

**Thorner Neighbourhood Plan
2016 – 2031**

Pre-submission Draft

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Foreword

This to be written by the Parish Council Chairperson.

Chapter 1 Introduction

The Localism Act 2011, which entered the statute books in April 2012, introduced a range of new powers to enable local communities to shape new development in their community. The Act specifically provided for the preparation of Neighbourhood Development Plans which allow local communities to set out planning policies for the development and use of land in their respective neighbourhood area.

The Neighbourhood Plan is submitted by Thorner Parish Council which is a qualifying body as defined by the Localism Act 2011 and applies to the Parish of Thorner within the Leeds City Council boundary. The area was formally designated as a Neighbourhood Planning Area in January 2013. The Plan covers the period up to 2031

The policies of the Neighbourhood Plan are in general conformity with the Development Plan of Leeds City Council contained in the Core Strategy (date) and saved Unitary Development Plan Policies. Once made the NP is part of the statutory development plan for Thorner Parish and will be a primary consideration when determining planning applications within the Plan area.

The Neighbourhood Plan has been prepared to ensure that it comprises a set of policies which are in accordance with the Basic Conditions. These Basic Conditions are tested through independent examination and are checked by Leeds City Council prior to the Neighbourhood Plan proceeding to examination. In summary the Basic Conditions require Neighbourhood Plans to:-

- Have appropriate regard to national policy
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies in the development plan for the area
- Be compatible with EU Obligations including human rights requirement.

The Thorner Neighbourhood Plan is based on the Thorner Village Design Statement (VDS) which was adopted by Leeds City Council as a Supplementary Planning Document in 2011. The VDS is a document describing the qualities and characteristics local people value in their community and which sets out clear guidance for the design of all development in the Parish. Although this VDS has been on the whole successful in delivering development in Thorner which respects its distinctive character, developing the actions of the VDS into planning policies will ensure they are given additional weight in considering planning applications for proposed development.

Chapter Two: Thorner Past and Present

Thorner is located 8 miles north east of Leeds City Centre between the A58 (Leeds to Wetherby Road) and A64 (Leeds to York Road). It is set within open countryside and comprises the village of Thorner together with the outlying hamlets of Sandhills, Birkby and Eltofts.

Thorner is an ancient village dating back to a Saxon settlement and 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 derived its name.

Historically the settlement of Thorner was agriculture based and developed a cottage textile industry. The main settlement of farms lined either side of the Main St from Sandhills to Bramham Road and extended east into Butts Garth. This is the core of the historical village and gives it much of its charm and beauty. Main Street and the immediately surrounding area form the major part of the Conservation Area designated in 1970 and reviewed in 2008. (See map?). 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. Generally they were built with relatively narrow frontages but with a deeper plot to the rear. There was a railway line, running to Leeds and Wetherby this was closed in the mid 1960's and has left a legacy in the form of an embankment and 2 bridges.

Listed Buildings and Village Characteristics

The existing Parish Church is thought to date back to the 15th century although it is likely to have been the site of a building before this. The tower is of a perpendicular architectural style whilst the rest of the building 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 other listed building built for religious purposes is the former Methodist chapel Kirklands. This was built in 1878 and like the Parish Church owes much to the gothic revival, popular in that era. As the numbers in the congregation declined, the Methodists found the building too big for their needs and moved to Main Street. Kirklands was converted to flats in the 1980s with much of the church interior lost. The exterior though, gives a clear indication of its original use and is of clear architectural value.

Linked to the Parish Church is the old Tithe Barn on Station Lane, now converted to residential occupation. This building was originally a large stone aisled barn of the late medieval era and has previously been the attention of archaeological research. Main Street features a number of listed buildings and is also the centre of the original Conservation Area, designated in 1970. Many of the buildings are stone houses dating to the 18th and 19th centuries. Typically they are constructed in stone with frontages set along the main road and have long narrow gardens to the rear. A number of the buildings are former farms, now converted to housing, whilst others are clearly grand houses built specifically for

residential purposes, such as the three storey Northolme with accompanying outbuildings on Church View. More modest cottages have also been listed, such as 68 and 70 Main Street to show the vernacular character of the housing stock in the village through the 19th century.

On the fringes of the village are some grand houses which have been listed. The Bishop's House at Eltofts, formerly the permanent residence of the Roman Catholic Bishop of Leeds is an 18th century stone built house built as a dower house for the Mexborough family. Field Head on Thorner Lane is another grand 19th century stone-built house now converted for commercial use.

