

# THORNER

## VILLAGE DESIGN STATEMENT

2011





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The Thorner Village Design Statement follows on from the Parish Plan published in 2006. It is the result of an extensive undertaking to determine and understand the wishes and desires of the residents of the Parish, as to how they would like the character of the community to be retained, enhanced and further developed.

This document should be read in conjunction with the more detailed Conservation Area Appraisal and Management Plan approved by Leeds City Council on 12th January 2009.

The Village Design Statement identifies and explains what residents like, or would like, to see improved in the area. It defines the character and provides design and enhancement principles, which if effectively applied, will respect and complement the local identity, its heritage and open spaces.

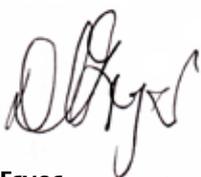
Change is brought about not only by large developments but also by the smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedgerows which alter the look and feel of the whole Parish.

Residents and property owners will be encouraged to refer to this document in the first instance, to obtain design and enhancement guidance when considering possible alterations to their property or surroundings.

Developers should also take on board the wishes of the community reflected in this document, and apply the various design and enhancement principles when considering a proposal.

Equally the Parish and City Councils will find the VDS a useful working document in helping make decision on priorities in future development, and maintenance of existing infrastructure.

The Village Design Statement Steering Group are grateful to the community for the valuable contributions, which have enabled this document to be produced.



**David Fryer**  
Chairman-Village Design Statement Working Group

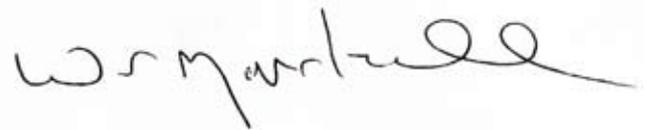
### **Thorner Parish Council Support**

We now have a Village Design Statement that was one of the principal targets for action in the Parish Plan formally adopted by the Parish Council in January 2006.

Thorner Parish Council has approved this Village Design Statement, and once adopted by Leeds City Council as a "Supplementary Planning Document" will refer to it for advice, guidance and comment on all future planning applications.

With new "Permitted Development" planning regulations introduced from 1st October 2008 we hope and trust that everyone will also take into account the principles laid down in our Village Design Statement before implementing any alterations or extensions to their properties. By looking around and taking account of their surroundings when planning changes residents and property owners can make a real contribution to the appearance of the village.

The local community has produced the Village Design Statement, so that future changes will respect and retain the character of Thorner that makes it so special to us all.



**William Scott Marshall**  
Chairman Thorner Parish Council

## PURPOSE OF THE VILLAGE DESIGN STATEMENT

Village Design Statements (VDSs) were first introduced in 1994 by the Countryside Agency (now part of Natural England) in order to protect the character of rural England.

Later, in 2000, the Agency promoted Parish Plans as part of their 'Vital Villages' initiative and VDSs became an element of these more holistic Parish Plans. Thorner published its Parish Plan in January 2006.

A Design Statement may be defined as a document describing the **qualities and characteristics local people value in their community** and one which sets out clear and simple guidance for the design of all development in the Parish.

Such a document is to be used to influence developers, ensure that new buildings respect and reflect local character, and can be accorded weight in the determination of planning applications.

A key feature is that the local community have been involved in the preparation of the Design Statement and took the lead in the public consultation process in liaison with the local authority Planners.

The key aims of this Village Design Statement may be summarised as follows:

- To enable local communities to analyse and define the value of their local environment.
- To act as a tool for appraising the specific character of the area.
- To assist Leeds City Council in ensuring that future development responds to and respects that character.
- To provide design guidance for developers and residents for all proposed developments, whether large or small, so that existing character may be maintained and enhanced.
- To promote local environmental improvements and opportunities for enhancement by making recommendations for action.

- To provide local residents, the Parish Council, Planners and potential developers with a concise source of information and guidance on the character of Thorner.

The Thorner VDS is to be a Supplementary Planning Document and is to be adopted as such by Leeds City Council as part of the Local Development Framework. It will become a 'material planning consideration' in determining Planning Applications and Appeals

### Leeds City Council Statement

Leeds City Council welcomes this initiative and supports the aims of Design Statements as expressions of both the characteristics of the area valued by local people and of their aspirations in guiding new development.

**The design guidance will be used by the City Council in determining planning applications. The VDS is not meant to and cannot stop development and change from happening but it can help to influence how all future developments fit into the Parish by setting out the qualities and characteristics that people value in their Parish. Compliance with the guidance of the VDS does not remove the obligation, where necessary, to seek planning permission from the local planning authority.**

**This Design Statement also recommends actions to enhance the village through a Management Plan. All the actions and recommendations are based on resident's aspirations and while they have been the subject of consultation with Leeds City Council, the Council has made no specific commitment to their implementation. However, these actions and recommendations should be taken into account, where appropriate, by developers, and will assist in justifying any future bids for funding.**

As a Supplementary Planning Document it forms part of the emerging Local Development Framework for the city but it must also be read in conjunction with the saved policies of the Unitary Development Plan which it expands upon (see Appendix 1).

The Thorner Parish Plan specifically proposed that a Village Design Statement be prepared and that it should address some of the action points identified in the Plan which arose from the public participation exercises involved in its preparation.

A comprehensive questionnaire was distributed to all residents with a response rate of over 40% and an exhibition held to display the results of the questionnaire and the draft Parish Plan proposals.

The overwhelming result was the concern of the people of the parish 'to conserve the rural setting of Thorner and the architectural heritage of the village'. In particular, the Village Design Statement was

'to identify possible extensions to the existing Conservation Area' and to consider 'the issue of green spaces and infill development' within the village.

The VDS was publicly launched in October 2006 and a Steering Group established to oversee its preparation.

'Walkabouts' of the village and 'driveabouts' of the surrounding countryside were organised through the autumn of 2006 and the spring of 2007 to undertake initial character appraisals (see Appendix 3 for details). A walkabout to review the Conservation Area boundary was done in conjunction with a Conservation Officer from Leeds City Council.



1. Village Design Statement Steering Group  
From left to right: Michael Brereton,  
John Calvert, Diane Pedder,  
Joanne Bell, Terry Smith, Scott Marshall,  
David Fryer (chairman),  
Alan Haigh, Richard Eshelby, Diane Gibbins.  
Not in the photograph: Rosie Cooke,  
David Wignall, Tom Mycock.

2, 3, 4, 5. The exhibition in the Victory Hall,  
on Saturday 24th November 2007



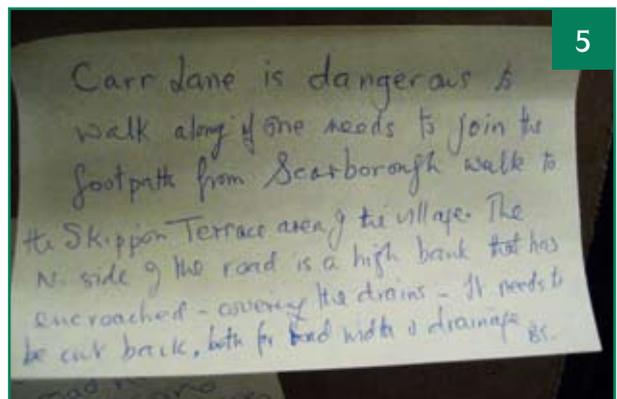
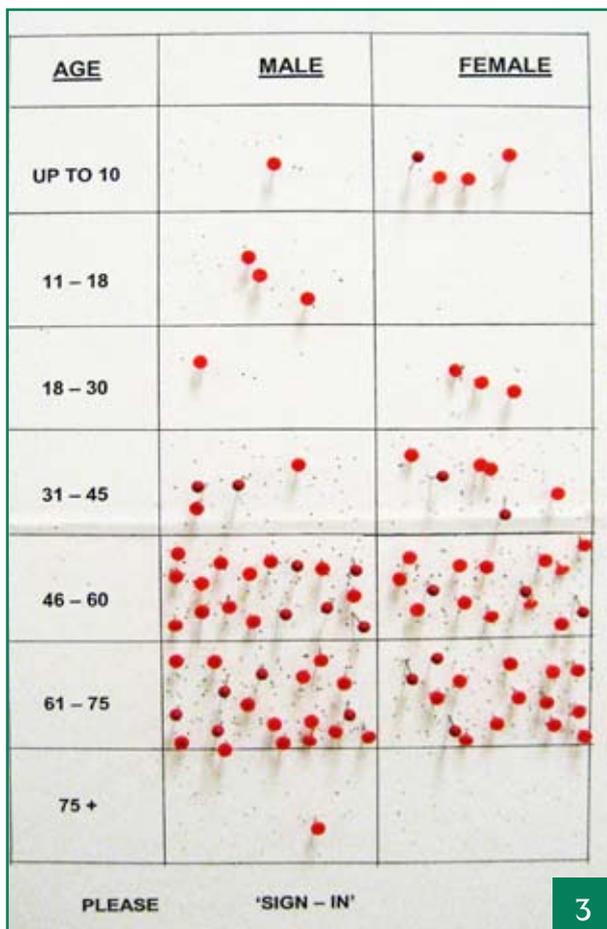
The initial findings of these activities were displayed at the Village Gala on 23rd June 2007 and responses sought.

Members of the Steering Group undertook more detailed character appraisals over the summer and a questionnaire was issued to all residents in September 2007 on specific issues relating to buildings, roads and footpaths and landscape. (see Appendix 4 for details).

