

THORNTON-LE-STREET, North Yorkshire

VILLAGE DESIGN STATEMENT – 2011 to 2020

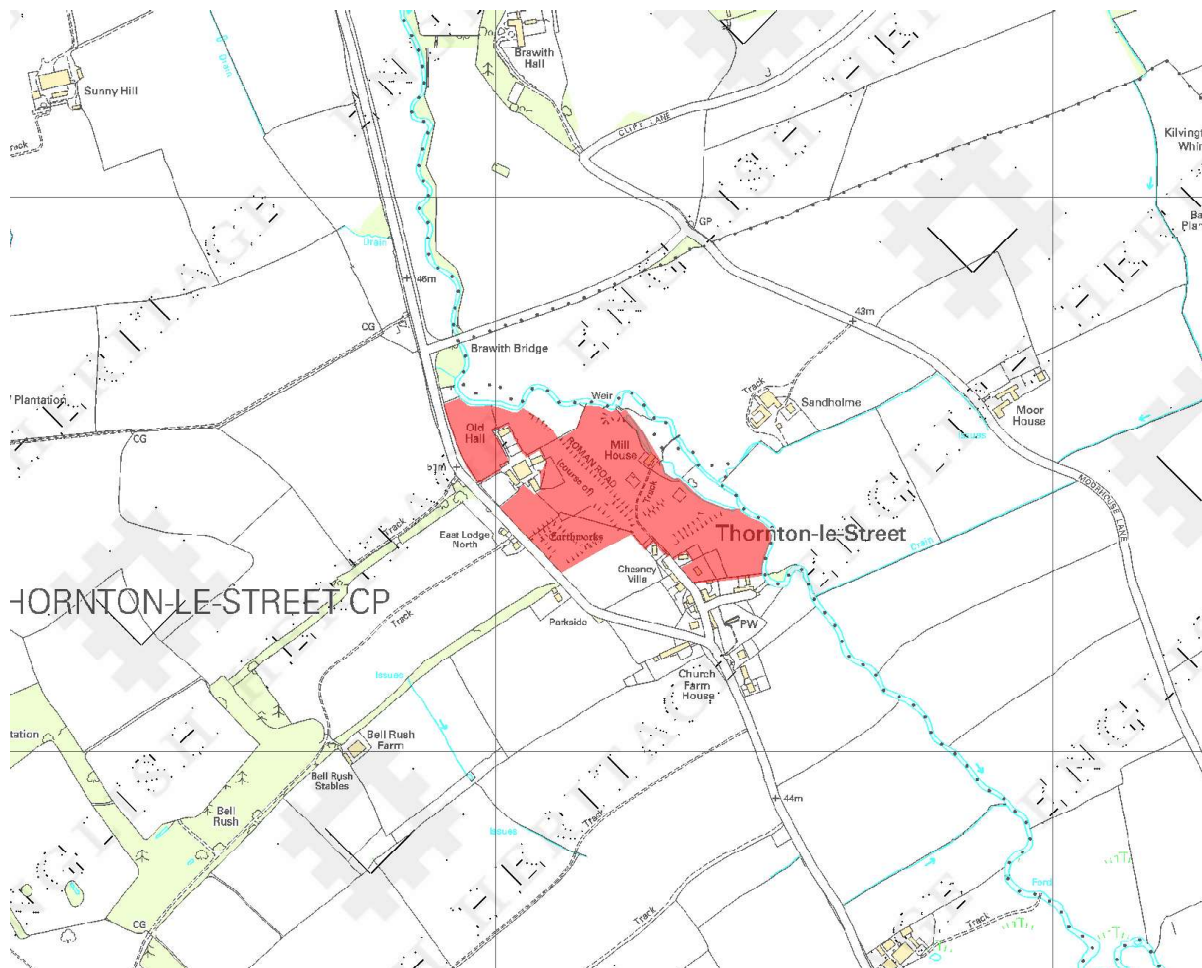
Approved as a Material Consideration by

Hambleton District Council's Housing and Planning Board

Last updated February 2014 (*new text shown in italics page 27, 59, 60*)

2011, 2012, 2013 consultation comments in Appendices

Scheduled Ancient Monument
List Entry No : 1018853 shown in red
Map from www.english-heritage.org.uk
Medieval settlement at Thornton-le-Street





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THORNTON-LE-STREET

VILLAGE DESIGN STATEMENT – 2011 to 2020

PURPOSE OF A VILLAGE DESIGN STATEMENT

- To help decision makers and applicants by adding to the general policies by providing an assessment of the village itself – gives a local flavour to help officers interpret policies for applications in Thornton le Street
- To support decision makers, the Statement becomes approved as a 'material consideration' for proposed developments and planning applications in Thornton le Street
- To ensure that changes are based on a considered understanding of the past, the present and the foreseeable future of the village
- To secure the best outcomes for the village when changes take place, and
- To respect, protect and enhance those special features which give the village of Thornton le Street its distinctive character

The following Village Design Statement intends to do what the Localism Act encourages local communities to do - to put forward their own views on what development should be in their own areas.

