevent the footpath being undermined in the future, and problems with stones washed from the ford blocking the beck further downstream. The visual appearance of the ford would also be improved. It was resolved to complete the paperwork requested by the Leeds City Council Flood Risk Management Section and discuss the matter further following their response.

**Minutes 2013**

**October**

12.2 - Letter from Flood Risk Management regarding drainage problems on the Victory Hall side lane. While undertaking the work on the ford, Flood Risk Management looked at the side lane to consider what action could be taken to resolve the drainage problems. It was suggested that a cattle grid could be provided towards the bottom of the track, set on top of a large concrete box, which would intercept some of the run-off down the track and also act as a silt trap. The box could be fitted with an outlet pipe which could possibly connect into a highway gully in Carr Lane. Leeds City Council does not have a budget for such works. The issue is technically the responsibility of the landowner, Mexborough Estates. It was agreed that the Clerk should write to the Victory Hall Management Committee, suggesting that they ask Leeds City Council to exert pressure on the landowner to take action. Victory Hall is hoping to resurface the side lane, which would alleviate the problem to some extent but would not prevent mud and silt being washed down from further up the track. The concern about water flowing onto the road and freezing, creating a hazard, would also remain.

**Newsletter 2013**

**October**

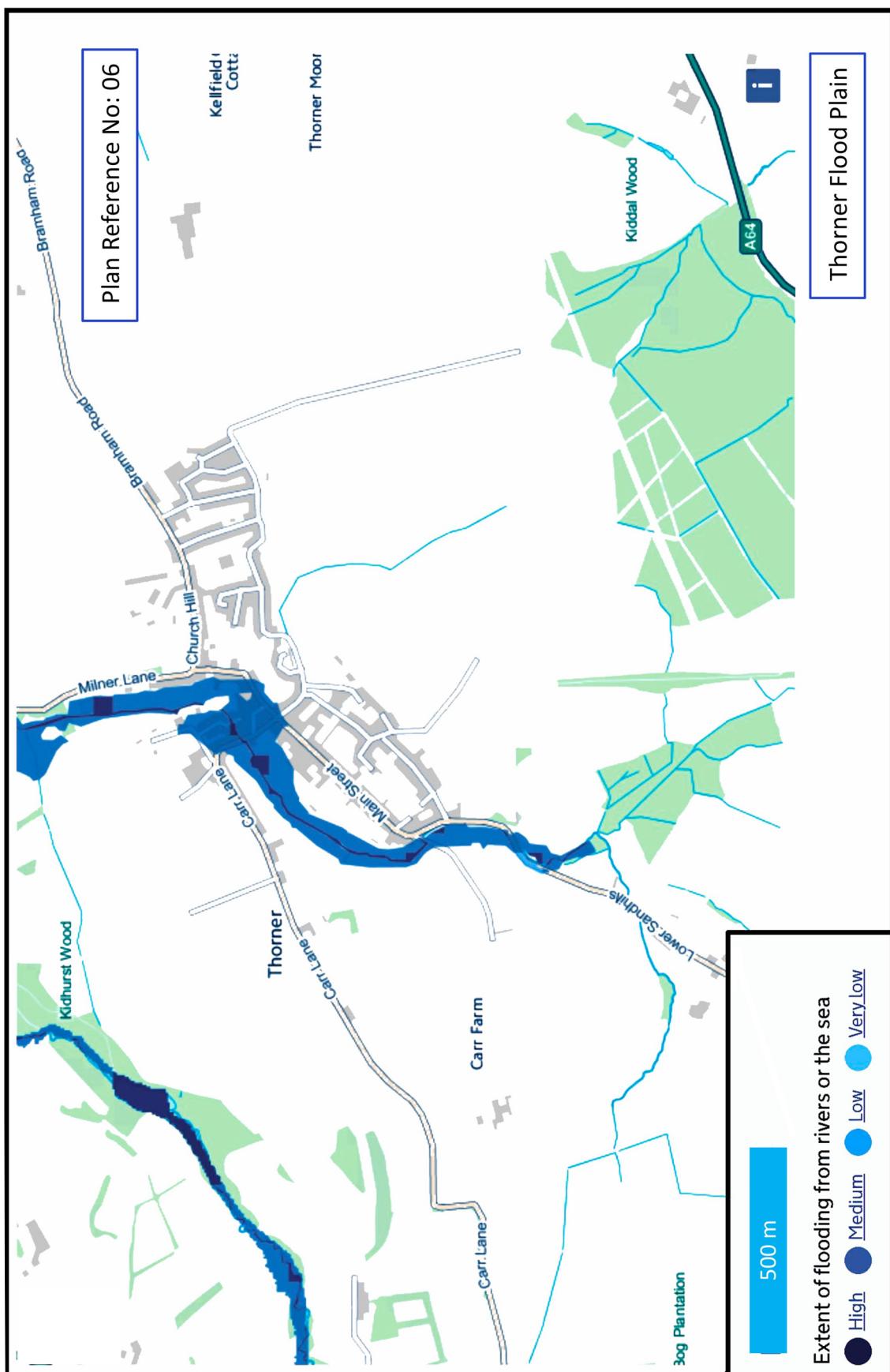
Major work has recently taken place to improve the ford. This was a partnership between Thorner Parish Council and Leeds City Council. The concrete casing surrounding the sewer pipe was being undermined due to gravel being washed away. As well as the possibility of the pipe leaking, there was a concern that material from the ford bed could block the beck further down and increase the flood risk. A concrete infill has been inserted alongside the pipe, which should stop erosion of the ford bed. Water now flows over the top of the pipe, improving the appearance of the feature. The work has not raised the overall water level of the ford. The Parish Council has no legal obligation with regard to the ford; however had it not taken the initiative and contributed towards the cost, Leeds City Council would not have commissioned the work. Councillors felt that it was important to protect this key village feature, and minimise the risk of sewer leaks and flooding. If anyone has any questions about the project please contact the Clerk.