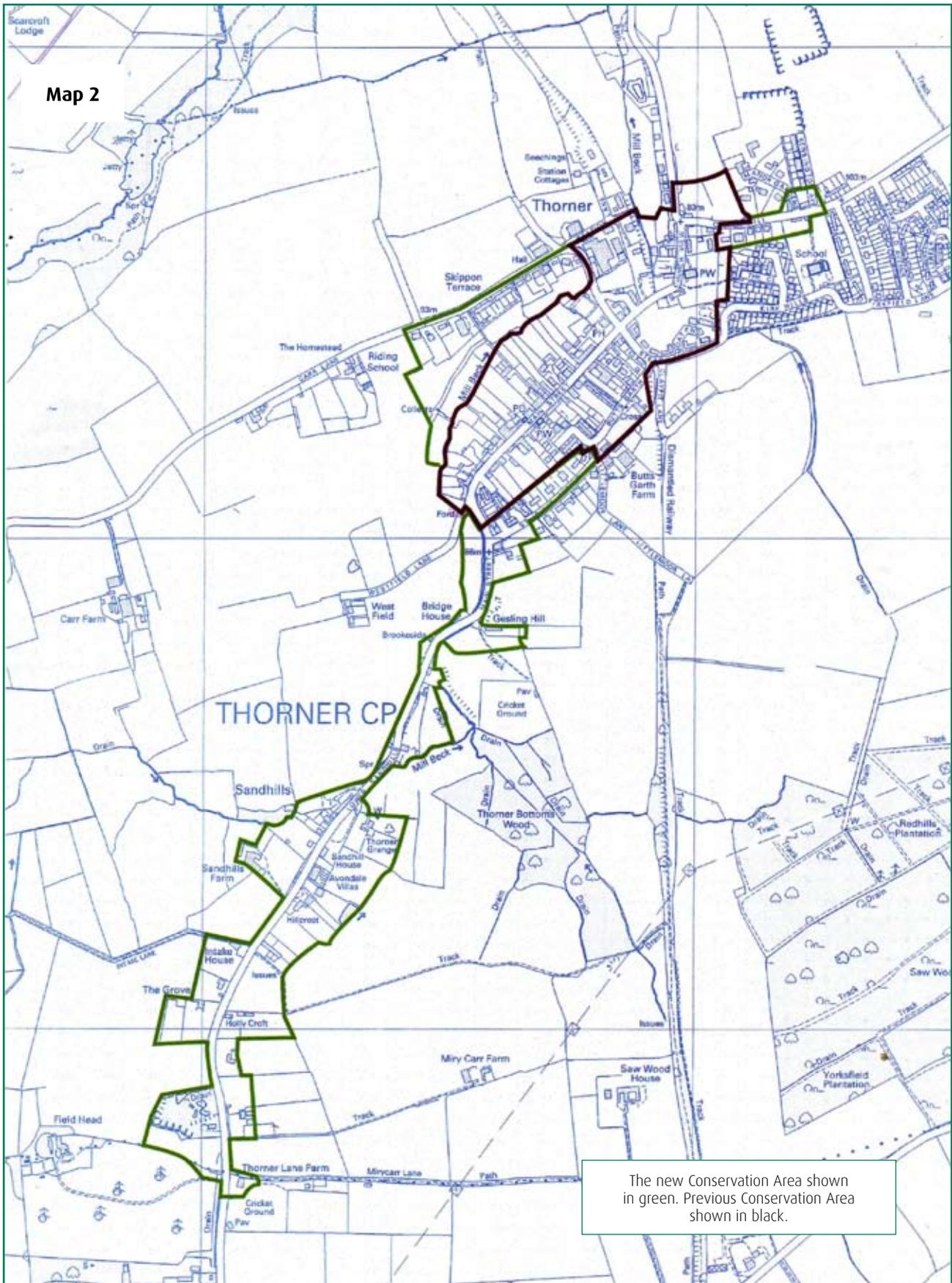
The results of the questionnaire survey and the character appraisals together with the first draft of the VDS were then the subject of an exhibition on Saturday 24th November 2007 at the Victory Hall. Subsequently, Leeds City Council presented a draft Conservation Appraisal and Management Plan at an exhibition on 1st November 2008 and the draft Village Design Statement itself was exhibited for public comments on 6th December 2008 at the Victory Hall.

The approved Conservation Area Appraisal and Management Plan was approved by Leeds City Council on 12th January 2009 and is now a 'material consideration' in determining planning applications. (See Map 2)

During 2009 the amended draft was submitted to the Leeds City Council's City Development Department for comments and subsequently to the Planning Board in May 2010 for approval for formal Public Consultation which took place from 28th October to 9th December. It was finally approved for adoption by the Planning Board on 7th February 2011.



Conservation Area



Thorner is a unique place – though only 8 miles northeast from the centre of Leeds, and situated between the A58 (Leeds – Wetherby road ) and the A64 (Leeds – York road ) it is set within an area of glorious and relatively unspoilt arable farmland countryside and retains a unique village identity.

The commanding feature of Thorner is its wide Main Street dominated by the fifteenth century tower of the Church of St. Peter. The buildings fronting Main Street are mainly traditional vernacular buildings of the late 18th and 19th centuries constructed in stone. Its buildings and valley setting create a valuable heritage.

### Origins

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. The location for the early settlement is thought to be the site at Saint Osyth’s Well, in what is now known as Sam Syke ginnel, opposite Saint Peter’s Church.

Historically, the settlement of Thorner was agriculture based, and developed a cottage textile industry.



The commanding feature of Thorner is Main Street, dominated by the fifteenth century tower of the Church of St. Peter.

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The main settlement and farms largely lined either side of what is now Main Street from Sandhills to Bramham Road and extended to the east onto Butts Garth.

From the beginning of the 20th Century development reflected the growing attraction of commuting to Leeds, and developments of recent decades – some more sympathetic to their surroundings than others – have provided dormitory settlement within easy reach of work in West and North Yorkshire.

The railway that served the village for 80 years until the mid sixties has left a legacy in the form of an embankment and 2 remaining bridges.

The surrounding countryside lanes, tracks and public footpaths are increasingly used by cyclists, walkers and horse riders.

If the village heritage is to be preserved and enhanced, it is vital that Thorner does not become engulfed by the suburbs of Leeds and that the extensive Green Belt remains.

This Village Design Statement sets out to identify the character, layout and landscape of Thorner so that future developments can both preserve and enhance this unique village.



Sam Syke, and the site of St. Osyth's Well.



Church View and the Railway Bridge, circa 1960.

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## AERIAL VIEWS

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The Parish Boundary is marked in white.



Heart of the Village.

The village of Thorner, together with the outlying hamlets of Sandhills, Birkby and Eltofts, are surrounded by attractive countryside, notwithstanding being so close to the urban area of Leeds. In fact the bulk of the Parish is farmland and woodland and falls within the designated Leeds Green Belt.

Much of the countryside to the north and west of the village is recognised in the Leeds Unitary Development Plan as having 'Special Landscape Character'. (Policy N37 in the Unitary Development Plan - see Appendix 1 for details) 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'. Some of the ridges are tree lined such as the Bluebell Wood Ridge (Scarborough Walk).

Thorner took its name from the 'Thorn Bank' which divides the Millstone Grit area to the west from the Magnesian Limestone area to the east. The bank runs from north of the village, crosses Church Hill and is seen in the Churchyard and the high ground to the east of Butts Garth and Sandhills. There is a small Site of Ecological or Geological Interest (SEGI-43) called Thorner Quarry on the north side of Church Hill where the underlying strata of 'Thorn Bank' is exposed.



A view of Thorner from the north west.



Looking north west towards Birkby.

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The geology has determined the landscape and the Village of Thorner is located on the divide between two major landscape types. To the west of the village are small scale farmed ridges and valleys, which extend out to East Keswick and Wike where the sandstone soils are more suited to pasture. This area is classified in the Leeds Landscape Assessment as part of the Millstone Grit Plateau (MGP5). To the east, wooded farmlands extend to the A1 and this area, dominated by the limestone soils, is characterised by large regular fields of arable farmland infused with blocks of densely planted woodland. It is classified as part of the Eastern Limestone Belt (ELB5).

The north-western boundary of the Parish is defined by Scarcroft Beck which flows through a steep-sided valley and forms a small lake – Kidhurst Pond (“Fishponds”),

which is a second tier Site of Ecological or Geological Interest (SEGI -15), primarily from a botanical point of view but it also supports a range of bird species and damsel flies. It lies within the wider Leeds Nature Area (LNA-52) of Kidhurst Wood.

Another steep sided valley further to the east forms the northern boundary and contains Milner Beck and east of the Jubilee Footbridge there is a Site of Special Scientific Interest (SSSI-13) - Norwood Bottoms. It is located on the site of an ancient woodland dating back at least to the 15th century and Norwood Bottoms is the only example in West Yorkshire of a woodland on Magnesian Limestone which has not been extensively modified by man. Milner Wood on the north bank is a relict coppice woodland.



Scarborough Walk as seen from Sandhills.



On Church Hill the underlying strata of 'Thom Bank' is exposed.



Fishponds supports a range of bird species and damsel flies. It lies within the wider Local Nature Area (LNA) of Kidhurst Wood.

## THE COUNTRYSIDE AND LANDSCAPING SETTING OF THORNER

Mill Beck, flows from Birkby Hill through Sandhills and then Thorner village itself. It is prone to flash flooding, as seen in the summer of 2007, but nevertheless forms an attractive feature in the landscape, particularly at the ford over the track to Westfield from Main Street. The Beck remains largely hidden on its route through the village.

To the east of Sandhills and Mill Beck is a small area of woodland, Bottoms Wood, with native tree species and bluebells.

Saw Wood SEGI-25 is located near the south-eastern boundary of the Parish and consists of several smaller woods, some of which are ancient. Due to the fact that the woods lie on the junction of Coal Measures, Millstone Grit and Magnesian Limestone, there is a

variety of tree species. The main area of limestone woodland is along the southern edge with some rare ancient woodland herb species. Saw Wood supports regionally scarce butterfly species and is one of the few sites in the county where harvest mice breed.

Generally, the landscape in the Parish has undergone little change in recent years but with some natural regeneration in the woodlands and along the disused railway line. Some new planting has taken place, e.g. the 'Millennium Avenue' of trees at the entrance to Nova Scotia Farm, south of Bramham Road and some replacement of hedgerows, but there are instances where hedgerows are becoming patchy and are in need of new planting.



Saw Wood supports regionally scarce butterfly species and is one of the few sites in the country where harvest mice breed.

The Ford over the track to Westfield from Main Street.



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 village envelope. In a number of instances mature trees - individually or in groups provide a distinctive feature to these views.