Thornton le Street is not named in Hambleton District Council's Local Development Framework (LDF) in the settlements hierarchy, thus for development to be approved in Thornton le Street there has to be an exceptional need. The policies are strong in protecting against development and ensuring that development is economically, socially and environmentally sustainable.

Relevant local policies include: Local Development Framework: CP1, CP2, CP4, DP9; CP 11, CP 15; DP1, DP 25, DP 29, DP 30, DP 31, DP 33.

Particularly relevant policies from the National Planning Policy Framework (NPPF)

- *Achieving sustainable development - 2*
- *7. Requiring good design*
- *8. Promoting healthy communities*
- *11. Conserving and enhancing the natural environment*
- *12. Conserving and enhancing the historic environment*

Also relevant - Ancient Monuments and Archaeological Areas Act 1979

And still current - PPS5 Planning for the Historic Environment

<http://www.english-heritage.org.uk/publications/pps-practice-guide/>

See also Maps of Designated Sites and Undesignated Sites contained in this Design Statement

Hambleton District Council's Director of Housing and Planning adds that

Design policies in Section 7 of the National Planning Policy Framework (NPPF) which was published in March 2012 are specifically relevant: para. 56 "...Government attaches great importance to the design of the built environment." Para. 57 "...important to plan positively for the achievement of high quality inclusive design for all development.." and para. 60 "... proper to seek to promote or reinforce local distinctiveness."

These policies are in alignment with the aims of this Village Design Statement in serving to respect, protect and enhance Thornton le Street.

INTRODUCTION

The following statement highlights all the main elements of the village which provide the sense of place. It also describes the distinctive character and special features that the community wants to respect, protect and enhance for future generations.

Each section concludes with comments on how should change be managed/considered, what would be appropriate and inappropriate for a small hamlet, together with aspirations for the future.

The residents of Thornton le Street have clear aspirations for their village, essentially to maintain a community that is socially, economically and environmentally sustainable now and in the future.

Criteria for changes appropriate for the small hamlet of Thornton le Street

- any change should be small scale - LDF DP 32
- not diminish road safety
- use open consultation about planned changes
- not have a disproportionate impact on the prevailing character of the village – LDF DP 32
- compatible with rural context and setting – LDF DP 30, DP 33

Thornton le Street

Nestling beneath the Hambleton Hills, at the North end of the Vale of York, most of this small village lies to the north east of the A168, the main route from Thirsk to Northallerton which is some 6 miles north of Thornton le Street.

Thornton le Street village is a very small, rural community with 26 properties and currently approximately 42 residents in the village itself, with 17 further people living at the 5 properties/farms nearby.

People usually relate to Thornton le Street referring to the long-established Fairview Garage business, with its forecourt adjoining the A168. This is what most people know of Thornton le Street, unaware of what lies beyond the access to the village, unless they are visiting residents, the Church or activities in the Village Hall.

What most people experience and remember about Thornton le Street is the open aspect of the rural landscape and changing colours of the land during the year, or the strong bends that restrict speed and restrict vehicles from overtaking as they pass the entrance to the village. The significant approach to the village, which is experienced by both visitors and passers-by, is from the south.



Approaching Thornton le Street from the south (taken before white lines reinstated following resurfacing, Aug 2012)

Currently Church Farmhouse and Fairview Garage form the gateway to Thornton le Street, with rural landscape all around.



Fairview Garage (Metcalf's Garage) with houses to the right - **Fair View and West View**

Church Farmhouse on the left, approached off the bend opposite to the entrance to the village



Church Farmhouse



HISTORY OF THORNTON LE STREET

LDF DP 28 & DP 29;
NPPF 12. Conserving and enhancing the historic environment

Thornton le Street is first mentioned in the Domesday Book (1086 AD).

Much of Thornton le Street is of archaeological importance and interest and is a **Scheduled Ancient Monument** due to the location of a medieval village here. This Monument includes land in the ownership of Old Hall Farm which surrounds all of the North and East of the village of Thornton le Street

Of interest is the comparative size of the Monument and the village – the full extent being approximately 4 times the area of the village and twice the length of the village, therefore a significant feature.



The village as seen from the public footpath – view from the north

Part of Thornton le Street's Scheduled Ancient Monument

Archaeology (This section has kindly been provided by Louisa Matthews from NYCC Archaeology)

The village of Thornton-le-Street is first mentioned in the Domesday Book (1086). At its height, the medieval settlement most likely extended from somewhere south of the church of St Leonard (which has its origins in the Norman period), to land surrounding Old Hall in the north. In the 15th Century the village went into decline, with only a few houses in the area surrounding the church remaining occupied. This left a large area of medieval settlement largely undeveloped in subsequent periods. The abandoned settlement, fishponds and possible manorial site with a moat, can now be seen as earthwork banks, which accompany well preserved below-ground remains.