**Minutes 2014**

**February**

10.15 - Flood defences - Cllr V. Goodall-Fawcett had contacted resident Mr Walmsley about the removal of sand bags at the Bowling Club. It had been decided to move the new sandbags into storage for future use. The Bowling Club also wanted some of the sand for the laying of flags. Members were agreeable to this request.

*Up to date information on flooding should be sought from the Environment Agency or other reliable source*



The following pictures were taken in 2007



Lower Sandhills Flooded



Carr Lane Flooding



The Flooded Ford



Virginia Terrace Flooded Gardens

Flooded Bowling Green



Field by the Ford Flooded

## NEIGHBOURHOOD PLAN CONSULTATIONS

### **June 2013**

Thorner Gala. Members of the Steering Group held a stall asking for views on planning, housing, sustainability, the environment.

### **21 November 2013**

Open Session held of the Neighbourhood Plan Steering Group for the village.

### **Early 2014**

Newsletter issued around the village with a survey asking the community about living in the village.

### **November 2018**

Survey issued with Thorner News to all residents, asking for mandate to support the proposed draft Neighbourhood Plan and enclosed policies.

\*\*\*See note below

## THORNER NEWS ARTICLES

### **August 2012**

Introduction to Neighbourhood Planning (no copy available online)

### **November 2012**

Details of Neighbourhood Plan purpose and how it will be used in planning appeal for volunteer to join the Neighbourhood Plan Steering Group.

### **February 2013**

Appeal for volunteers to join Steering Group.

### **April 2013**

Background on Government policy to support Neighbourhood Plans. Appeal for volunteers and advertising update on progress at Parish Council Annual Meeting (May 2013).

### **July 2013**

Update on consultation held at the Thorner Gala (June 2013) where the Steering Group held a stall. Feedback at the event was summarised; support for more housing development, retaining community assets (shop / post-office) and green initiatives such as edible planting beds.

### **October 2013**

Appeal for volunteers to join the Neighbourhood Plan Steering Group and advertisement of next meeting (21st November 2013). Explanation of the purpose of the Neighbourhood Plan.

### **October 2014**

Result of survey undertaken included in the Thorner News asking for mandate to base Neighbourhood Plan on the Village Design Statement. Updated that a consultant had been appointed by the Parish Council to help draft the Neighbourhood Plan.

### **February 2016**

Update on progress with drafting the plan and how the Neighbourhood Plan is approved.

### **November 2018**

Appeal for a mandate from the community to support the draft Neighbourhood Plan and policies. Survey included with newsletter.

### **March 2019**

Update on outcome of November / December 2018 survey endorsing support for draft Neighbourhood Plan and policies. Update on next steps of Steering Group in collaboration with Leeds City Council Planning Department and appeal for volunteers

**THORNER PARISH COUNCIL REPORTS****■ April 2016**

Explanation of Neighbourhood Plan purpose and proposed policies. Background on basing the document on the previously consulted Village Design Statement.

**■ April 2017**

Confirming progress with completion of first draft. Policies proposed listed in article.

**ANNUAL PROCESS & NEXT STAGES SUMMARISED****■ April 2018**

Progress update and listing of proposed policies. Appeal for volunteers. **\*\*\***

**■ April 2019**

Update on plan progress and appeal for volunteers.