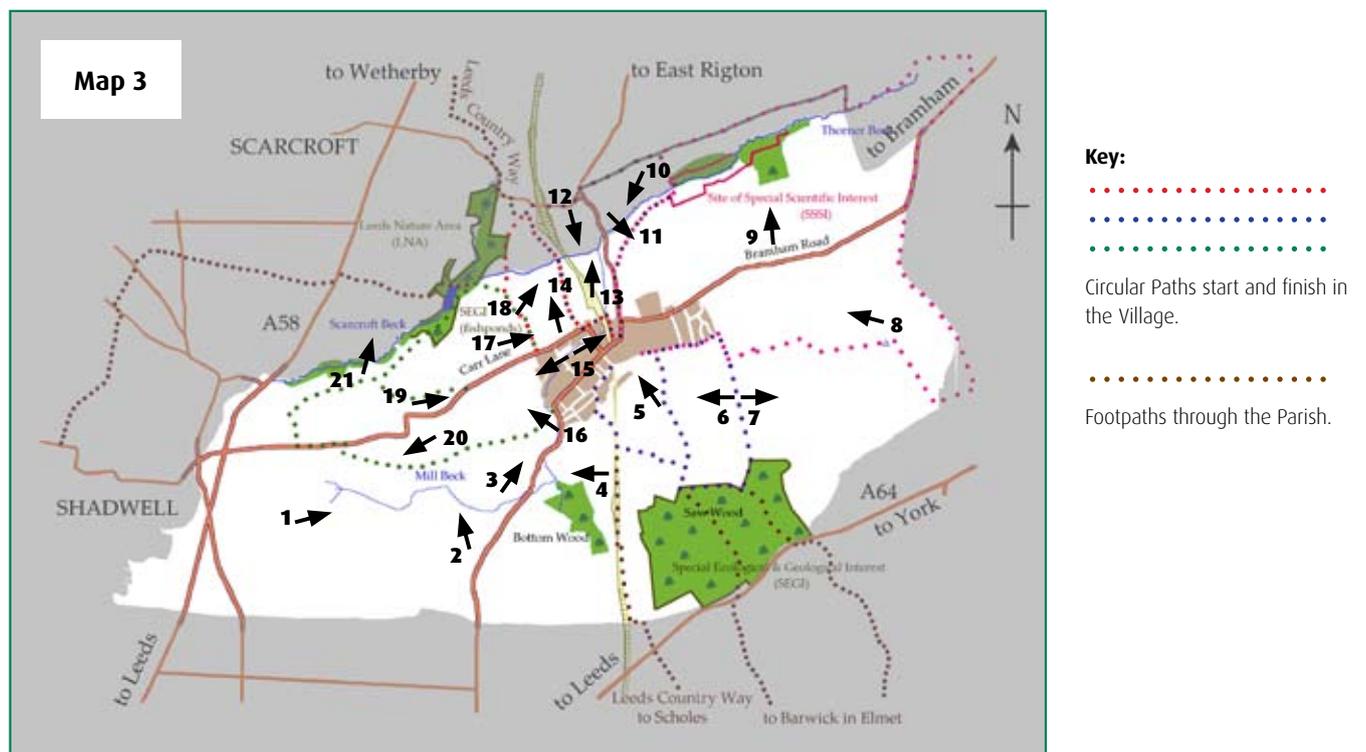
Roads and public footpaths to and along the surrounding ridges provide a delightful overview of the valley setting of the village, which from many viewpoints appears largely hidden.

### Recommendations for Action

- Succession planting of important treescapes should be encouraged. Replacement should be ensured for trees that are at risk because of age, disease or development.
- Roadside trees and hedgerows elsewhere should be protected and well maintained with opportunities taken

to add to or restore them, especially where they have become patchy over time.

- 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.
- Native tree species should be planted wherever possible especially on smaller spaces within the village.
- A review of Tree Preservation Orders should be undertaken, particularly outside the Conservation Area, in order to protect significant individual and groups of trees as part of an overall tree management strategy.
- In this context it would be valuable to review the status and management of areas of woodland within the Parish, notably Saw Wood which would benefit from a positive Conservation Management Plan.



#### Key Views and Vistas →

1. Village panorama from Birkby hill
2. Scarborough Walk from Thorner Lane
3. Through Sandhills along Thorner Lane
4. Old Railway line towards Westfield and Scarborough Walk
5. Village panorama from Watery Lane
6. Village panorama from Ellerker Lane
7. Views to the east and west from Bramham Road
- 8 & 9 Views to the north west, Norwood Bottoms and Nidderdale in the distance
10. Village views to the south east
11. To Bramham Park from the south east
12. Village panorama towards the south
13. To the north along Mill Beck valley
14. Tree lined ridge to the north
15. Along Mill Beck from Main Street / Carr Lane ginnel
16. North west towards Scarborough Walk from St John's Court
17. From Carr lane towards the Manor House
18. Open views towards the Cleveland Hills
19. From Scarborough Walk across the village towards the east
20. Birkby Hill from Carr Lane
21. Across Kidhurst Woods towards Cleveland Hills from Eltofts

Thorner is situated between the A64 and A58 roads and does not provide a direct or fast route to any major part of the national road network. For the most part the roads around Thorner are used predominantly by local traffic, and a half hourly Leeds to Harrogate bus service follows the route through Sandhills along Main Street and out along Bramham Road.

Historical factors have preserved attractive rural surroundings that are well served by a network of public footpaths and bridleways providing off road routes within the village and links to adjacent parishes. This has led to the inclusion of routes across the area in published routes for cyclists and walkers. The Leeds Country Way and West Yorkshire Cycle Route cross the Parish making use of on and off road sections for these popular routes.

Usage of these routes is expected to increase with the pressure on the countryside as a recreational resource

as a result of Government Policies in encouraging exercise to improve health.

Within the village, charm is added by hidden paths that, no doubt, reflect past domestic and industrial usage, and the broad Main Street, owes its width to the holding of markets and Fairs here in a bygone age. The density of housing in the central area of Main Street together with the shop facilities places a pressure upon car parking in that locality.

Over the years the village has strenuously resisted the installation of street lighting, and it is still distinctive for being one of West Yorkshire's few "dark villages". Residents strongly favour the night time character of the village as a 'Dark Parish'. However there must be acknowledgement that a significant minority of residents have concerns about personal safety in unlit streets.

Main Street owes its width to the Markets and Fairs held here in a bygone age.



Thorner has the distinction for being one of West Yorkshire's few 'dark villages'.



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## The Village Gateways

Four descending approach routes into the village each provide a natural gateway that helps announce arrival in the village. Each of these gateways has its own character and each provides a different sense of arrival or departure from the Village. On all of the approach routes road-side public footways are limited or non-existent, and it is only in the village centre within the broad Main Street that full width footways are available to both sides.

### Sandhills

The approach to the Village from the west through Sandhills is gentle and undulating. It offers some defining views of Thorner and is included in the Conservation Area. It is along this approach to the village that there are concerns about the speed of traffic, and opportunities should be taken to discourage this.



### Bramham Road

Bramham Road approaches the village from the east, passing the Kirkfields area, and dropping steeply into Church View. The descent is framed on the south side by the Old Vicarage and on the north side by the listed Kirkfield Cottage and the site of Thorner Quarry, set in an outcrop of the original "Thorn Bank". The roadside footway is restricted to one side as the descent to the village commences.



### Milner Lane

Milner Lane is in places a very narrow lane that descends steeply into the northern boundary of the Village. It runs along the side of a steep bank and affords sweeping views down to and across the Mill Beck. It has a narrow footway to one side only along a very limited section.



### Carr Lane

Carr Lane enters the Village steeply from the West and then passes Skippon Terrace before entering Main Street. The approach along this road offers views over the landscape described as 'Special Landscape Character' with attractive middle and long distance views to and from the village. The footway is limited to one side nearing the village.



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## Vehicle Parking

Car parking is not just an issue for Main Street, but presents problems in a number of locations within the village whether because of narrow road access, or limited off-road parking.

There is an argument that the presence of parked cars on both sides of Main Street has a positive effect of slowing through traffic, but if unchecked it can restrict the passage of buses, delivery and emergency vehicles and farm machinery, as well as creating a hazard for pedestrians.

There is no desire to see the introduction of parking restrictions or installation of parking bays, which would possibly simply have the effect of moving the problem further along Main Street. The problem is probably best tackled by information and persuasion, along with addressing the need for adequate off street parking in any proposals for infill development.

This same ongoing approach of “information and persuasion” is needed to address the other problem area of parking congestion - around Thorner Church of England Primary School.

Away from Main Street there is a need to avoid the solution of simply turning front gardens over to car parking by installation of hard standing – this detracts from the street scene and exacerbates problems of rain water run-off. The loss of gardens to such uses also impacts negatively on the green infrastructure of the locality, not just in terms of visual appearances but also having an impact on biodiversity, surface water run-off and amenity (issues also relevant to the paving of rear gardens). It is also damaging to the rural character of the locality producing a much more suburban appearance.

Any new development should allow for adequate off-street parking on permeable surfaces with garages and parking spaces positioned to have a minimum impact on the street scene.

Planning permission will not be needed if a new driveway uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if rainwater is directed to a lawn or border to drain naturally. Planning permission will be required for the use of

non-porous materials to replace existing front gardens, unless the area covered is less than 5 square metres.

Parking on footways or verges is actively discouraged, particularly where this restricts already limited footway provision, and the use by vehicles of green spaces such as the Millennium Green or the Butts Garth green



should be prevented. Recognition should be given to the frequent use of Thorner as a start/finish point for walkers, often in large groups, with provision of, and signposting to, suitable car parking.

## External Lighting

External lighting of properties should be limited to the minimum required for security and safety purposes, and should be placed to avoid creating light pollution and a nuisance for adjacent or opposite properties.

Down-lighters can provide an effective solution. In the Conservation Area, fittings should be chosen in a style in keeping with the surroundings. All external lighting should minimise light pollution and use white light wherever possible.



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## Signs and Street Furniture

Street furniture, paving, seats and signage should be of a design, colour and material in keeping with the surroundings, and discretely placed. Installed street furniture and signs should be maintained to a high standard.

Proprietors of commercial premises can help improve the streetscape by fitting signage in designs and colours in keeping with their surroundings, and avoiding the use of freestanding “A frame” boards that can clutter footways or verges.



Installed street furniture and signs should be maintained to a high standard.

## Footways within the Village

Developing “safe” pedestrian routes to Thorner Church of England Primary School, and encouraging their use can help ease congestion and road safety risks at school start and finish times, as well as providing a fitness ‘spin off’.



A patchwork of paving is undesirable in a conservation area.