59 Main Street, known as The Old House, is thought to be the oldest building in the village. It is thought to be one of the early buildings built in the era when construction turned away from timber frame to masonry building. It features Yorkshire sliding sash windows and the listing shows it is dated to the 17th century date.

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. A milestone near the junction of Wetherby Road and Carr Lane dates to the mid-19th century.

From the beginning of the 20th century, new residential development has occurred to the east of the parish and has resulted in the village becoming a dormitory settlement within easy reach of work in West and North Yorkshire.

Thorner Today

Thorner is seen as a desirable place in which to live with attractive and accessible countryside. Thorner notably has no street lighting, enabling the night sky to be clearly observed. These characteristics contribute greatly to the rural ambience of the village much appreciated by its residents and visitors. The surrounding countryside is well used by cyclists, walkers and horse riders, through a network of public footpaths, bridleways and lanes, providing road and off-road links to adjoining parishes. It has a half-hourly bus service during the day time (770/771, Transdev Harrogate and District: Leeds, Thorner, Boston Spa, Wetherby, Harrogate) and easy car access to the A1(M) and A64.

The 2011 census indicates that the population has grown to 1,640 residents, comprising 707 households, compared to 916 residents as recorded in the 1901 census and 1,165 in the 1961 census. In June 2016, there were around 1,390 persons on the electoral register.

Thorner has a thriving Church of England Primary School (current enrolment 176) with both a pre-school and out-of-school club. There are many active sports and recreational clubs (including: tennis, football, bowling, badminton and table tennis, boules, Brownies and Scouts) and a programme of exercise and leisure activities (including: Keep Fit, Pilates, Tai Chi, film club, discussion groups, art groups, tea/coffee and lunches for older persons, and adult education classes) held in the three village facilities (Memorial Village Hall, Parish Centre, over-60s Centre). There is also an active choir in St. Peter's church. A number of events are held in the Victory Hall, attracting people from outside the village, as well as residents. These include an annual beer festival, comedy nights along with a growing music concert schedule. These all contribute to the vibrancy of Thorner.

Other services and facilities available in Thorner are listed below:

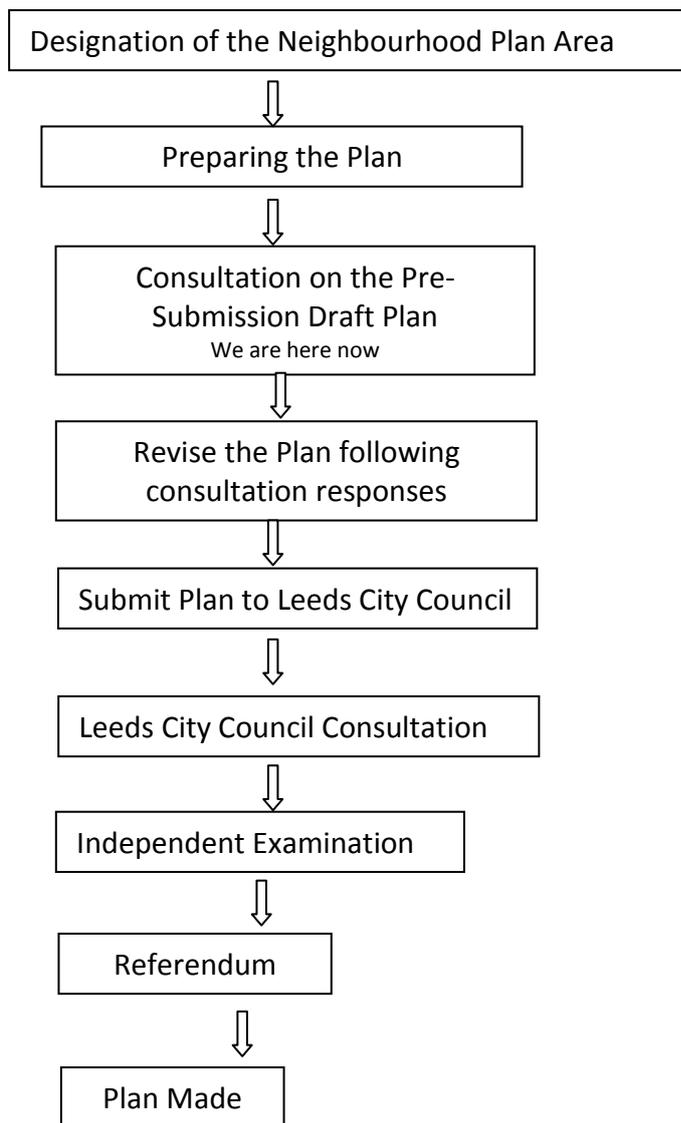
A small village shop, a Delicatessen (Delectations), a hair-dresser salon (and, up to 2015, a Post Office) One restaurant, the Beehive Two pubs, the Fox and the Mexborough Arms. A GP Surgery, a sub-surgery of the Collingham Practice Weekly fish van and 'fish and chip' van Playground and Village green public area A bowling green, cricket and football pitches and tennis courts
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Outside of the village envelope and current built areas, much of the countryside to the north, west and east of the village is recognised in the Leeds Unitary Development Plan as having a 'Special Landscape Character'. It is described as having a '*field structure largely intact and small woodlands on the steeper valley sides*' and a '*high scenic quality*', with '*attractive middle and long distance views*' to and from the village of the 'rolling ridges'. The surrounding countryside is used by cyclists, walkers and horse riders through a network of public footpaths, bridleways and lanes providing off road routes within the village and links to adjoin parishes.