---ooOoo---

**\*\*\* NOTE*****November 2018 Survey Details***

*A survey of the the community was undertaken in November 2018 about the Neighbourhood Plan. The purpose of the survey was to confirm support or otherwise for the draft policies in the Neighbourhood Plan - specifically noting that they had been based on the already approved Village Design Statement.*

*There were 22 respondents - less than 5% of the properties that the survey was issued to. There were 16 positive responses and 2 negative. 4 responses did not indicate either way but gave comment about the Neighbourhood Plan.*

*Where respondents gave supplementary feedback this consisted of a critique of the content from an accuracy perspective along with proposing additional content above that which had already been consulted upon, such as the East Leeds Orbital Road.*

*Another consultee suggested that the draft lacked the necessary robustness to be effective in influencing development. On the back of the responses, the Thorner Parish Council decided in January 2019 (as recorded in the Parish Council Minutes) that there had been sufficient positive response to proceed with the draft and the proposed policies.*

## Economic activity status

■ Thorner | (England)

Economically active: In employment  
**57.9%** (57.4%)

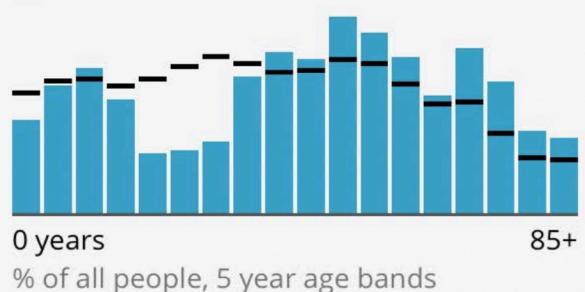
Economically active: Unemployed  
**2.2%** (3.5%)

Economically inactive **40.0%** (39.1%)

% of people aged 16 years and over

## Age profile

■ Thorner — (England)



## Number of cars or vans

■ Thorner | (England)

No cars or vans in household  
**14.1%** (23.5%)

1 car or van in household **37.1%** (41.3%)

2 cars or vans in household **36.0%** (26.1%)

3 or more cars or vans in household  
**12.7%** (9.1%)

% of all households

## Occupation

■ Thorner | (England)

1. Managers, directors and senior officials  
**20.7%** (12.9%)

2. Professional occupations **35.2%** (20.3%)

3. Associate professional and technical occupations  
**13.9%** (13.3%)

4. Administrative and secretarial occupations  
**6.4%** (9.3%)

5. Skilled trades occupations **5.8%** (10.2%)

6. Caring, leisure and other service occupations  
**4.3%** (9.3%)

7. Sales and customer service occupations  
**5.6%** (7.5%)

8. Process, plant and machine operatives  
**3.2%** (6.9%)

9. Elementary occupations **4.9%** (10.5%)

% of people aged 16 years and over in employment

## Number of bedrooms

■ Thorner | (England)

1 bedroom **9.6%** (11.6%)

2 bedrooms **15.8%** (27.3%)

3 bedrooms **36.5%** (40.0%)

4 or more bedrooms **38.1%** (21.1%)

% of all households

## CHARACTER ASSESSMENT

The following details are extracts from the Village Design Statement 2011 on which this Neighbourhood Plan is based.

**The purpose** of this Character Assessment is to identify and record the diverse styles of building and townscape that are present in the village.

**The guiding principle** is that any new development, alteration or extension proposed must be sympathetic to and respect the best of the existing layout, design and materials used in the construction of the buildings in the immediate neighbourhood and surroundings.

**The aim** is to ensure that, in this historic village, there is architectural merit and sympathetic quality in any proposed new development, whether large or small.