*The old route of the main street (which has also been suggested to **be the route of the Roman Road** from Barmby to Durham), can be traced from the end of the existing main street running towards the eastern side of Old Hall.*

*Part of the medieval settlement and a post-medieval corn mill, mill race and pond, to the north east side of the village, are designated as a Scheduled Ancient Monument. **This affords them an additional degree of protection over and above that afforded by planning legislation.***

Scheduled Monuments are covered by the Ancient Monuments and Archaeological Area Act 1979. Anyone wishing to carry out any works that will affect a scheduled monument, whether above or below ground level, must apply to the Secretary of State for prior written permission. This is known as Scheduled Monument Consent (SMC) and is granted by English Heritage on behalf of the Secretary of State.

It is against the law to carry out works without consent, to cause reckless or deliberate damage to a scheduled monument, to use a metal detector and/or to remove any object found without a licence from English Heritage. Conviction for these offences can lead to fines.

*The only occupied buildings in the scheduled area are **The Mill House** and mill and the bungalow named "**The Pines**", and it is the **ground beneath these buildings which is protected under scheduling**, rather than the buildings themselves. However, the Mill is protected as a grade II listed building.*



The Pines

The whole of Thornton-le-Street is the medieval village – not just that covered by the scheduling. *The village is what we term 'shrunken' which means it once stretched to cover the whole of the area between around about Cleves Bungalow (but possibly further, it is not clear) and Old Hall. **It probably included Church Farmhouse** as this lay east of the old route of what is now the A168. This means that many of the houses in the village (especially the cottages on the street front) probably lie over their medieval predecessors.*

*The house at **Old Hall Farm is listed grade II**, the farm buildings to the south are not listed. Neither Old Hall Farm nor the buildings to the south lie within the area of the Scheduled Monument, although all of the farmland between the village, the A168 and Cod Beck is within the scheduled area.*

*English Heritage has a guidance leaflet available that gives more details on what scheduling means. **Anyone planning changes that might affect the scheduled site** is strongly recommended to contact the English Heritage regional office in York (01904 601 901) for discussion at an early stage.*

Archaeological remains relating to the medieval period are also likely to be encountered by development in the unscheduled parts of the village. *Undesignated heritage assets require appropriate levels of investigation, or in some cases, preservation in situ, in order to be in accordance*

with National Planning Policy (currently the National Planning Policy Framework, or NPPF). The NPPF encourages potential developers seek advice from a Historic Environment Professional before submitting a planning application. In North Yorkshire, the Development Management Archaeologist at the County Council is able to provide this advice.

Further information on Heritage Assets and previous archaeological work in the village can be found at the North Yorkshire Historic Environment Record (www.northyorks.gov.uk/her).

Listed buildings

- Ford Cottage & Chesters (on Ford Lane)
- Old Hall Farm (dates from 1586, north of the village)
- The Mill (on the north east edge of the village)
- East Lodge North & East Lodge South (adjoining the A168 on the approach to the village from the north)
- St Leonard's Church

On the approach to Thornton le Street (from the north): **East Lodges** described as “the most perfect classical boxes in England”, these square classically detailed buildings with pyramidal slate roofs guard the eastern entrance to Thornton-le-Street Hall (the Hall was formerly called Wood End and earlier, Woodhall). The two lodges are rather incongruously linked by hedges, with wooden gates and cattle grids across the drive. Nothing of the original gates and railings has survived. On the approach to the village from the north, the A168 passes by the **Listed Buildings: East Lodge South And East Lodge North**



Having passed the lodges, on the western edge of the village of Thornton-le-Street lies

The Old Vicarage (on some maps as Parkside), formerly The Parsonage, designed by famous architect Walter Brierley



The Old Vicarage/The Parsonage

The land was conveyed to the church in 1889 for the purpose of constructing the parsonage. **The Architect Walter Brierley** was a well-known Yorkshire architect, who **also designed Sion Hill Hall and County Hall in Northallerton** (North Yorkshire County Council's administrative head offices).

BUILDINGS AND THEIR DESIGN

LDF DP 32; CP 17

NPPF 12. Conserving and enhancing the historic environment

NPPF 7. Requiring good design

Thornton-le-Street is a shrunken medieval village clustered around the junctions of the village street, Ford Lane and the A168. More recent development extends north west along the village street, reclaiming parts of the former village and south east along the main road.

Brick and pantile are the characteristic materials of the village, but regularly coursed sandstone is used for some buildings, notably **Ford Cottage** and **Church Mouse Cottage**.