Chapter 3 The Neighbourhood Plan Process

Preparation of the Neighbourhood Plan entails a number of steps as shown in the following diagram. This document is the Pre-Submission Draft for consultation required under Regulation 14 of the Neighbourhood Planning Regulations 2012. Comments received on the Plan will be considered and the Plan amended if considered appropriate before the Plan is submitted to Leeds City Council.

Fig No 1 The Neighbourhood Planning Process



Thorner Parish Council made the decision in 2013 to prepare a Neighbourhood Plan and a Neighbourhood Plan Steering Group was set up comprising parish councillors and interested local residents. The Parish was formally designated by Leeds City Council as Neighbourhood Planning Area in January 2013. The Designated Neighbourhood Area is contiguous with the Thorner Parish boundary. (See Map 1)

Map 1 Neighbourhood Plan Designated Area

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.

The Parish Council had previously prepared a Parish Plan in 2006 and subsequently reviewed that Plan in August 2010 with a series of action points. Following on from the Parish Plan, the Parish Council also decided to prepare a Village Design Statement which was adopted as Supplementary Planning Guidance by Leeds City Council in February 2011. Both these documents were the result of extensive consultation with the local community during their preparation and provided an important basis for the preparation of the Neighbourhood Plan.

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 dedicated area of the Parish Council website was set up for the Neighbourhood Plan and minutes of all Steering Group meetings put on the website. 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 but the policies and proposals within it would be given additional weight if they were to be included as Neighbourhood Plan policies.

It was agreed therefore 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 necessary mandate for the Steering Group to proceed with their Neighbourhood Plan on this basis.

The Steering Group then set about agreeing the Vision and Objectives for the parish based on information in the VDS and defining their policies accordingly. The Character Areas (chapter 7 of the VDS) was summarised and is included in the Plan Appendix to provide the supporting information for the main policy of the Plan (Policy 1).

Chapter 4 The Village Design Statement

The Village Design Statement (VDS) was completed in 2011 and received high praise from Leeds City Council. This was a significant undertaking by the village community and is to form the basis for our Neighbourhood Plan. The VDS indicated a number of areas that could be developed and many of these have been taken forward by the Parish Council and other community groups.

Examples of where the VDS has resulted in positive developments include:

The iconic ford in the village has been totally rebuilt to ensure the vehicular access is maintained, flood risk is reduced and safety work to sewage pipe completed. This was a jointly funded venture involving circa £4K from Leeds City Council and £6K from Parish Council (PC) funds. *(VDS statement P12 More regard should be paid to the potential impact of the Mill Beck – both as a vital drainage facility subject to flooding and as a resource for enhancing the landscape).*

New signage has been designed and located at all road entrances to the village *(VDS statement P18 The four village entrance 'Gateways' could be enhanced with appropriate signage....)*

Gardens/grassed areas have been preserved and maintained in the village by the PC and two sections of the millennium green have been redesigned as wildflower meadow areas. *(VDS statement P27 Manage grassed areas....to support wildflowers).*