### Character Area

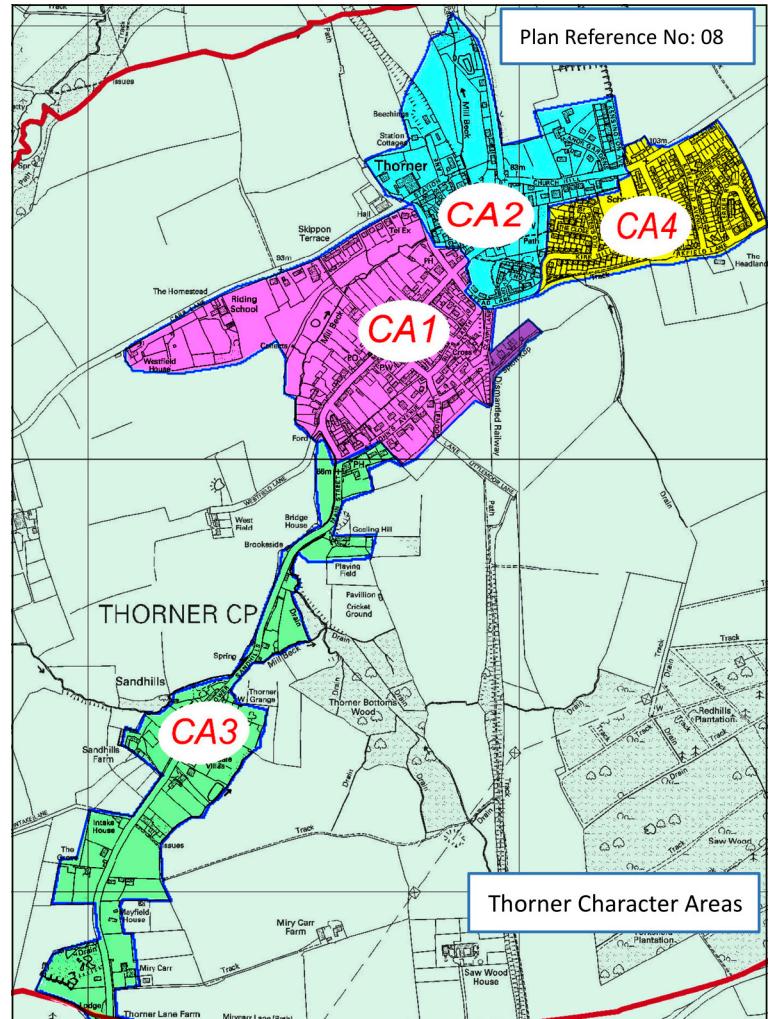
For the purposes of this document, the built environment of Thorner has been divided into four broad character areas:

**CA1 - Main Street including the 'back lanes' of Carr Lane and Butts Garth**

**CA2 - Church View/ Church Hill**

**CA3 - Sandhills**

**CA4 - Kirkfield/ Kirkhills**



These Character Areas are shown on the Map above.

These character areas are based primarily on the dominant building style, layout and materials. This exercise can only be a broad-brush approach, as there are many small and diverse groups of buildings dispersed throughout the village. However, It should be emphasised that it is not just the nature of the buildings which gives the village character but equally the spaces between them, many of which are green-spaces, together with the important groups of mature trees within the built up area, and views to landscape and greenery beyond.

### CA1 - Main Street/Carr Lane/Butts Garth

#### Built Form

The heart and defining character of Thorner is presented by Main Street. The buildings fronting Main Street are mainly traditional vernacular buildings of the late 17th and 19th centuries constructed in stone and set at the back of the footway. They preserve the medieval pattern of relatively narrow frontages on both sides with long 'burgage' plots to the rear leading to back lanes, namely Carr Lane and Butts Garth.



The varied “rooftscapes” are also a particular feature of this street.



Whilst some of the houses on Main Street are listed buildings, the overall coherent quality of the character of the area is given by the streetscape dominated by a view of St. Peter's Church. In many instances the narrow 'burgage' plots have become partly infilled over time. The exceptions are Virginia Terrace facing Mill Beck on the northwest side and Camp Square on the south-east side together with the much more recent development.

The coherence of Main Street breaks down at the junction with Stead Lane and Carr Lane as more recent buildings such as

the Mexborough Arms and sheltered houses have been set back from the road and a more ‘suburban’ aspect introduced. (The original Mexborough Arms did in fact sit on the back of the footway).

However, there is one situation where the setting back of cottages enhances the street scene and that is at the end of Main Street where the road bends to become Church View. Here the open space in front of the church tower enhances the view and setting of the church.

Twentieth century development has seen building along Carr Lane, including Skippon Terrace, the Victory Hall and the former Methodist Church (now apartments). The notable buildings along Carr Lane are the Victorian Skippon Terrace together with the former Methodist Church which is listed. Stone built with slate roofs they form a coherent architectural statement. For this reason they are now included in the Conservation Area. The Victory Hall is the only building on the north side of Carr Lane and was built shortly after the First World War.

There is an attractive group of Edwardian ‘Arts and Crafts’ style houses on St. John’s Avenue which were the first new houses to have mains water in the village when they were built, and which are included in the Conservation Area. The remaining houses on St. John’s Avenue are of more recent date and the street as a whole has a more suburban character than the Main Street area.



### Green Space

There are two important green spaces within the character area, Butts Garth and Mill Beck. The ‘village green’ at Butts Garth is an important historic green-space but the arrangement of buildings around it detracts from its attractiveness. The buildings on the south side ‘turn their backs’ to the green so it appears more like a wide grass verge to the road than an enclosed space.

Between Main Street and Carr Lane there is a well-treed green wedge bordering the Mill Beck linking the Green Belt to the west with the Bowling Green, a protected green space, at the rear of the Mexborough Arms.