Wherever possible, footways within the village should be accessible to users of wheelchairs and pushchairs. Much can be achieved through consistent maintenance work to ensure a high standard of surfaced paths and their boundaries. When work is undertaken by Utility Companies, that involves digging up footways, surfaces should ideally be restored to match adjacent surfaces.

Where boundary treatments are required, they should be secure and safe, and yet retain an attractive appearance in keeping with adjacent properties and their boundaries. Where drop kerbs and tactile surfaces are installed they should not be of a material or colour, which contrasts markedly from the surrounding materials, though they will need to meet requirements dictated by current standards.

## Rural Paths for Recreation

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.

Historic or landscape features on, or adjacent to, public footpaths should be preserved and enhanced.

Opportunities should be sought to enhance the safety of existing routes for cyclists and horse riders, and to develop new routes with public footpath and bridleway status wherever possible. Such development might be best achieved in partnership with adjacent Parishes to provide more through and circular routes, and in conjunction with the Rights of Way Improvement Plan (ROWIP) for Leeds

Gates, stiles and signs should be secure and safe, and yet sympathetic to the surroundings and fences/hedges well maintained.



The footpath from Main Street through Virginia Terrace to Carr Lane.



The footpath through the Churchyard to Kirkhills.



The bridlepath up to Kirkfields.



Thorner has an enviable network of footpaths, giving access to and around attractive countryside.



The footpath along the disused railway line.



Part of the Leeds Country Way passes through Thorner.

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## Recommendations for Action

- Respond to the growing demand from walkers, cyclists and horse riders for safe access to attractive countryside within easy reach of Leeds. Public footpaths and bridleways should be accessible to all and kept as open as possible with any overgrowth removed on a regular basis.
- There is a particular need to create new bridleway links within Saw/Kiddal Wood to avoid the busy A64 (see ROWIP - Thorner BW17).
- The Parish Council is continually on the lookout for opportunities to add to the network of public footpaths 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.
- The old railway embankment and cuttings 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) (see ROWIP - Manston to Wetherby Disused Railway).
- Any opportunities should be taken to increase public access to the banks of the Mill Beck
- The four village entrance “Gateways” could be enhanced with appropriate signage and road surfacing to more clearly announce the arrival to the village and the Conservation Area, as well as helping to reduce vehicle speed.
- Pedestrian safety could be improved by providing safe footway provision for Milner Lane, Carr Lane, and through Sandhills.
- In the case of Carr Lane a new field edge track should be provided to avoid using the road to connect with FP6 (see ROWIP - Thorner FP5).
- Vehicle damage to grassed areas – particularly Butts Garth - can be prevented by using appropriate deterrents such as stepped kerbs or where the carriageway is too narrow by providing limited over-run surfaces such as ‘grasscrete’.
- The footway passing through Sam Syke could be improved with sensitive landscaping and an interpretive panel installed to reflect its historical importance.
- Signage to suitable parking for walkers could be installed and linked to public footpath information.

Thorner has an attractive range of residential building styles arranged in a variety of layouts and street patterns together with open spaces and trees, all set within a countryside setting.

The purpose of this VDS is to raise awareness of the diverse styles of building that are present in the village with a view to appreciating and conserving what is good, avoiding any past mistakes and giving guidance to the future.

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.

This will help maintain the overall character and appearance of the Village whilst enabling change to take place over time to meet new needs and aspirations. 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 Areas

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

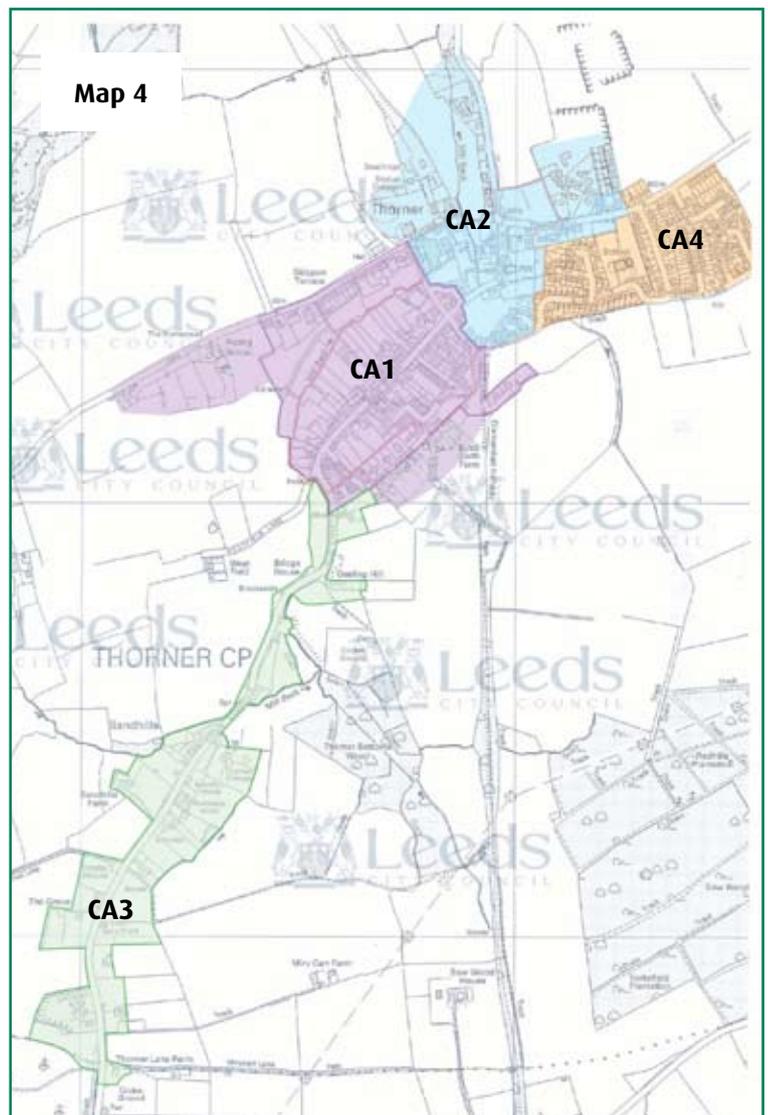
**CA1 - Main Street including the 'back lanes' of Carr Lane and Butts Garth**

**CA2 - Church View/Church Hill**

**CA3 - Sandhills**

**CA4 - Kirkfields/Kirkhills**

In addition there are outlying groups of buildings at Birkby, Eltofts and along and off the Wetherby Road.



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These character areas are based 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.

As Thorner has developed in a distinctly rural location, much of its early architecture was plain and functional i.e. rural vernacular. Later, many of the purely domestic buildings introduced increasing amounts of ornate detailing, adding to the variety and character of the village.

Thorner is located near to sources of both limestone and sandstone but the limestone lacked building qualities so that the most common local materials are the sandstones. The original roofscapes would also have been dominated by local heavy slate-stone but welsh slate and pantiles are now more common.

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



Traditional vernacular buildings of the late 18th and 19th centuries, constructed in stone with a varied roofscape.

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 roofscapes are also a particular feature of this street.



Victory Hall was built shortly after the First World War. Major renovation works are currently underway.

On approaching Main Street from Sandhills there is a strong sense of arrival as one passes from an open field adjoining Mill Beck on the left. Westfield Lane passes through the ford to a group of stone built dwellings at Westfield. This point marks the start of Main Street.



On approaching Main Street from Sandhills there is a strong sense of arrival in the village.

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.

(see App. 2 for a Schedule of Listed Buildings, Positive Structures and other Local Notable Features).



The broad Main Street and medieval tower of the Church of St. Peter are a defining feature of the village.

Detailed features add to the interest, such as old arches which reflect the historic farm uses of some of the buildings, but some other more recent insertions do not, such as porches, dormers, gates and garage doors, which are out of sympathy or proportion with the original dwellings.

In many instances the narrow 'burgage' plots have become partly infilled over time. This is particularly so on the south-eastern side towards Butts Garth where developments run at right angles to Main Street and are served by narrow yards or ginnels e.g. Heathcote Avenue and Butt's Garth View. The exceptions are Virginia Terrace facing Mill Beck on the north-west side and Camp Square on the south-east side together with the much more recent development, The Paddock, at the end of Butt's Garth. Consequently gaps between dwellings vary and provide interesting views between buildings. All this area falls within the current Conservation Area.



Butt's Garth.

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.

Butts Garth itself is more mixed with some older stone cottages and more recent infill with larger houses. New developments of detached houses have taken place at Butt's Garth Farm and Butt's Garth Court on the edge of the village envelope.



Arts' and Crafts' style houses on St. Johns Avenue.

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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.

There is also a small row of Victorian houses on Spion Kop overlooking the village by the line of the old railway at the top of the 'sledging field', which are now included in the Conservation 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.



The village green at Butt's Garth is an important historic green 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 greenspace, at the rear of the Mexborough Arms.



Between Main Street and Carr Lane there is a tree-lined green wedge bordering the Mill Beck.

## CA2 - Church View/Church Hill

### Built Form

The head of Church View is dominated by the late fifteenth century tower of St. Peter's Church. This is the historic centre of the Village and together with a cluster of stone built cottages forms a defining feature of the Village.



The head of Church View is dominated by the late fifteenth century tower of the church of St. Peter's.

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.



Church View is a tight village street.

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.

Manor Gardens to the north of Church Hill consists of large detached houses set informally with many mature trees. The original 19th century gothic style house lies at the end of the road and commands fine views over Thorner.



The 'gateway' to the village at the top of Church Hill.

Kensington Avenue adjoins Manor Gardens and is a row of early and mid 20th century detached and semi detached properties and terraced houses. In the lower part of Church Hill lies the interesting feature of "Thorner Quarry" (SEGI 43), where the ruins of cottages set against the Thorn Bank outcrop can be seen.

Along Stead Lane there are sheltered housing units dating from the 1960s, in a 'suburban' style, and which are set in unfenced green-space backing on to the Millennium Green. A more recent private development in Moat End also backs onto the Millennium Green.



Sheltered housing along Stead Lane and the more recent Moat End development.

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 Sedgegarh, 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 village character.



The Tythe Barn before conversion to dwellings (from a painting).



Sedgegarh. An informal development in keeping with the village 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.



Millennium Green and children's playground.

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## 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.



Sandhills is a linear hamlet of a scatter of houses along both sides of the road.