Benches in the village have been logged and a maintenance schedule devised and delivered by the PC. They have also responded to requests from villagers to provide a bench at the bus stop and have purchased and fitted an appropriate item that does not detract from the appearance of the area. *(VDS Statement P27 Ensure...street furniture is well designed and installed, maintained and enhanced to a high standard that respects and reflects the nature of the Conservation area).*

Access to a small area adjoining Mill Beck has been provided by the PC and the area is maintained as a woodland wildlife glade with access for viewing the birds and wildlife that are encouraged to thrive there. *(VDS Statement P18 Any opportunities should be taken to increase public access to the banks of Mill Beck)*

Tree conservation is taken account of in all planning applications that are scrutinised by the PC. New trees have been grant funded and planted in the paddock adjoining the Victory Hall. *(VDS Statement P12: review the status and management of areas of woodland within the Parish).*

Sam Syke has been the focus of a village project to restore the historically important water pump that is located there. This is now completed and has an interpretation panel alongside it. *(VDS Statement P18....Sam Syke could be improved with sensitive landscaping and an interpretive panel to reflect its historical importance).*

All of these projects have positively impacted on the quality of life and local aspect for people who live in or visit the village. The positive developments need to be taken account of, and added to, through future planned infrastructure and development opportunities.

Chapter 5 Our Vision and Objectives

The Vision for Thorner has been developed through desire of the local community to maintain the distinctive historic character of the village and its important landscape setting and is based on the key aims of the Village Design Statement which was subject to wide consultation.

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.'

A set of objectives was derived from the Vision which are as follows

- **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 into the surrounding countryside**
- **To protect open green space within the village together with significant trees**
- **To ensure that traffic and pedestrians can move safely and freely through the village**
- **To improve connectivity in the village by ensuring cycleways and footpaths link key village amenities and the open countryside**

These objectives have been developed into the planning policies set out in the next chapter

Chapter 6 Planning Policies

Policy 1: Design of New Development

New development will be supported where it is designed to a high standard which responds to the distinctive character and reflects the identity of the local context of Thorner as defined within the Character Assessment at Appendix 1 by way of;

- i. height, scale, spacing, layout, orientation, design and materials of buildings; and
- ii. the scale, design and materials of the public realm (street furniture, signage, boundary treatments, highways, footways, open space and landscape).

Explanation/justification /evidence

Thorner has an attractive range of building styles arranged in a variety of layouts and street patterns together with open spaces. The guiding principle should be that new development including alterations and extension must be sympathetic to and respect the best of the existing layout, design and materials used in the construction of the buildings in the parish. This will help maintain the overall character and appearance of the villages whilst enable development to take place. The aim is to ensure that there is architectural merit and sympathetic quality in any proposed new development.

The parish has a designated conservation area and a Conservation Area Appraisal and Management Plan has been prepared by Leeds City Council. As part of the preparation of the Neighbourhood Plan, a Character Assessment of the parish has been undertaken based on that included in the VDS which sets out features of the individual character area and is included in Appendix 1.

Policy 2: Extensions to residential properties

Residential extensions will be supported where they:

- a) are subservient to the host building;
- b) do not dominate or detract from the street scene; and
- c) are constructed of materials similar to that of the host building.

Explanation/justification/evidence

Extensions to existing buildings have the potential to change the character of the built environment and guidance was for new extensions was considered as part of the design policy and guidance in the VDS. 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.

Policy 3: Garden development

Development which results in the loss of or significant harm to the visual amenity value of private residential gardens will not normally be permitted.

Explanation/justification/evidence

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.

Policy 4: Green Spaces

Inserted policy as comments previous

The following areas are designated as Local Green Space where development should only be allowed in very special circumstances.

The community values highly the green spaces and rural feel of the parish and wish to ensure that future development does not detract from the existing green spaces and, where appropriate, enhances green spaces within the parish. Green spaces 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 brief description as to how they meet the criteria for Local Green Space set out in the National Planning Policy Framework (NPPF). If possible the evidence used in devising this policy might be used to support bids for funding the enhancement of green spaces.

Explanation/Justification/Evidence

The Parish Plan 2006 confirms the protection of green spaces from inappropriate development was a primary concern, and that the Village Design Statement should deal with these issues.

The 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 80% of those who responded to the consultation “Strongly Agreed” that existing green spaces and trees, are important features, and should be preserved and enhanced.