### CA2 - Church View/ Church Hill

#### Built Form

Church View itself is a tight village street with stone cottages abutting the footway on one side and the Parish Centre and the Church on the other, and from here the public footpath at Sam Syke gives access to the site of Saint Osyth’s well – thought to be the original heart of the village.





The 'gateway' to the village centre on Bramham Road at the top of Church Hill is defined by the listed Kirkfield Cottage on the north side and the 19th Vicarage on the south side, both built in stone. The Conservation Area now extends up Church Hill to this point.

The listed Tithe Barn on Station Lane, now converted for housing, is one of the oldest buildings in the village. In the 1990s a significant infill development, named Sedgegarth, was built off Station Lane, beside the embankment of the old railway on the site of Manor Farm. It is a mix of detached, semi-detached and terraced houses in stone

and slate and has been laid out in an informal manner in keeping with the character.

Mill Beck runs through the site and adds to its attractiveness, although prone to flash flooding. Milner Lane is loosely developed only on its west side but ends tightly between cottages at its junction with Church Hill where there is a clear sense of arrival in the village Conservation Area.

### Green Space

The key open space in the area is the Millennium Green which is a protected green space and which provides a focus for many village activities. It includes a children's play area near to Kirkhills.

### CA3 – Sandhills

#### Built Form

Sandhills now 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 but with some brick and render.



A particularly attractive grouping is located around Thorner Lodge near the site of the original flax 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.

Attractive groups of mature trees along much of the road length enhance the view but with larger copses towards the parish boundary.

Near Bridge House the approach to the village is more enclosed as the road is sunk into the landscape with a raised garden flanking it just before the bridge, giving a sense of impending arrival at the main village.



#### CA4 - Kirkfield/ Kirkhills

##### **Built Form**

In the post First World War years a mixed development of houses progressively took place at the top of Church Hill (the Kirkfields) with a small but more recent development in Kirkfield Lane. The houses are predominantly 'suburban' in character and layout. In the Kirkfield area, brickwork, pebble dashing and tiled roofs are the dominant features. Some of the houses have been refaced with relatively new bricks. A mixture of boundary fences, hedges and fences break up the frontages. The roofscape in this area is very neat and almost free of dormer extensions.

hedges and fences break up the frontages. The roofscape in this area is very neat and almost free of dormer extensions.

In the 1960's the development on Kirkhills brought a new look to the village. The style of building is brick built detached houses with a single integral garage and tiled roofs. The open gardens to the front are an attractive feature and were an integral part of the original landscape design for the estate.

##### **Green Space**

Between Kirkhills and Kirkfields lies Thorner Church of England School located in an extensive green space including protected playing fields and which makes a positive contribution to the sense of place in the neighbourhood.

A key public footpath route connects the top of Church Hill with Kirkhills past the school playing fields and thence to the Churchyard and Church View. It offers good views across the village when it descends 'Thorn Bank'.

##### Outlying Areas

There are also outlying groups of buildings within in the Parish boundary; at Birkby, and Eltofts and with further houses along and off the Wetherby Road.

Birkby is a compact hill top hamlet on the western side of the Parish close to the source of the Mill Beck, with distant views in all directions. It has been extensively and sensitively restored with all the buildings and boundary walls constructed in local gritstone. It has a coherent character that should be retained.

Eltofts is a looser collection of historic buildings on a ridge to the north west side of the Parish again commanding good views, predominantly to the north over Kidhurst Wood and to the south. The Bishop's House and Coach House are listed buildings.