A particularly attractive grouping is located around Thorner Lodge near the site of the original corn mill where the Mill Beck passes under the road.



Thorner Lodge near the site of the original corn mill.

Despite the scattered nature of the buildings, coherence is given to the street scene by the predominance of stonewalls along the field and property boundaries, and because of this, Sandhills is now within the Conservation Area.

### 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. The overall context is therefore rural with the buildings set in the landscape.

The road benefits from attractive groups of mature trees throughout much of its length but with larger copses towards the parish boundary.

The approach to the village near Bridge House 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.



The approach to the village near Bridge House gives a sense of impending arrival.

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## CA4 - Kirkfields/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.



Kirkfield Lane. Brick work, pebble dashing and tiled roofs are the dominant features.

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.

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.



A relatively new development in Kirkfield Lane.

### 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.



Kirkhills from the 'sledging field'. The style is brick built detached houses with a single integral garage.

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'.

Within the Kirkfields area there are a number of small green-spaces which add character, particularly where tree planting has taken place.



Small green spaces add character, particularly where tree planting has taken place.

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## 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.

There is a mix of houses close to the Parish boundary on Wetherby Road, Hobberley Lane, and Whinmoor Lane.



Birkby is a compact hilltop hamlet close to the source of Mill beck.



Eltofts.

## Recommendations for Action

- Preserve the streetscape of Main Street, the defining feature of Thorner, notably to ensure all development is close to the back of the footway and not set back and 'suburbanised' in character.
- The junction between Carr Lane and Main Street is dominated by the Mexborough Arms and its car park and would benefit from quality stonewalling and tree planting to soften its impact and to be more keeping with the character of the Conservation Area.
- The sheltered housing on the corner of Stead Lane should be similarly treated, and the impact of light pollution from the security lighting reduced.
- Some of the front gardens of Kirkhills have been fenced or enclosed by leylandii hedges that detract from the original open fronts and visual coherence of the estate. Open fronts should be retained.
- Some of the green spaces within Kirkfields would benefit from further tree and shrub planting.



Mexborough Arms and car park.



Light pollution from security lighting.

Previous sections have described the countryside setting, the roads and footpaths, and the built environment of Thorner, identifying opportunities for enhancement through recommendations for action. These actions together with the following proposals comprise the Management Plan. All the actions and recommendations are based on resident's aspirations and while they have been the subject of consultation with Leeds City Council, the Council has made no specific commitments to their implementation, and they cannot be controlled by the planning application process. However, these actions and recommendations should be taken into account, where appropriate, by developers, and will assist in justifying any future bids for funding.

### Landscape Setting

- Retain the countryside setting of the village, which is currently recognised by the village envelope being tightly bounded by the Green Belt, and by the designation of much of the surrounding farmland as a Special Landscape Area in the approved Leeds Unitary Development Plan.
- Conserve and enhance wooded valleys and ridgelines, together with roadside trees and hedgerows, and safeguard the views to and from the valleys and ridges.
- Preserve and enhance the Green Spaces within the village together with significant trees, either individually or in groups.
- Manage grassed areas, including verges, in a countryside way, rather than an urban parks solution with mowing schedules tailored to support wildflower and other plant lifecycles and biodiversity.
- Gardens provide an important contribution to green infrastructure - in particular, their permeable surfaces reduce the rate of storm water runoff.

### Roads and Footways

- Provide 'transition gateways' at the various entrances to the village, and particularly the Conservation Area, possibly with a distinctive form of road surface treatment and/or discrete signage.
- Ensure paving, signage and street furniture is well designed and installed, maintained and enhanced to a high standard that respects and reflects the nature of the Conservation Area.
- Give high priority to pedestrian safety when balancing the needs of road traffic and pedestrian access, particularly where there are no roadside footways.

- Curb the speed of traffic entering and passing through the village by means of design features where possible rather than excessive signage and white lining, particularly at the 'transition gateway' points.
- Provide off-street parking where practicable so preventing roadside vehicle parking becoming such a problem that additional restrictions have to be imposed.
- Preserve and maintain the historic pedestrian and bridleway routes within and around the village, both visually and from a safety aspect, taking opportunities to extend these whenever possible.

### Built Environment

- In order 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).
- Avoid approving any development that will exacerbate the problem of flash flooding by requiring permeable surfaces, and allowing for "washland" areas.
- Design security lighting when installed so as to minimise light pollution, using white light wherever possible, and thus help retain the night-time character of the village as a "Dark Parish".

The following design policy and guidance supplements those planning policies contained in the UDP (see Appendix 1), and will be used by the City Council in determining planning applications.

### Location/Setting

Context is vitally important for all good design solutions, recognising the roofscape, streetscape and landscape setting and reflecting the built form, proportions, features and materials of the original or surrounding buildings.

Local distinctiveness and character should be recognised and enhanced, notably those features described in the character area analysis.

As part of recognising the local distinctive characters, any 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 both 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 these characteristics and the impact on both the site itself and the wider locality.

The design and siting of any new development should retain and enhance the attractive views of the surrounding hills from the village and views of the roofscape and significant buildings in the village from outside.

Any new development, alteration or extension should respect and reflect all those aspects and any planning application demonstrate that they have been taken into account in arriving at the proposed design.

Particular attention should be paid to existing or potential landmark sites such as 'gateways' into the village, corner sites, focal points opposite junctions etc., where there is an opportunity to design notable features in any new building that reflects its key position.

Elsewhere, development should reflect the scale, dominant building/house type and spaces between buildings in the adjoining streetscape.

### Orientation

Extensions, including garages, should not dominate the original building and side extensions should normally be set back from the original frontage. The larger the extension, the further it should be set back from the boundary of neighbouring properties to reduce overshadowing and/or visual dominance.



Chimneys, roof, windows and door forming a harmonious whole.



A sensitive restoration near Main Street, revealing the original stone work. The extension's roofline interrupts the existing elevation to add interest.



An extension respecting the character of the area. The pitched roof, in contrast to a flat roof, sympathetically complements the extension.



The extended pitch roof reflects the sloping landscape setting in Milner Lane and harmonises with the backdrop of mature trees.

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Consideration should be given to the aspect/orientation of the building to take advantage of views to and from it and to the passage of the sun and to avoid overshadowing of neighbouring houses.

Privacy is another issue to consider and in order to prevent overlooking of adjoining houses obscure glazing and/or screening may need to be provided.

In public situations overlooking is positively desirable, to allow 'natural surveillance of streets, footways and open spaces following 'secure by design' principles.

### Building Materials

Any infill development, or alterations and extensions to existing houses, including boundary walls and garages, should be designed to match the existing or neighbouring houses in colour and materials including types of courses, bonding and pointing.

Original details and other distinctive features in house design (e.g. brick and stone details, door frames and heads, window sills and glazing bars, etc which add interest and local identity should be retained. Paying attention to even very small details can provide interest and a consistency in approach to sympathetic design.

This is particularly the case in the Conservation Area where matching reclaimed stone should preferably be used for all alterations and extensions.

For roofs, slate or stone are the traditional materials. Concrete tiles which are not in sympathy with vernacular materials should be avoided. Particular attention should be given to preserving the chimney pots, even in cases where they are not in use.



Original distinctive details have been picked out and add interest to the appearance.



Details which reflect the original use of the building have been restored.



For roofs, slate or stone are the traditional materials. Attention should be given to preserving chimney pots.



The renovation has respected and enhanced the character of the original building. The materials used for the windows, door and porch reflect the style of the surrounding houses.

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## Roofs and Dormers

Dormer windows should only be acceptable on main/principle frontages, ie facing streets or public spaces, where they are appropriate in terms of design, character, scale and materials in relation to the individual property in question and the wider street.

It is also desirable that rear dormers should only be constructed subordinate to the main roof i.e. should be set back from the eaves, side/party walls and preferably from the ridge line.

Any dormer or roof extension should match the original roof in pitch, eaves, and materials. Flat roofed extensions will not normally be appropriate.

## Doors, Windows & Porches

The proportions and patterns of doors and windows are critical features, and any new building, alteration or extension should closely reflect the style of the original building or its neighbours in this respect e.g. door architraves, window styles (casement, sash, mullioned etc) and frames (sills and lintels). In new developments

doors and windows of 'enhanced security' should be encouraged, provided they are appropriate to the local character and context.

Within the Conservation Area and particularly along Main Street, details of fenestration are critical to its character. Wooden window frames and glazing bars are the preferred material, and the use of UPVC is to be avoided in the Conservation Area and is unacceptable in Listed Buildings.

Doors are an important feature, and it is interesting to note that those along Main Street are largely 6-panelled and in a variety of colours with fanlights at the top. The door furniture is largely traditional in brass or black cast iron.

Porches viewed from the street also need to be in sympathy with their surroundings in scale and style and conservatories to be sympathetic in scale and not visible from the street.

Detailed features, such as old arches or steps which reflect the historic uses of some of the buildings add to the interest of the streetscape and should be retained.



A selection of windows and doors from Main Street. The majority of doors also have a fan light.



Porches need to be in sympathy and scale with their surroundings.

Detailed features, such as arches or steps which reflect the historic uses of the buildings add to the interest of the streetscape.

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## Other Features

Infill development should incorporate traditional local treatments of boundaries such as walls, fences, verges and planting, as appropriate to the size and type of building being built. In some cases this may reflect an existing 'open plan' layout. Existing boundary walls should be retained, especially if constructed of local stone.

Fences, walls or gates on highway frontages should not exceed 1m without planning permission being specifically granted. Solid gates should be avoided to allow natural surveillance.

Bin stores should be adequately screened. Front gardens should be retained wherever possible and any essential off-street parking should be to the side or the rear of the property to avoid dominating the street scene. Hard standing should be made of permeable materials.

In a similar manner, garage doors should be in sympathy with the surrounding properties and the village setting. In the Conservation Area in general, modern wrought iron should be avoided for gates, and metal up and over styles avoided for garages, particularly where these have a direct impact on the street scene.

Access for all should be considered, which includes the needs of disabled people.

*For more details on the character, layout and materials to be preserved and enhanced within the Conservation Area refer also to the Conservation Area Appraisal and Management Plan.*



1. Open aspects should be maintained and preserved.



A gate and garage door in keeping with their setting.

### PPS1 - Delivering Sustainable Development

Design which is inappropriate in its context, or which fails to take opportunities for improving the character and quality of an area and the way it functions, should not be accepted' (para34).