Site	Proximity	Significance
Mill Beck	Flows from Birkby Hill, through Sandhills and Thorner village	The beck forms an attractive feature of the village, particularly at the ford over the track to Westfield
Bowling green	Off Carr Lane, at the side of Mill Beck, behind the Mexborough Arms	Designated a protected green space, within the Conservation Area

Butts Garth		Registered as Village Green, it is an important historic green space. Within the Green is situated a Listed late medieval cross base.
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
Former quarry	Church Hill	A site of Special Geological and Historical interest, where the rock strata are exposed, and where there is evidence of the houses that were built into the rock face
Open fields and mature trees on Sandhills	Lower part of Sandhills within the Conservation Area	The open fields allow views of the countryside beyond, creating a rural context with the buildings set in the landscape
School playing fields	Set between the residential developments of Kirkfields and Kirkhills	Protected playing fields making a positive contribution to the sense of place in the neighbourhood
Various, mainly quite small, green areas, within the Kirkfields area	Various locations within the Kirkfields area	These green areas add character to the area, particularly where tree planting has taken place
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
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 Limestone, 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

General

Various village locations

The variation in the character of spaces, within the Thorner conservation area, contributes greatly to the overall character of Thorner, establishing it further as the rural location which gives the village its special interest (Conservation Area Character Analysis)

The green spaces/fields around the village create its rural character and prevent settlement coalescence. Development should not be allowed that creates a visual intrusion reducing the openness between settlements, or has an urbanising effect on the area.

Policy 5: Trees

New development should seek to retain trees of good arboricultural and/or amenity value or if their removal is demonstrated to be necessary, replace them in an appropriate location with trees of no less arboricultural or amenity value.

The integration of existing trees and hedgerows into development proposals is encouraged.

Explanation/justification/evidence

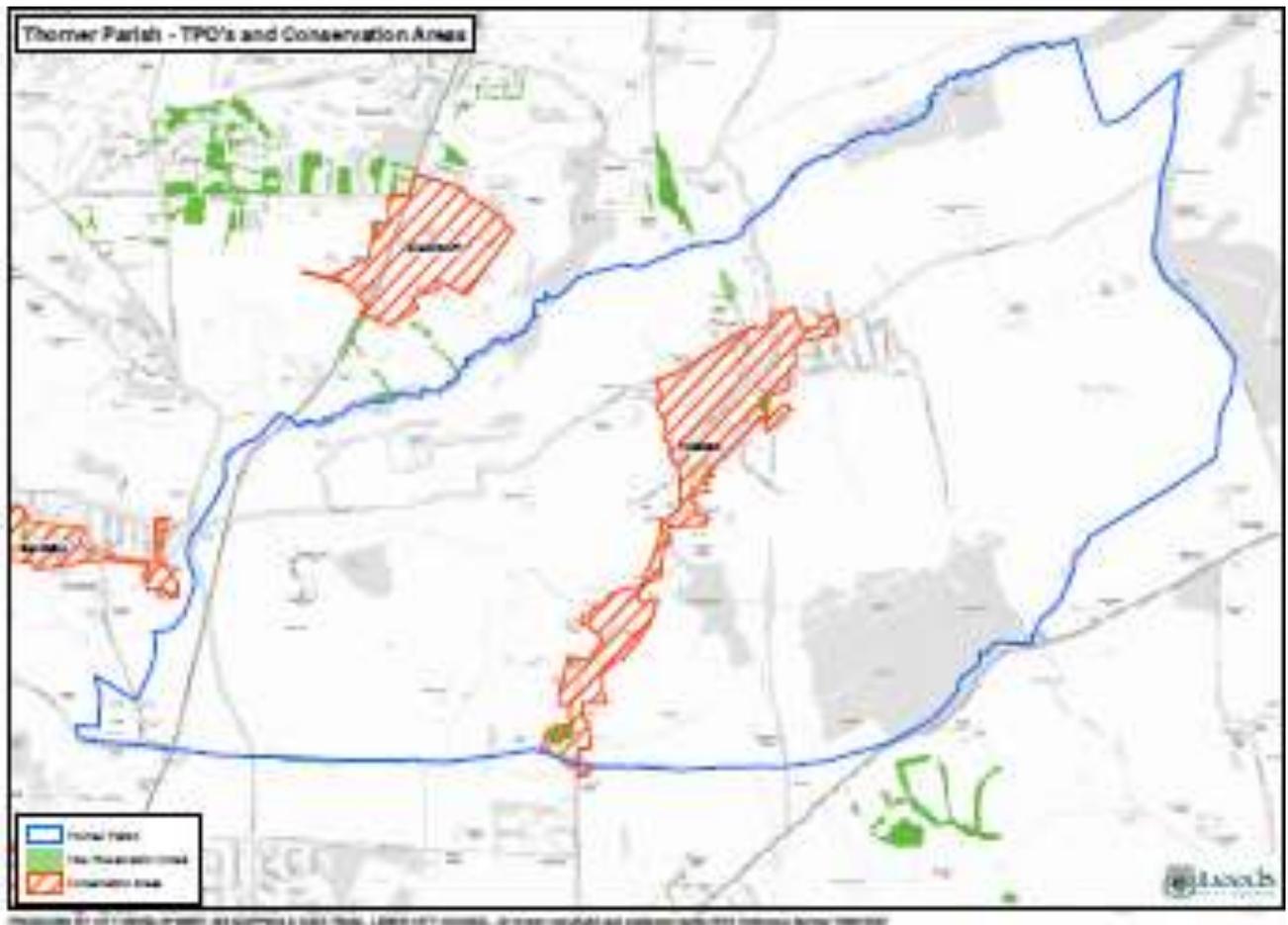
A significant contribution to the distinctive character of the parish comes from significant trees.