Buildings in Thornton le Street range in age from the much altered 12th century Church to 1990's as well as their construction being varied including stone, brick and render under tiled and slated roofs with a stone roof to the Church. Dormer windows are a feature in houses built in more recent years. Older cottages are of brick or stone with many interesting features including a drive under arch and a circular window. Detached properties range from bungalows, dormer bungalows; one newer traditional brick built house, a former vicarage and a former mill house. The majority of dwellings in the village are grouped into 4 short terraces and set close to the edge of the village street behind walls or hawthorn hedges enclosing small front gardens, whereas newer dwellings are all detached and set back from the road, often at an angle to it, and well back from the road edge.

Buildings in the village are predominantly 2 storey houses of a cottage style with relatively low eaves heights. More recent dwellings constructed since the 1960s are bungalows and dormer bungalows with both steep and shallow pitched roofs. There are few original windows remaining but many have been replaced with modern pvc-U window units, although some have been replaced with timber.

Original pattern horizontally sliding Yorkshire windows survive at **Corner Cottage** and at **Laundry House**, while **The Cottage** has a first floor vertically sliding sash window shaped to fit into the blind arch on the front elevation. It is most important that traditionally designed and detailed windows like these are retained as they add greatly to the character and appearance of buildings in the village.

Old Hall Farm is one of the oldest buildings in or near the village, and is a low two storey stone house, probably of 16th century origin. It is built to an 'L' shaped plan, with a gabled crosswing on the south side, and a steep gable roof dropping down to single storey at the rear on the north side. The late 18th century brick chimney stacks with triple flues are believed to be a reproduction of earlier chimney stacks.

The Old Hall appears to have been partly rebuilt especially at the east end in the late 18th century. During the late 1950s, the whole of the south front was rebuilt, apart from the gable of the crosswing.

Two blocks of former coach houses and stable buildings: These two blocks face each other across the village street, and are important elements in the street scene. The building on the west side is the more imposing, and its design is similar to that of the stable block at the site of the Hall, with similar architectural details.



The Cottage, Ethamie Cottage, Deva Cottage, Stranton Cottage, Thorn Lea, North View

The centre of the front elevation breaks forward beneath a wide shallow triangular pediment, framed by carved stone bands, and with a giant blind arch over a central archway beneath.

This central part is now two cottages - **Deva Cottage and Stranton Cottage**, and is balanced at each end of the building by two other projections under hipped roofs, each with doubled blind arches. A continuous stone band runs across the front of the building at first floor level, which suggests that the arches were always blind (infilled), as part of the original design.

The building on the east side of the village street is much more modest, of brick with a pantile roof. This building has a hipped roof at its south end, and presumably had a hipped roof at its northern end, before the adjacent **Ivy Cottage** was added or enlarged.

It has a central triangular pediment which breaks forward slightly, framed by a slightly projecting course of bricks, with a blocked giant arch beneath. This central feature of the building is balanced by circular windows or blind openings to each side, with another in the pediment, inscribed '**Corner Cottage 1768**' in a modern inscription.



The Old Coach House (formerly Ivy Cottage) And Corner Cottage

Local informants say that the east block was a coach house, while the more ornate west block housed the stables, grooms and other staff. The stables were an 18th century staging point for stage coaches.

Although much altered with modern windows, modern roofing tiles and new doors, both buildings retain much of their architectural presence and stand as a reminder of the coaching days of the 18th century.

Ford Cottage and Chesters is the only listed house in the village itself. It is described in the list description as an early 18th century house, now divided into two cottages. It was built to a lobby entry plan, with a central front door opening into a lobby with doors into rooms to the left and right. The lobby entry plan form is typical of medieval and later vernacular houses in the Vale of York. Its most noticeable feature is the very steeply pitched concrete tiled roof, with stone verge coping extended above the ridge of the roof.



Laundry House Towards the east end of the short terrace in Ford Lane is the brick and pantile roofed Laundry House, with a single chimney stack centrally sited on the roof ridge, and a central doorway on the front elevation. The windows on the front elevation are arranged in an unusual way, with only one window at first floor level, and two on the ground floor each side of the central door. However, the outermost ground floor windows appear to have been fitted into blocked doorways, indicating that this house may possibly have been a pair of cottages at one time.



Ford Cottage being extended in 2012



Cleves Bungalow, is between the Garage and St Leonard's Church standing well back from the A168 on the southern entrance to the village.



Lyndrick is on the left at the entrance to the village, opposite Church Mouse Cottage

Church Mouse Cottage at the entry to the village was once the local public house thought to be called The Spotted Dog. It comprises a tall two storey symmetrical stone gabled main building framed by quoin (corner) stones at each gable, with projecting brick dentils at eaves level. The gable verges are finished with stone copings supported by carved stone kneelers at eaves level. To each side of the building is a one and a half storey wing giving some balance to the main building. This house, as well as Pine View and a number of other properties have been home to the village post office over more recent years.