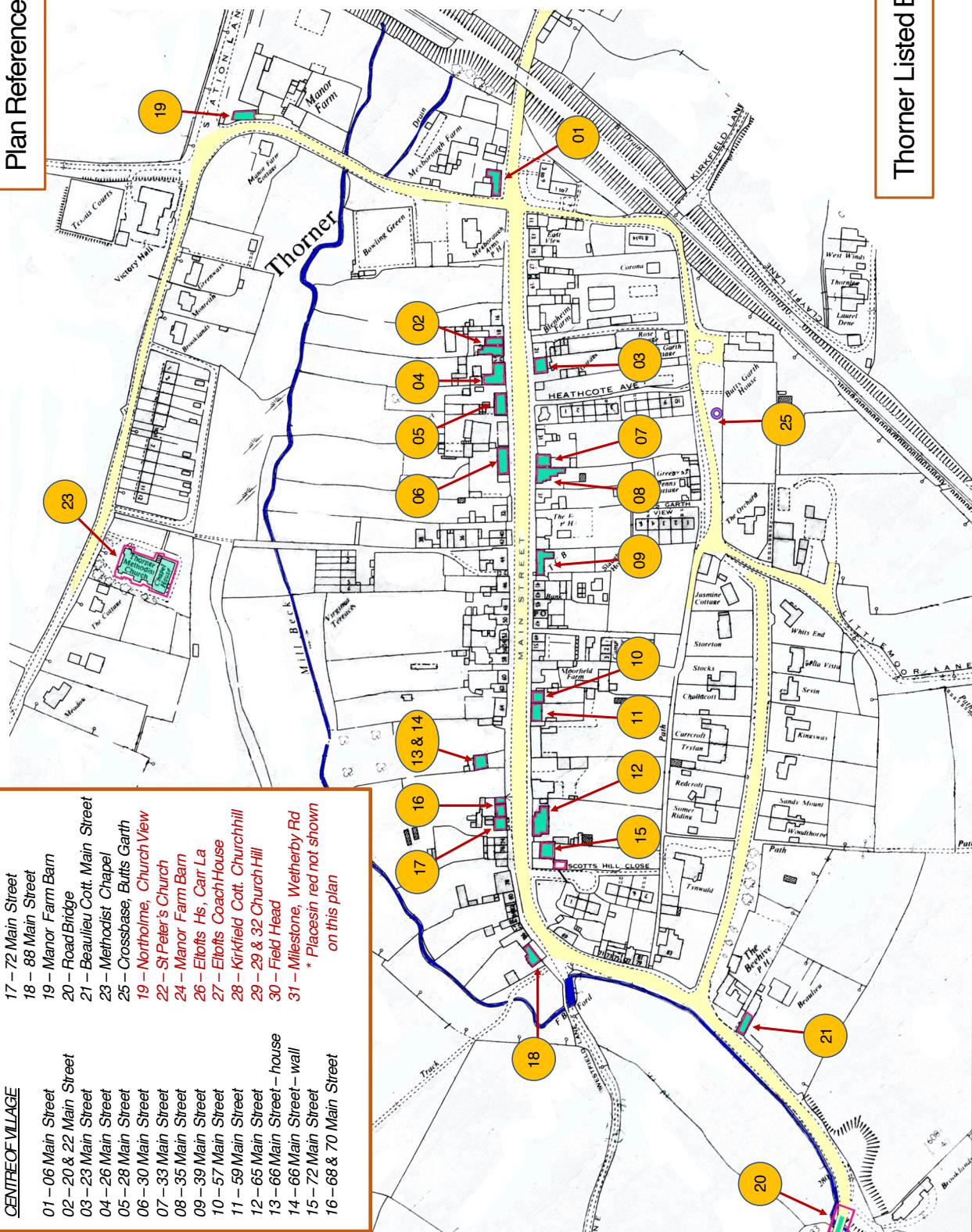
Contrasting styles in Architecture



Plan Reference No: 09

Thorner Listed Buildings

Up to date information on listed buildings and other heritage assets should be sought from Historic England or other reliable source