Trees in Thorner

Thorner is a rural [village](#) and [civil parish](#) in the [City of Leeds](#), surrounded by Green Belt land of which the underlying rock is limestone.

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).



Any work on protected trees would be subject to review by a Tree Officer from the Leeds CC Sustainable Development Unit who then has to consult with the Parish Council for a decision to be made.

Other trees are identified on the Preservation Order, are located on;

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

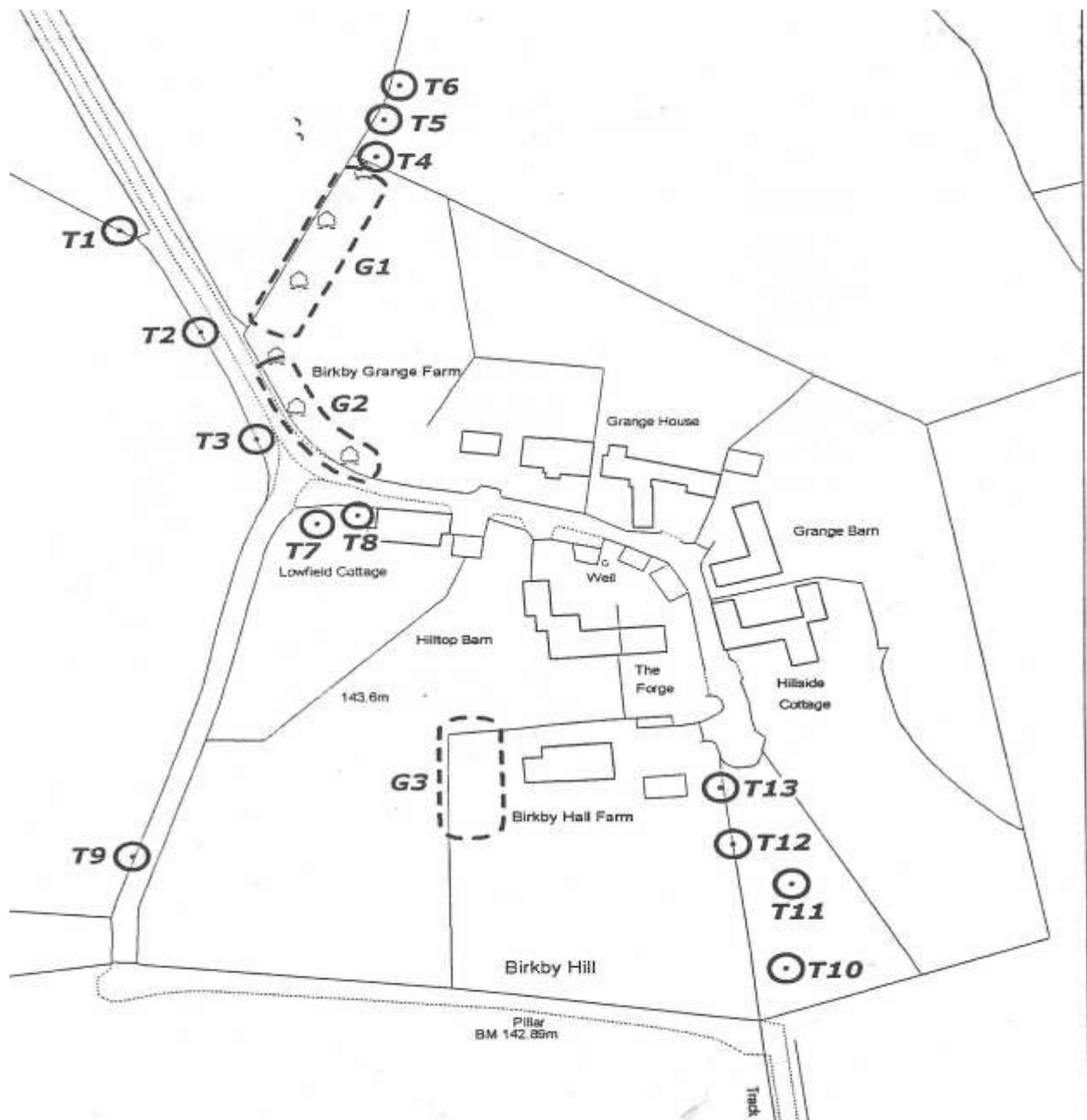


also the Beechings on Station Lane



At Birkby Grange Farm, groups of Sycamore trees can be identified within the broken black lines at G1 and G2

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



Entering the village from the A64, the following trees are to be viewed on Lower Sandhills;





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



Trees viewed from the Millenium Green looking towards St Peters Church



Some trees to be seen along St John's Avenue



Policy 6: Views

Development should consider the visual impact of proposals on key views and vistas of the local landscape (as shown on Map 1) and minimise adverse impacts on these views through the careful consideration of the design, siting and layout of proposals. Where possible, new development should create views along streets and/or open spaces 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, and 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 view of the surrounding hills from the village and view of the roofscape and significant buildings in the village from outside.

Number	Description	Features / Significance
1	Village panorama from Birkby Hill	Extensive views from elevated position of Thorner and surrounding area. Rural scene with fields and hedgerows in near