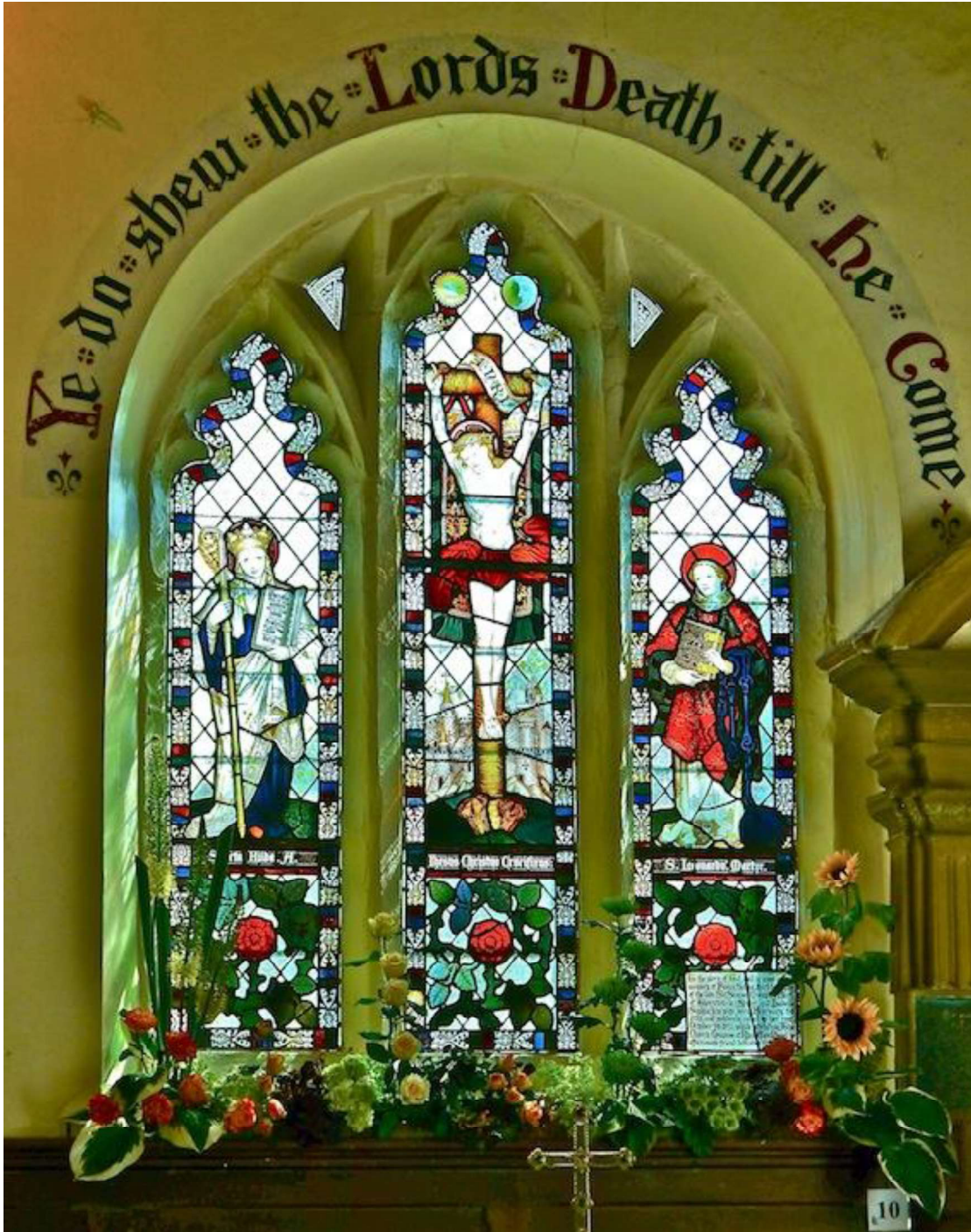
The Supper Room and Church Mouse Cottage



The Supper Room – within the last 20 years, village residents took legal possession of a near derelict building and sold it for development with the proceeds benefiting the Thornton le Street Village Hall funds.

Existing Buildings in 2012

The Church - St Leonard's Church in Thornton Le Street is the only church within the Parish boundaries as St Barnabus Church was taken down in Thornton le Moor in recent years due to structural problems. St Leonard's is used for weekly worship, family occasions, and community celebrations including the flower festival in 2011. The Church is the central feature in the village of Thornton le Street. Of specific historical interest is a **stained glass window by Kempe** which attracts visitors from all over the world.