Seek to promote or reinforce local distinctiveness particularly where this is supported by clear development plan policies or supplementary planning documents on design' (para 38).

### PPS 3 – Housing

'Local Planning Authorities should develop a shared vision with their local communities' and set out design policies for the local area aimed at 'creating places, streets, and spaces which....have their own distinctive identity and maintain and improve local character' (para 14). In respect of development on garden land, 'there is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed'. (para 41).

**Also refer to PPS5, PPS7, PPS9, PPS12, PPS13, PPS15, PPS17 and PPS25**

### Streets for All - Yorkshire and Humberside (English Heritage 2005)

The underlying principles are to reduce clutter, co-ordinate design, and reinforce local character while remaining safety for all.

**Manual for Streets** (DCLG and DoT - 2007).

Local identity and distinctiveness are important design considerations and can be strengthened by using grain, patterns and form sympathetic to the predominant vernacular styles and by using local materials (para 5.11).

### Leeds Unitary Development Plan (Review 2006)

**BD2** – The design and siting of new buildings should complement and, where possible, enhance existing vistas, skylines and landmarks.

**BD5** – All new buildings should be designed with consideration given to both their own amenity and that of their surroundings. This should include useable space, privacy and satisfactory penetration of daylight and sunlight.

**BD6** – All alterations and extensions should respect the scale, form, detailing and materials of the original building.

**H9** – The City Council will seek to ensure that a balanced provision, in terms of size and type of dwellings, is made in housing developments (including conversions).

**LD1** – Any landscape scheme should normally:

- Reflect the scale and form of adjacent development and the character of the area
- Compliment and avoid detracton from views, skylines and landmarks

- Protect existing vegetation...

- Complement existing beneficial landscape, ecological or architectural features...

**N1** – Development of land identified as **Protected Greenspace** will not be permitted for purposes other than outdoor recreation...

**N5** – Improve the quantity and quality of greenspace provision.

**N6** – Development of **Playing Pitches** will not be permitted (subject to various caveats).

**N9** – All development should respect and enhance the value of land fulfilling a green **corridor function in terms of access, recreation, nature conservation and visual amenity** such as streams.

**N10** – Development will not be permitted which adversely affects a **public right of way**.

**N13** – The **design of all new buildings** should be of high quality and have regard to the **character and appearance of their surroundings**. Good contemporary design which is sympathetic or complimentary to its setting will be welcomed.

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**N14** – There will be a presumption in favour of the preservation of **Listed Buildings**.

**N16** – Extensions to Listed Buildings will be accepted only where they relate sensitively to the original buildings. In all aspects of their design, location, mass, and materials, they should be subservient to the original building.

**N17** – Development of new and improved cycle routes and facilities will be promoted.

**N19** – All new buildings and extensions within or adjacent to Conservation Areas should preserve or enhance the character or appearance of the area by ensuring that:

- The siting and scale of the building is in harmony with the adjoining buildings and the area as a whole.
- Detailed design of the buildings, including the roofscape is such that the proportions of the parts relate to each other and to adjoining buildings.
- The materials used are appropriate to the area and sympathetic to adjoining buildings (where a local materials policy exists this should be complied with).
- Careful attention is given to the design and quality of boundary and landscape treatment.

**N20** – Demolition or removal of other features which contribute to the character of the Conservation Area .....such as trees, boundary walls or railings will be resisted.

**N23** – Incidental open space around new build development should be designed to provide a visually attractive setting for the development itself and, where appropriate, contribute to informal public recreation and nature conservation. Existing features which make a positive visual contribution should be retained where possible.

**N24** – Where development proposals about the Green Belt, or other open land, their assimilation into the landscape must be achieved as part of the scheme.

**N25** – Boundaries of sites should be designed in a positive manner, using walls, hedges, or railings appropriate to the character of the area. All paving materials should accord with the character of adjacent buildings and surrounding areas.

**N33** – Except in very special circumstances approval will only be given in the Leeds Green Belt for limited extension, alteration or replacement of existing dwellings.

**N37** – In the designated Special Landscape Areas, development will be acceptable provided it would not seriously harm the character and appearance of the landscape, the siting, design and materials of any development must be sympathetic to its setting and, where necessary, landscaping of the site will be required.

**N50** – Development will not be permitted which would seriously harm, either directly or indirectly, a **SSSI, LNR, SEGI** or **LNA**.

**T7** – Development of new and improved cycle routes and facilities will be promoted.

**T23** – Traffic management and traffic calming measures will be encouraged particularly alongside main radial roads and within residential areas.

Also refer to:

- GP5** General Planning Considerations
- N2** Greenspace and Residential Developments
- N12** Priorities for Urban Design
- N13** Design and New Buildings
- N51** Nature Conservation and Enhancement
- T2** Transport Provision for Development
- T5** Pedestrian and Cycle Provision
- T6** Provision for the Disabled
- T22** Priority on Road safety Problems
- T24** Parking Provision and New Development
- H4** Windfall Development Sites
- BD3** Disabled Access New Buildings
- BD7** Shop Fronts and Security Measures
- BD8** Design and Location of Signs
- BC7** Development in Conservation Areas

(see Map 5 - UDP extract).

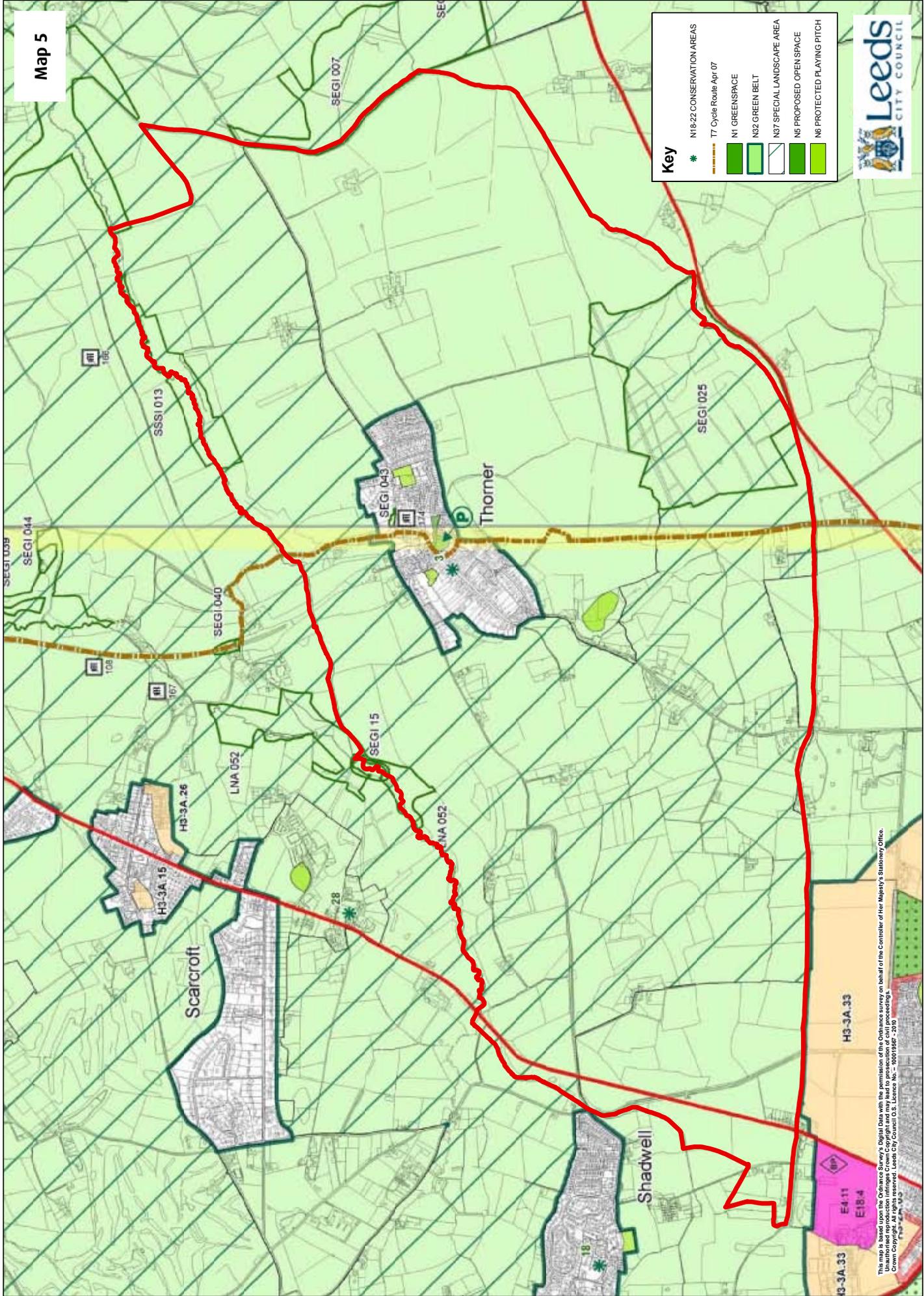
### **Thorner Conservation Area Appraisal and Management Plan (Leeds City Council Jan 2009)**

The document sets out in more detail the special character and historic interest of Thorner.

Other policies may be of relevance to residents, business or developers seeking to apply for planning permission within Thorner and therefore full regard will be needed to the policies set out in the Leeds UDP (2006) and/or any subsequent planning documents.

Further advice can be sought from City Development via the Development Enquiry Centre, The Leonardo Building, 2 Rossington Street, Leeds LS2 8HD or telephone 01132 224 409

Map 5



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### LISTED BUILDINGS AND STRUCTURES AND OTHER LOCAL NOTABLE FEATURES

#### Listed Buildings and Structures (Images of England numbers)

**Manor Farm Barn, Carr Lane** (425469) – Large stone aisled barn, originally late medieval, converted at end of C20th for residential use.

**Methodist Church and Sunday School** (425470) – Dressed stone buildings 1876-78, now residential.

**1 and 3 Church Hill** (425707) – Pair of rendered rubble stone cottages – mid C18th.

**Kirkfield Cottage, Church Hill** (425471) – Stone house – late C18th.

**Church of St. Peter, Church View** (425473) – C15th tower but mostly reconstructed c1855 (also Ancient Monument Grade 2 No 174) and **Grave Slab** (425474) – 1503.