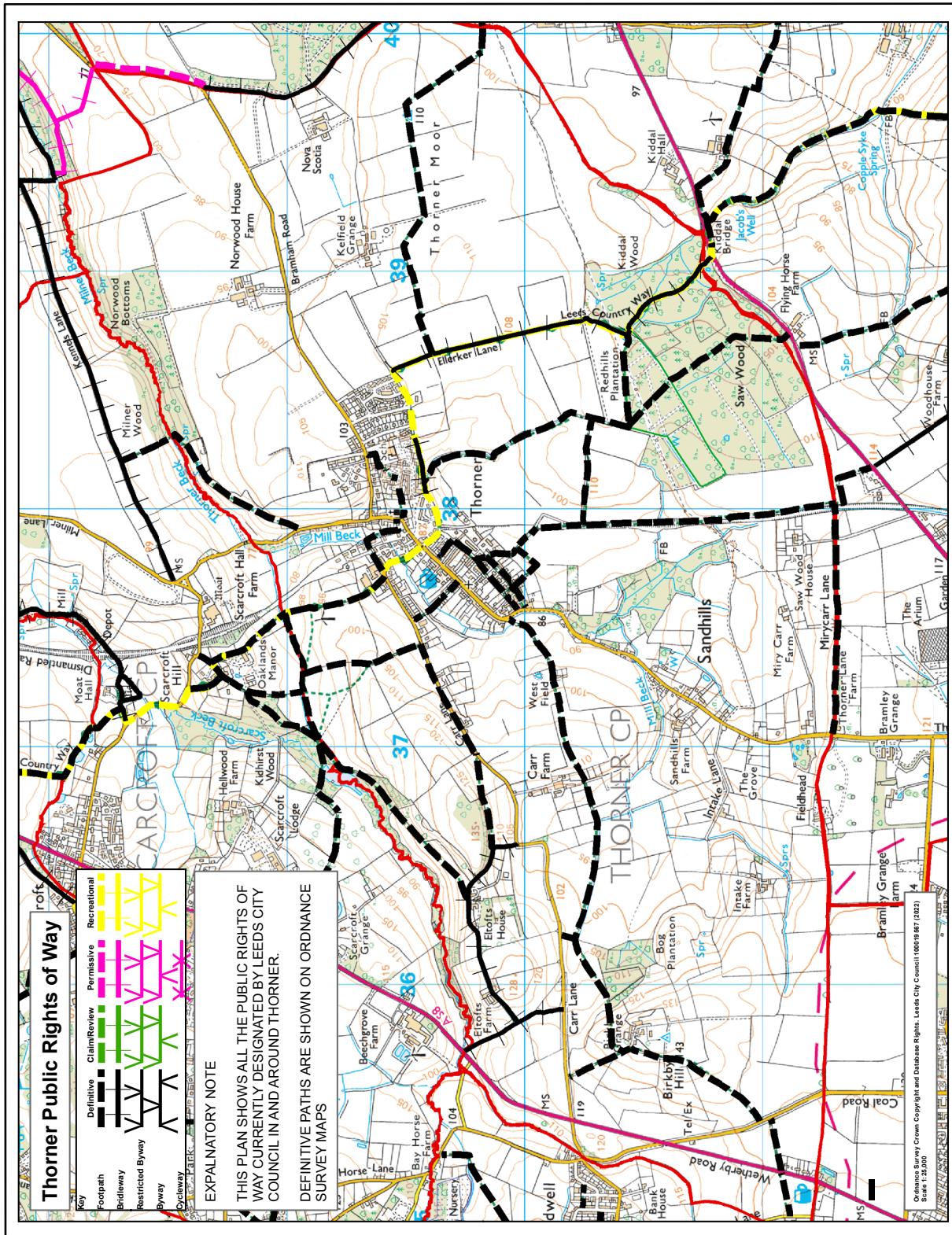


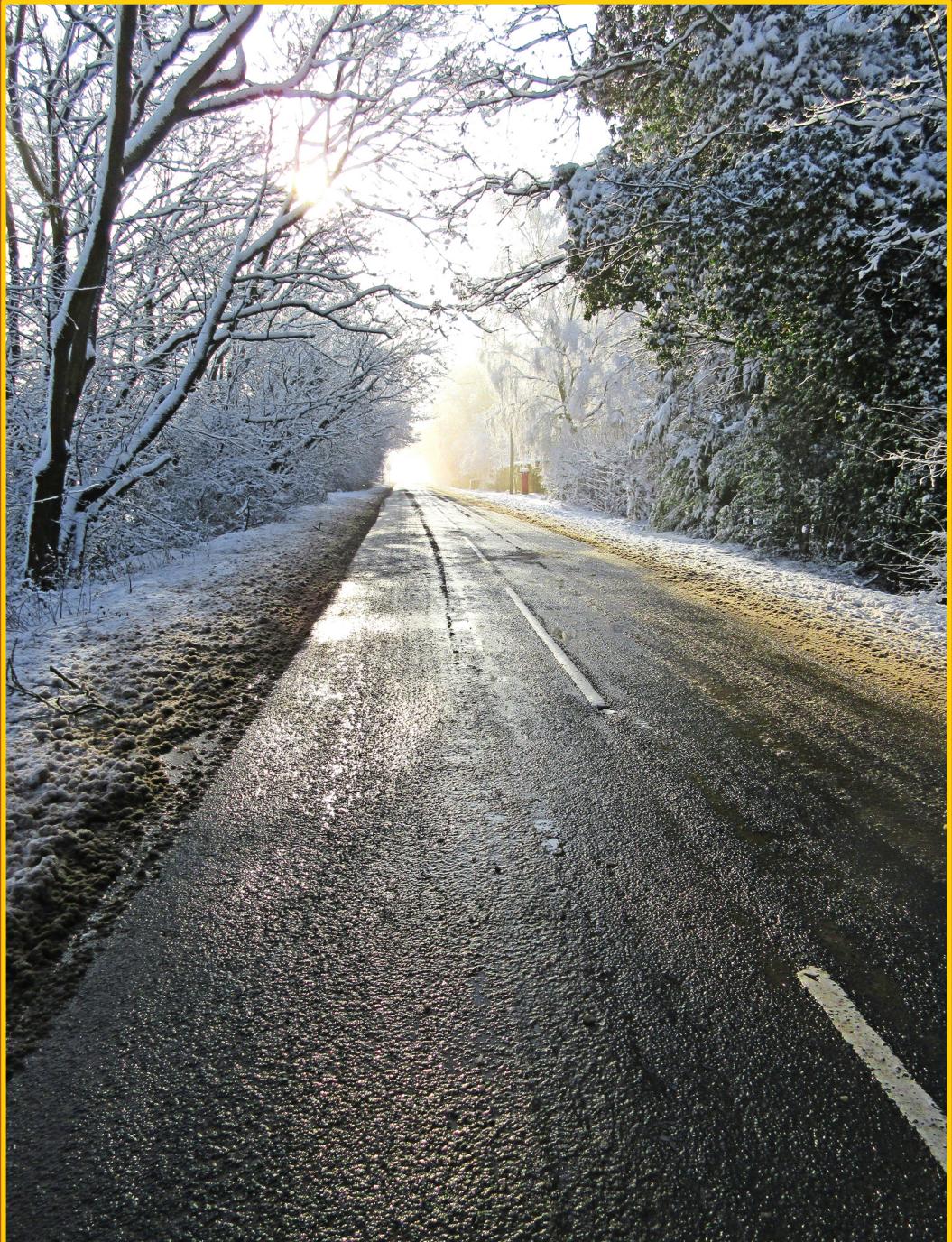
## Schedule of Listed Buildings in Thorner