The local community actively maintains the church, churchyard and car parking areas

The church, dedicated to St. Leonard, is a small neat structure, consisting of nave, chancel, porch, and small belfry with two bells, on the west gable. There are indications in the architecture of the oldest portions that point to the twelfth century as the period of erection. In 1855, the edifice was restored in the Early English style, when the Norman chancel arch was replaced by a pointed one; but the fine circular north doorway has been retained, and also the piscina in the south wall of the chancel. [Description(s) from Bulmer's *History and Directory of North Yorkshire* (1890)]

Listing NGR: SE4141886232 Church. C12, C14 and extensively restored in C19. Ashlar, coursed squared stone, graduated stone slate roof. Nave, late C12, C19 south porch and western bell turret, C14 chancel with small vestry. Nave: 4 bays. To west an offset diagonal buttress, to east an offset angle buttress. To right of south porch are 3 pointed-arched windows, cusped with hood moulds; the central one is of 2-lights with Y-tracery, the others are of 1-light. South gabled porch has offset diagonal buttresses. Board door in chamfered pointed arch. Corbelled cornice to nave and gable cross to east. To west elevation an offset angle buttress supports square bell turret with 2 lancet openings with hoodmoulds. Corbelled cornice, above a tall pyramidal stone roof with finial and belled eaves. North elevation has late C12 chamfered round arched door with moulded impost and hood to right, C13 Y-tracery window with truncated pointed top, to left. 2 bay chancel has chamfered 2- light pointed arched windows with Y-tracery and hoodmoulds. Offset diagonal buttresses to east. Pointed-arched east window has 3-lights with cusping, hoodmould. Pierced trefoil above. Ridge crosses. Interior: C19 pointed chancel arch. East window: glass by Kempe 1894. Monuments: to Lady Bridget Laton 1664, a brass plate in an ornamented stone frame. To Roger Talbot 1680, a brass plate in large stone surround with short pilasters and open segmental pediment, by P Briggs, Ebor Sculp, and another to Roger Talbot 1792 with an urn by Fisher. From <http://www.britishlistedbuildings.co.uk/en-332606-church-of-st-leonard-thornton-le-street>



St Leonard's Church

Houses in Thornton le Street 2012

Pine View



Chesney Villa



Mari

The Anvil



Roman Way

Thornton-le-Street Village Hall - The Village Hall was originally built in the 19th century as a Reading Room and later became a Church of England School. When this closed the children transferred to South Kilvington school. They had to walk to their new school and there was a footpath from Thornton le Street to the old lay by (before the current intersection was introduced) and they crossed the beck via a bridge and up past the Kilvington Mill. After the school closed, its ownership would then revert to the Church and a Vicar is understood to have transferred the Hall to a group of Trustees.

We are told that the Village Hall was the social centre of the area in the 1920s/1930s, when people used to walk or cycle from the local neighbourhood to village dances, dominoes, whist drives and gardening clubs. The Village Hall is now, in 2011, the centre for community and private celebrations. Over the years considerable amounts of money have been raised by the community in aid of local and national charities, eg Yorkshire Air Ambulance, Salvation Army, the homeless and the local hospice, with individuals nominating different charities each year.

Fund raising also took place to equip the Village Hall with table linen, crockery, furniture etc. following the refurbishment of the Hall which was co-funded by national and local government, other charities and private donations. Much of the physical renovations, re-construction, plumbing, electrics and decorating were carried out on a voluntary basis by residents of Thornton le Street during the year of 2005.

The organising group for many of these village activities is a 'well-oiled machine' in ensuring that all attending have an enjoyable 'tuck in', a good chat with new neighbours and long-time residents as well as family and visitors from afar.

The Village Hall was originally built around 1850 and was totally renovated and refurbished in 2005. It now provides a well-appointed venue for classes, meetings and private parties for a maximum of 50 people. There are ample chairs and tables (of varying size), together with all necessary legislation (Fire Prevention, Premises Licence and Electrical Installation Certificate), and the kitchen is fully equipped with 2 cookers, fridge, 2 sinks and crockery, glasses and cutlery to serve a four course meal for 50 people! It is not licensed for the sale of alcohol. Currently the hall is in regular use at the following times: Monday 7.30-9.30pm; Tuesday 1.30-4.00pm; Wednesday 7.00-8.00pm; Thursday 7.00-9.30pm. From: <http://www.hambleton.gov.uk/cwparish/ThorntonleMoorandThorntonleStreetParishCouncil/attractions.htm>

The village hall and its grounds are maintained by 11 households, including a cleaning rota.

Thornton le Street Village Hall – view from the Churchyard



THE NATURAL ENVIRONMENT AND LANDSCAPE

LDF DP 33; DP 31

NPPF 11. Conserving and enhancing the natural environment

The landscape character of Thornton le Street and its surroundings has developed as a result of generations of farming the land and making use of the opportunities offered by Cod Beck flowing past the village.

Hedging around the small village of Thornton le Street is predominantly hawthorn mixed with holly, bramble and elder particularly those adjoining the busy main A168 which runs north/south between Thirsk and Northallerton.