**Northolme, Church View** (425472) – Stone 3 storey house and attached outbuilding now a house – late C18th.

**6 Main Street** (425487) – Stone house – late C17th but refronted mid C19th.

**20 and 22 Main Street** (425489) – Pair of stone cottages – .c1880

**23 Main Street** (425478) – Stone house – late C18th.

**26 Main Street** (425490) – Stone house – late C17th but C19th fenestration.

**28 Main Street** (425491) – Stone house – late C18th

**30 Main Street** (425492) – Stone house – late C16th timber frame mid C18th stone walls.

**33 Main Street** (The Laurels) (425479) – Stone house – early C19th.

**35 Main Street** (425480) – Stone house – early C19th.

**39 Main Street** (425481) – Stone house, originally with shop – early C19th.

**57 Main Street** (Windsor House) (425482) – Stone house originally with shop – early C19th.

**59 Main Street** (425483) – Stone house – C17th then altered C20th.

**65 Main Street** (425484) – Stone house – early C19th

**66 Main Street** (Kenilworth Cottage) (425493) and **Front Garden Wall** (425494) – Stone house and wall – early C19th.

**67 Main Street** (Clairville) (425485) – Stone house – early C19th.

**68 and 70 Main Street** (425495) – Pair of stone cottages – early C19th.

**72 Main Street** (425496) – Stone house – early C19th.

**88 Main Street** (425497) – ‘Stream Cottage’ – painted stone – early C18th.

**Beaulieu Cottage, Main Street** (425486) – Stone cottage – 1771.

**Mexborough Farm Barn, Main Street** (425488) – Stone barn and attached outbuilding – mid C18th but late C20th conversion to residential.

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**Field Head, Thorner Lane** (425498) – Large detached stone house, Jacobean Revival style, now offices – c1844 with early C20th alterations.

**The Bishop's House, Eltofts** (424475) and **Coach House** (425476) – Former Dower-house of Earl of Mexborough, now residence of the Bishop Emeritus of Leeds – c1775. Both stone but the main house much altered and extended 1840s.

**Lower Sandhills - Road Bridge**, (425477) – Stone with two arches – late C18th.

**Butts Garth** (425468) – Cross base, late medieval, and shaft, C18th.

**Wellington Road/Carr Lane Junction** (425499) – Milestone (Leeds and Collingham Road) – mid C19th.

See [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)

## Positive Structures and other Local Notable Features

**Church View** - Thorner Parish Centre. Established as a school in 1851.

**Ellerker Lane** - WW2 Airfield Generator Building, Starfish Site

**Ellerker Lane** - Matthew Dodgson Stone. - inscription "Left this Field to the Poor of Thorner and Shadwell".

**Carr Lane** - The Victory Hall. Built in 1924 with funds raised by the village, as a memorial to those who lost their lives in WW1.

**Sam Sykes Footpath** – St Osyth's Well

**Church Hill** - The Old Vicarage Ice House

**Littlemoor Lane, Station Lane** – Railway Bridges

**Church Hill** – Evidence of old dwelling doors and lintels in the wall fronting the rock outcrop

**Birkby Settlement** – Ancient Field Patterns (lynchets)

**No 3 Church View** – Old water pump

**Milner Lane** – Remains of water mill

**Milner Beck, Milner Lane** – Jubilee Bridge

**Germaine Terrace, Sandhills** – Iron railings

**Claypit Lane / Stead Lane / Butts Garth** – Stone bridge buttress

## EXAMPLE OF CHARACTER AREA APPRAISAL PROFORMA

For the Village Design Statement, it is necessary to assess the local character of the area, and this is where you assistance is required and appreciated

For the purpose of this exercise, the community has been divided into a number of smaller Character Areas, each with its own specific reference number.

Please consider the following questions for the character area(s) with which you are familiar.

Please identify clearly any specific places or features to which you refer.

We are asking you to consider what features you particularly value as being part of the character of the village, using an additional sheet if necessary.

**Character Area Reference Number**

### **Countryside and Landscape Setting**

Are there any particular open spaces you value as providing a 'sense of place'

Are there individual or groups of trees or hedgerows which are important as landmarks or act as screens

Which natural features contribute to the overall character of the area(s)  
For example – streams, river banks, ponds, wildflower meadows, hilltops etc

Are there attractive viewpoints, or perhaps eyesores, that need improving / screening

### **Roads and Footpaths**

What is the quality of the street furniture  
For example – seats, bus stops / shelters, lampposts, signs, litter bins etc.

How do the footpaths / pavements contribute to the character ,  
For example – grass verges, stone kerbs, hedgerows etc

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## **Roads and Footpaths**

What is the quality of the street furniture

For example – seats, bus stops / shelters, lampposts, signs, litter bins etc.

How do the footpaths / pavements contribute to the character ,

For example – grass verges, stone kerbs, hedgerows etc

Are there sections of roads or junctions which are unfriendly to pedestrians (including disabled) or cyclists.

For example – require traffic calming, pavements, crossings etc

Are there sections of roads or footpaths that need lighting, if so what type

Are there places where parking needs controlling or improving.

## **Built Environment**

What re the distinctive elements of the local buildings

For example – type ( e.g. detached) size ( e.g. number of storeys ) materials of walls and roofs

Are there particular buildings / landmarks which give special identity to the area

Are there particular groups of buildings or street which have special character

What are your views relating to the nature of the boundary treatments

For example – fences, walls, hedges, open plan frontages etc

**THORNER VILLAGE DESIGN STATEMENT  
sponsored by  
THORNER PARISH COUNCIL**

**c/o 20 Main Street  
Thorner  
LS14 3DX  
Tel 0113 2893067**

**E mail [vds@thornervillage.org.uk](mailto:vds@thornervillage.org.uk)**

**TO ALL HOUSEHOLDS IN THORNER  
IMPORTANT LETTER ABOUT THE FUTURE OF YOUR VILLAGE**

Dear Householder  
DESIGN STATEMENT QUESTIONNAIRE

A voluntary group is working with the support of the Parish Council to write a Village Design Statement for Thorner .

The Design Statement will help influence future building and landscape developments in the village by acting as an advisory document for residents, planners, designers and architects. It will describe the qualities and characteristics which local people value in Thorner and its surroundings, and it is important that we reflect the views people living in the Parish.

To help us produce a statement which will be useful we need comment from you on some of the points which may be included in the Final Statement.

We would like someone in your household to provide their reaction to the points in the questionnaire on the following pages. It should only take a few minutes, but it will help in preparing what will be a valuable document for Thorner.

When this is completed, please return this to the reply box in Thorner Stores, or drop through the letterbox at 20 Main Street by 8th October please

The range of views expressed in the questionnaire will help the Steering group produce a draft Design Statement. This will be on display at an exhibition later in the year, providing a final opportunity everyone to comment on proposals.

Win a meal out!

All completed questionnaires received by the deadline of 8th October will be entered into a prize draw, offering the chance to win a voucher for a meal for 2 with wine or soft drinks at the Beehive.

If you have any queries or concerns about the Village Design Statement do not hesitate to ring or e mail me at the address above. Thank you for your help.

Yours sincerely

**David A. Fryer**  
Chairman VDS Project

## THORNER VILLAGE DESIGN STATEMENT

### Key points for comment by residents

Insert a tick ✓ in one box against each question.  
If you cannot or do not wish to answer a particular question move on to the next.

#### 1 BUILDINGS IN AND AROUND THORNER

The Village Design Statement will comment on the materials and design of buildings and boundaries. How far do you support the following? Please tick the box that matches your views:-

	I strongly agree	I agree	It doesn't matter	I disagree	I strongly disagree	I don't know
A It is important to retain the overall impact of Main Street with a range of house sizes built in stone and roofed with stone or slate and abutting the pavement	<input type="checkbox"/>					
B Any new development should respect both the pattern of existing buildings and the value of existing green spaces and trees.	<input type="checkbox"/>					
C It is important that any future developments provide affordable housing for first time buyers and younger families	<input type="checkbox"/>					
D There are attractive views from the village that would be lost if any new buildings were too high or too large	<input type="checkbox"/>					
E The importance of the Thorer Beck in preventing flooding should be respected in any proposed developments	<input type="checkbox"/>					
F A new Conservation Area should be created to cover Sandhills	<input type="checkbox"/>					
G The existing Main Street Conservation Area should be extended to include Skippon Terrace, Church Hill, and St Johns Avenue	<input type="checkbox"/>					

Add any comments you wish to make about buildings-

**2 ROADS AND FOOTPATHS IN AND AROUND THORNER**

The Village Design Statement will comment on safety of roads and pavements, footpaths, street lighting and street furniture-litter bins, bus stops and signs. Let us know your reaction to the following by putting a tick in the appropriate box:-

	I strongly agree	I agree	It doesn't matter	I disagree	I strongly disagree	I don't know
A The absence of street lighting is an important feature. The majority of residents would want Thorne to remain a "dark village" without street lighting	<input type="checkbox"/>					
B 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	<input type="checkbox"/>					
C Speeding vehicles create a safety hazard on approach roads to and through the village	<input type="checkbox"/>					
D The approach roads to Thorne each present attractive features -down hill, narrow, stone walls and tree lined, and these features should be preserved and enhanced	<input type="checkbox"/>					
E Careful attention should be paid to ensure that advertising signs, litter bins and street furniture are in keeping with their surroundings, particularly within the Conservation Areas	<input type="checkbox"/>					
F Footpaths within the village should be improved to assist mobility and provide safe walking routes to school	<input type="checkbox"/>					

**3 THE LANDSCAPE IN AND AROUND THORNER There are views, features and trees that are important in Thorne, and we must ensure that these are not obscured by any new development. Let us know your reaction to the following by ticking a box:-**

	I strongly agree	I agree	It doesn't matter	I disagree	I strongly disagree	I don't know
A The Ford is a distinctive feature of Thorne, and the area around it should be enhanced and maintained.	<input type="checkbox"/>					
B The view of the village from surrounding hills creates an impression of a village hidden within the valley, and it is important to preserve this by avoiding creation of large or tall buildings	<input type="checkbox"/>					
C Existing green spaces and trees are important features and should be preserved and enhanced	<input type="checkbox"/>					
D New tree planting of native species should be encouraged, taking care not to obscure attractive views.	<input type="checkbox"/>					
E The view of the Church seen from Main Street is special, and should be preserved	<input type="checkbox"/>					
F Foot and bridle paths and cycle routes linking the village with the surrounding countryside should be improved and well maintained	<input type="checkbox"/>					

Add any comments you wish to make about roads and footpaths, or the local landscape

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It helps to know the addresses for people who have made comments, but all this information will be kept confidential.