		distance continuing towards 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 onwards bordering Carr Lane. Views to the right towards Sandhills across the fields with Avondale Villas in sight. In the far distance is the village with views to the Parish Church tower, Kirkhills estate, Spion Kop with the Manor House marking the high point of the village. In the far distance are views to Saw Wood, the Fox & Grapes at Potterton and woodland around Bramham Park near Mangrill Lane.
2	Scarborough Walk from Thorner Lane	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. Views to Birkby area in distance.
3	Through Sandhills along Thorner Lane	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.
4	Old Railway line towards Westfield and Scarborough Walk	Rural scene with agricultural land in near view. Trees mark distant views with glimpses of built environment including Westfield Cottages, Westfield House, Kirklands spire and Beaulieu all of architectural character marking built environment.
5	Village panorama from Watery Lane	Distant views over agricultural land with limited built development. Trees line the horizon viewed over the village. Views of the Parish Church tower and Kirklands spire dominating the built environment, along with high-lying buildings at Spion Kop. Birkby and Eltofts seen in the distance and views possible to Wharfedale hills.
6	Village panorama from Ellerker Lane	To the east: Panoramic views 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. Kelfield Grange in mid-distance only form of built development. To the west: expansive view across dominated by agricultural land. Fields falling gradually away into valley where village rooftops appear. Kirkhills, Westfield House, Westfield Cottages and Kirklands spire mark the built environment, though subservient to surrounding agricultural land. Woodland scenes in distance marked by tree grouping high above Scarborough Walk at Eltofts. Views towards Wharfedale hills on clear days.
7	Views to the east and west from Bramham Road	[Not marked up correctly – covered in View 6]
8 & 9	Views to the north west, Norwood Bottoms and Nidderdale in the	Views across agricultural land bounded by hedges and trees. Norwood Farm and buildings form the only development in view. Woodland into Norwood Bottoms and views beyond to Nidderdale.