Boundaries to dwellings include many with low walls, also low wooden fencing, beech hedging and a hawthorn hedge to Hawthorne Cottage (the most recent newly built house). This type of hedging was required as part of the planning permission.



North View

Trees feature in the village of Thornton le Street with 7 pine trees (2 in the Churchyard), over 100 years old as well as a wide range of smaller, more recently planted native trees.

Trees are also a key feature in the areas surrounding Thornton le Street including many mature, indigenous trees within the hedgelines. A mix of oak, ash, chestnut and sycamore provide a natural avenue on the approach from the north.

Grass verges within the village provide additional parking for regular community activities at the Village Hall and the wider neighbourhood's parish services at St Leonard's Church. Verges are maintained by village residents. **Additional village parking** was provided in recent years next to the Churchyard. **Features** within the village include an original **water pump** opposite the Village Hall.

Walking through the village, there is an open aspect with 2 key routes, one along Ford Lane past The Bungalow, Laundry House, Chesters, Ford Cottage and the Village Hall



The other route along towards **The Mill** and the **Public Footpath** crosses the **Cod Beck** eastwards towards Sandholme and Knayton village beyond.



The Mill House and the mill

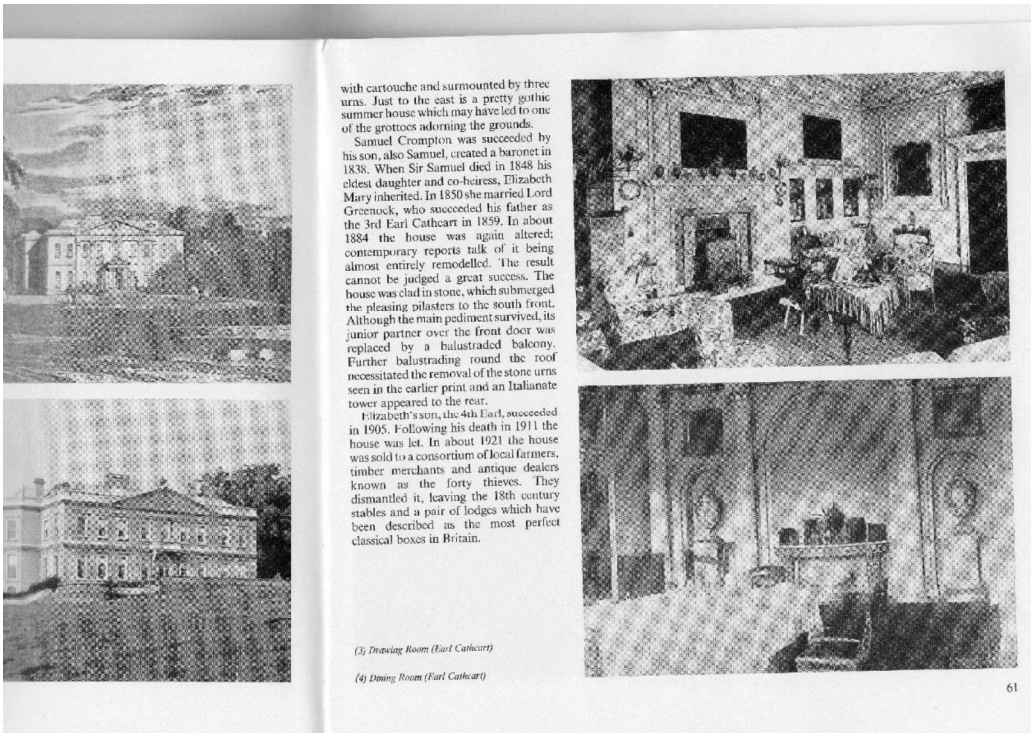
Little traffic - as the village has **2 cul-de-sacs** there is little traffic additional to delivery vehicles, residents and visitors including those attending activities at the Village Hall and Church.

The open aspect and views to the East of Thornton le Street extend to Knayton and Upsall villages with the Hambleton Hills clearly visible in the distance especially in the winter when the deciduous trees are bare.

The Whitestonecliffe is easily seen from the northern and eastern edges of the village, particularly from the field to the south of Old Hall Farm.



Views to the South of Thornton le Street include Thirsk Church in the distance with open, 180 degree views across the farmland and rural landscape. Views to the North include the lodges (or gatehouses) to Thornton Stud/Park, once the entry to Wood End (later known as Thornton-le-Street Hall), the large country house long since demolished.



To the north, the long, straight stretch of A168 is known locally as 'the mad mile' leading towards Northallerton some 6 miles north of Thornton le Street.

Vistas

Motorists driving North will be continuing to experience open views similar to those on the York to Thirsk A19 route – an **open, relatively flat, rural landscape** with rotational crops under the care of North Yorkshire's farmers.