PROPERTY/STRUCTURENAME	NUMBER	STREET	Leeds MDC BLDG REF	Images of England Ref.	Approx. AGE	COMMENT
Cross base	NA	Butts Garth	75-16/170	425468	C18	20m north-west from Butts Garth House
Ellotts House	NA	Car Lane	75-71/77	424475	1775	Former Bishops House
Ellotts Coachhouse	NA	Car Lane	75-71/78	424476	1775	L-shaped Coach House 15m east of the above
Manor Farm Barn	NA	Car Lane	75-16/171	425469	Mid C18	Large aisled barn to - converted end 20 <sup>th</sup> C
Methodist Chapel & Sunday School	NA	Car Lane	75-16/172	425470	1876-78	
Kirkfield Cottage	NA	Church Hill	75-71/73	425471	late C18	
Church of St Peter	29 & 31	Church Hill	75-16/10002	425707	mid C18	(Actually listed as 1 & 3)
Church of St Peter Grave slab	NA	Church View	75-16/175	425473	C15 tower.	Reconstructed circa 1885
Northolme	NA	Church View	75-16/176	425474	1503	In the angle with the tower and SW aisle
Roadbridge east of Bridge House	NA	Church View	75-16/174	425472	late C18	NA
Beaulieu Cottage	NA	Lower Sandhills	75-9/179	425477	late C18	
Mexborough Farm barn & outbuilding	NA	Main Street	75-9/188	425486	1771	
NA	6	Main Street	75-16/190	425488	mid C18	Converted late 20 <sup>th</sup> C
NA	20 & 22	Main Street	75-16/189	425487	late C18	
NA	23	Main Street	75-16/192	425489	late C18	
NA	26	Main Street	75-16/180	425478	late C18	
NA	28	Main Street	75-16/193	425490	late 17th.	19th fenestration
NA	30	Main Street	75-16/194	425490	late C18	
NA	33	Main Street	75-16/196	425492	late 16th	Timber frame, mid 18th C stone walls
The Laurels	NA	Main Street	75-16/181	425479	early C19	
NA	35	Main Street	75-16/182	425480	early C19	
NA	39	Main Street	75-16/183	425481	early C19	
Windsor House	57	Main Street	75-16/184	425482	early C19	
NA	59	Main Street	75-16/185	425483	C17	Altered 20 <sup>th</sup> C
NA	65	Main Street	75-16/186	425484	early C19	
Kenilworth Cottage	66	Main Street	75-16/205	425493	early C19	
Kenilworth Cottage	66	Main Street	75-16/205	425494	early C19	Garden wall to front
Clairville	67	Main Street	75-16/187	425485	early C19	
NA	68 & 70	Main Street	75-16/199	425495	early C19	
NA	72	Main Street	75-16/200	425496	early C19	
Steam Cottage and	88	Main Street	75-16/201	425497	early C18	
Field Head	NA	Thorner Lane	75-9/202	425498	circa 1844.	20 <sup>th</sup> C alteration
Milestone	NA	Car Lane/Wetherby Rd		425499	Mid C19	

*Up to date information on listed buildings and other heritage assets should be sought from Historic England or other reliable source*

Up to date information about public rights of way should be sought from Leeds City Council or another reliable source.





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