Forms bearing names and addresses will be entered into the Prize Draw . However it's fine if you prefer to remain anonymous, and do not want to take part in the draw, just leave the name and address panels blank. But it helps us to know which areas of the village are represented by the people making comment, and so at the very least we would like you to enter the last 2 letters of your postcode.

Your name

Your address

Your postcode LS14 3 ... ..

**THANKYOU !**

Now your questionnaire is complete, please drop it into the box at Thorner Stores,  
or through the letterbox at 20 Main Street.

Forms must be received by 8th October to take part in the Prize Draw.

If you have any queries about the questionnaire, or would like someone to collect the form from your home, please ring 2893067.

## QUESTIONNAIRE AND RESULTS

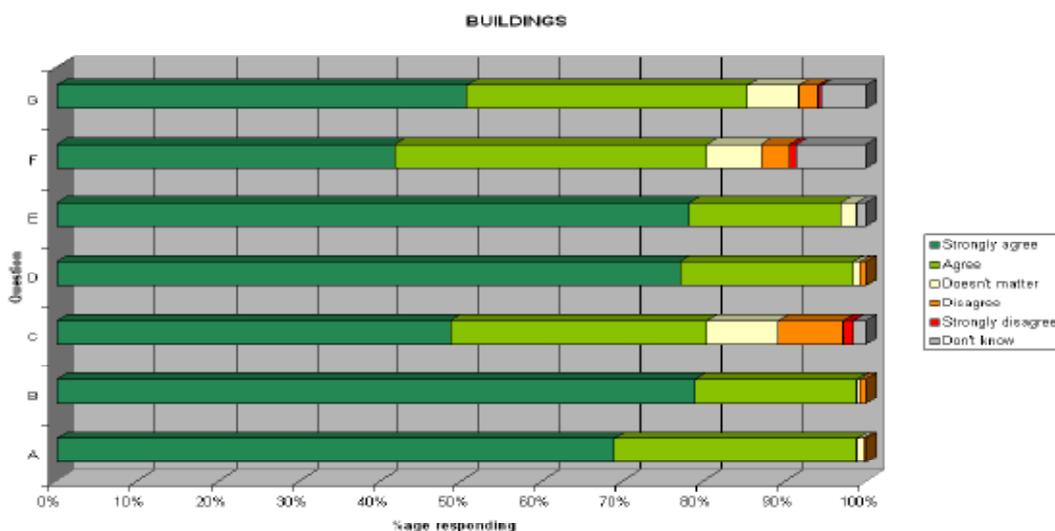
In September 2007 a questionnaire was used to help gain a view from residents on key issues that were being identified at that stage by the VDS Steering Group.

The questionnaire was delivered to each of the 740 houses in the Parish, and sought an opinion on statements based on aspects of "Buildings", "Landscape", and "Roads & Footpaths".

255 questionnaires were returned - a 35% response rate which is far in excess of responses to any previous village-wide consultation exercises. We believe this high level of response indicates the interest, support and strong feelings within the village in relation to Design Statement Issues, and this high response rate gave confidence that the validity of the views recorded.

Supplementary comments on the questionnaires were logged and taken into account in subsequent drafting of the Statement.

The following charts summarise the responses to the questionnaire:-



- G** It is important to retain the overall impact of Main Street with a range of house sizes built in stone and roofed with stone or slate and abutting the pavement

---

- F** A new Conservation Area should be created to cover Sandhills

---

- E** The importance of the Thorner Beck in preventing flooding should be respected in any proposed developments

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- D** There are attractive views from the village that would be lost if any new buildings were too high or too large

---

- C** It is important that any future developments provide affordable housing for first time buyers and younger families

---

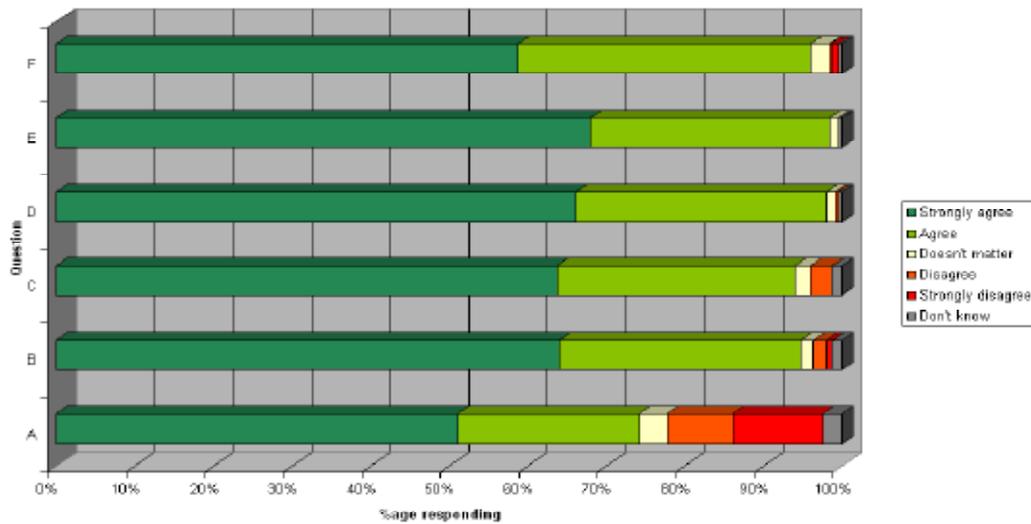
- B** Any new development should respect both the pattern of existing buildings and the value of existing green spaces and trees

---

- A** It is important to retain the overall impact of Main Street with a range of house sizes built in stone and roofed with stone or slate and abutting the pavement

---

### ROADS&FOOTPATHS



- F** Footpaths within the village should be improved to assist mobility and provide safe walking routes to school

---

- E** Careful attention should be paid to ensure that advertising signs, litter bins and street furniture are in keeping with their surroundings, particularly within the Conservation Areas

---

- D** The approach roads to Thorner each present attractive features - down hill, narrow, stone walls and tree lined, and these features should be preserved and enhanced

---

- C** Speeding vehicles create a safety hazard on approach roads to and through the village

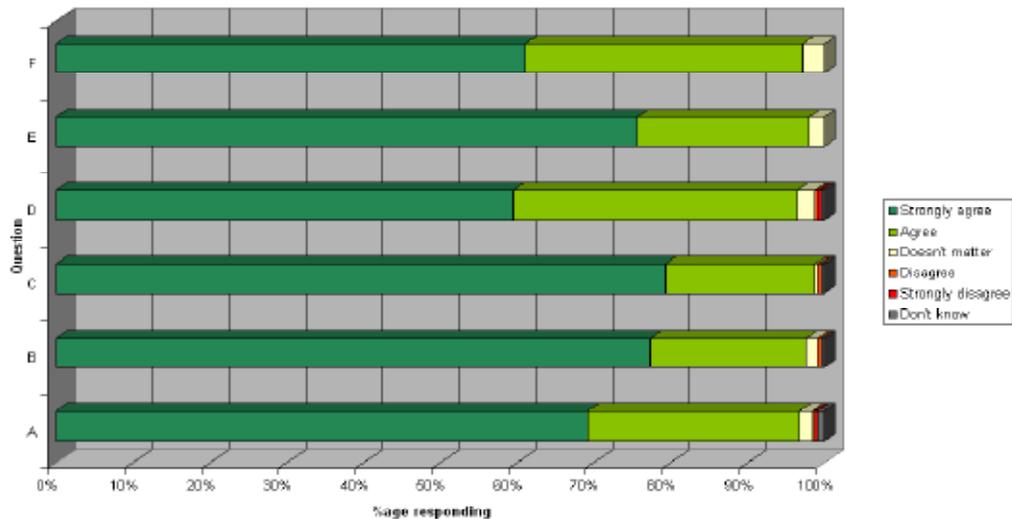
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- B** Parking in parts of Main Street is at times a safety problem, and future plans need to take account of the need for more off street parking

---

- A** The absence of street lighting is an important feature. The majority of residents would want Thorner to remain a "dark village" without street lighting

### LANDSCAPE



- F** Foot and bridle paths and cycle routes linking the village with the surrounding countryside should be improved and well maintained

---

- E** The view of the Church seen from Main Street is special, and should be preserved

---

- D** New tree planting of native species should be encouraged, taking care not to obscure attractive views

---

- C** Existing green spaces and trees are important features and should be preserved and enhanced

---

- B** The view of the village from surrounding hills creates an impression of a village hidden within the valley, and it is important to preserve this by avoiding creation of large or tall buildings

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- A** The Ford is a distinctive feature of Thorner, and the area around it should be enhanced and maintained

### SOURCES OF ADDITIONAL INFORMATION

A complete and scholarly account of the History of Thorner (the Making of a Yorkshire Village Thorner) was written by Terry Brown, the then headmaster of Thorner's school. It was published in 1991 by the Thorner Historical Society, (ISBN 09516776 0 8).

The Leeds Landscape Assessment of 1994 prepared by Leeds City Council gives more details of the landscape character of the area.

Details of the Areas of Special Landscape Character can be found in Appendix 26 of the Leeds UDP

The Strategic Flood Risk Assessment, prepared as part of the Leeds Core Strategy in October 2007, gives more details of the flood risk areas in Thorner (notably map 15).

Details of Site of Special Scientific Interest (SSSIs) can be obtained from Natural England.

Details of Site of Ecological or geographical Interest (SEGIs) can be obtained from West Yorkshire Ecology.

Rights of Way Improvement Plan for Leeds (2009-17) Information regarding:

Thorner BW17 (Saw/Kiddal Woods)

Thorner FP5 (Carr Lane)

Menston to Wetherby Disused Railway  
- Sustrans route 66

### **Project Steering Group:**

David Fryer - Chairman

Scott Marshall

Alan Haigh

John Calvert

Michael Brereton

Dianne Gibbins

Tom Mycock

Terry Smith

Richard Eshelby

Rosie Cooke

Diane Pedder

Joanne Bell

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