	distance	
10	Village views to the south	Fields in near view descending into Milner Beck Valley. Quarry to far side of Milner Beck Valley. Hedgerows mark field boundaries. Tree lined ridge to south. Woodland visible to south west near Eltofts. Glimpses of village houses and Kirklands spire
11	To Bramham Park from the south east	Rural scene of agricultural land extending into horizon. Norwood in the mid-distance and hedgerows marking field boundaries.
12	Village panorama to the south	View towards village looking over rolling agricultural land with hedgerows and tree lined railway embankment. Woodland viewed westwards towards Fish Ponds.
13	To the north along Mill Beck valley	Railways embankment seen to left of view into distance. Agricultural land with Milner Beck running in valley bottom. Twentieth century housing development on far side of the valley, on Milner Lane, in a variety of architectural styles. Woodland seen on far side of Milner Lane on horizon.
14	Tree lined railway embankment and view of Scarcroft Hall	Rolling field descending into beck running through into Kidhurst Woods. Striking view of Scarcroft Hall 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.
15	Along Mill Beck from Main Street / Carr Lane ginnel	Tree-lined views across gardens along Mill Beck valley. Gardens marking the ends of long plots some of which formerly used as orchards. Virginia Terrace, a row of brick built Victorian houses, adds to the character of the scene, with gardens divided by the beck. Private road bounded by stone walls, hedging and metal railings
16	North west towards Scarborough Walk from St John's Court	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.
17	From Carr Lane towards Manor House	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 19 th to 20 th century are seen along with Thorner Victory Hall to the left of the road. Trees along the right hand boundary dominate views to the right, though glimpses of Kirklands spire can be seen through the foliage. Trees also line the distant views towards the horizon, with Manor Gardens a stone built grand house seen at the top of Church Hill.
18	Open views towards the Cleveland Hills	Agricultural pasture land dominates the view in the near and far distance, with hedgerows marking the boundaries. Fields fall away into a valley of Scarcroft Beck. Woodland around the beck dominates the mid-distance. Scarcroft Hall Cottages with adjoining buildings and a small wind turbine in a near field form the only built environment. Distant views possible to the Cleveland Hills.
19	From Scarborough Walk across the	Northward views towards village. Westfield agricultural land rolls down view from left to right – dominating scene in near distance.

	village towards the east	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 and Sandhills.
20	Birkby Hill from Westfield	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.
21	Across Kidhurst Woods towards Cleveland Hills from Eltofts	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 to Cleveland Hills possible from Eltofts. Limited built form in view.

Policy 7 Light pollution In order to conserve the rural character, new development in Thorner should respect and maintain the 'dark' nature of the village. Development proposals which harm this 'dark' character will be resisted.

Explanation/Justification/Evidence

Thorner is distinctive for being one of West Yorkshire's few 'dark villages'. 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.

Policy 8: Parking

New 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. Car parking should be positioned and designed to have minimal impact on the street scene.

Explanation/Justification/Evidence

Car parking is a major issue in the Main Street where the density of housing together with shops and other facilities places pressure upon car parking in that locality. In other areas car parking is an issue because of narrow road access or limited off road parking particularly around Kirby Garth. Parked cars often restrict passage of buses, delivery and emergency vehicles and farm machinery as well as creating a hazard for pedestrians. The need for adequate off street parking on new development proposals is considered to be an important issue by residents.

Policy 9: Pedestrian and cycle links

Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing greater access to the village centre, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted.

Explanation/Justification/Evidence

Thorner has an enviable network of public footpaths, 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 an 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.

Policy 10: Traffic calming and pedestrian priority

Development which would enable or help traffic calming or shared space features to be provided will be supported. Proposals should give priority to pedestrian movement and pedestrian safety.

Explanation/Justification/Evidence

There is concern from the local community on the speed of traffic entering the village particularly from the direct of Sandhills.

Policy 11: Flooding and Drainage

New development should aim to reduce the overall level of flood risk in the area by limiting surface water run-off through the introduction of permeable surfaces, and where feasible and practicable, using Sustainable Drainage Systems

Appendix

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. The below lists some of those projects which are either on-going or worthy of future consideration.

- Trees / Hedgerows – projects to conserve and restore native species & identify trees outside of Conservation Area worthy of TPO designation. Identify new sites suitable for tree planting.
- Footpaths – expand and improve the existing footpath network.
 - Provide signage to identify suitable parking locations linked to walks / footpaths
- Consider projects to establish bridal / cycle route along old railway line
- Signage to acknowledge entrance to Conservation Area
- Provide grass-crete parking or other Conservation Area sensitive materials where verges are vulnerable to damage.

The above is not meant as a restrictive list of community projects over the life-span of the Neighbourhood Plan. The community is welcome to propose new projects and action groups for the consideration and support of the Thorner Parish Council.