Wildlife and environment, habitat provision, birds

57 species of birds (see Table 1) have been sighted and recorded over recent years using the flight paths around the village of Thornton le Street. **Kingfishers, woodpeckers and herons** are regularly seen. **Tree sparrows** are also evident even though their numbers have declined nationally.

Deer are sometimes sighted by the Cod Beck and to the west of the village, as are **foxes, pheasant, rabbits and hares**. **Hedgehogs** are sometimes seen in village gardens.

Ducks and water hens use the rough ground surrounding the beck for breeding and bringing on their young each year.

Waterways – Private fishing rights sit with the local fishing club with the **Cod Beck** meandering north/south towards Thirsk to the east of Thornton le Street. Both brown trout and grayling are regularly caught by anglers here.

Drainage and septic tanks – most houses are served by the village septic tank with those built since the 1960's having private septic tanks.

The Mill Race



Table 1

Birds recorded in Thornton le Street

Blackbird	Green finch	Redwing
Blackcap	Grey partridge	Redpoll
Blue tit	Herron	Redstart
Brambling	House martin	Robin
Budgie	House sparrow	Rook
Bull finch	Jackdaw	Siskin
Carrion crow	Jay	Song thrush
Chaffinch	Kestrel, Kingfisher	Sparrow hawk
Chiffchaff	Lesser spotted woodpecker	Starling
Coal tit	Linnet	Stork
Collard cove	Long tail tit	Swallow
Dunnock/hedge sparrow	Magpie	Tawny owl
Fieldfare	Mallard	Tree sparrow
Fly catcher (Spotted)	Marsh tit	Treecreeper
Gold crest	Mistle thrush	Water hen
Gold finch	Nuthatch	Wood pidgeon
Goshawk	Parrot/parakeet	Wren
Great spotted woodpecker	Pheasant	Yellow hammer
Great tit	Pied wagtail	Swift

Deer in the garden at The Old Vicarage (formerly The Parsonage) - Winter 2011/12



THE CHANGING FACE OF THORNTON LE STREET

Relatively small changes continue to take place including alterations and extensions to properties and gardens, with planning applications being considered at Parish Council meetings and discussed with the people of Thornton le Street. Records of Parish Council comments on planning applications show objective consideration by Parish Councillors and residents. Records show people acting as responsible custodians of their surroundings when considering future developments, thus commenting on the impact, advantages and disadvantages of proposed changes. These considerations have led to the following development in recent years:

In the early 1970's: 4 new houses were built including 2 set at an angle by the planners to form an end to the village lane at the North of Thornton le Street.

Hawthorne Cottage was the last new house to be built in the 1990s, with specific planning requirements accepted in terms of the house's size, height, position in relation to the road, hedge type, size of garden etc.

Planning approved in last 5 years

Extensions or alterations to

- Ethamie Cottage
- Fairview Garage
- Ford Cottage
- The Mill
- The Pines
- West View

New building/s and development over last 20 years

- Refurbishment to the Village Hall
- Resurfacing of the road outside the Village Hall (unadopted road)
- Formation of car parking spaces between the Church and the Village Hall
- Extensions to Church Farmhouse, double garage, workshop & menage
- New house - Hawthorne Cottage
- Workshop at Fairview Garage
- Formation of a bike rack at the entrance to the Churchyard

Unauthorised development at Church Farmhouse – updated Feb 2014

Enforcement Notices were served by Hambleton District Council to stop the storage, parking and maintenance of fairground vehicles at Church Farmhouse and for the removal of hardstanding and reinstatement to its former condition.

Following a Hearing with the **Planning Inspector** in October 2013, a **Legal Decision in March 2013** confirmed that no part of the site could be used for storing fairground vehicles. The legal use of the hardstanding formed in 2010 reverted to agricultural and equestrian use only, and could not be used for storage, maintenance or parking of fairground vehicles.

The Planning Inspector's Decision 2013 referred to potential use of the 1999 decision site for maintenance and parking of fairground vehicles.

The position at February 2014

- Nov 2013 - Local Planning Authority served Planning Contravention Notice regarding Storage of fairground vehicles which is not permitted by the Planning Inspector's 2013 Decision. Information being collated by the LPA towards a potential prosecution for storage of fairground vehicles.
- 30/1/14 - Further Enforcement Notice served to reinstate the southern landscaping strip removed in 2010 when hardstanding was formed, in contravention of the 1999 permission
- The Parish Council and residents continue to raise issues about
 - The ongoing negative impact on amenity and the inappropriateness of this type of development on an open, rural site; unauthorised development which is contrary to the LPA's Local Development Framework and National Planning Policy Framework.
 - The use of the hardstanding for turning of fairground vehicles that is contrary to the Legal Decision of the Planning Inspector March 2013
- Breach reports continue to be provided by residents to the LPA
- Letters querying the LPA's action continue to be sent by residents to the LPA
- The LPA continues to update the Parish Council on a regular basis
- YLCA and CPRE continue to support the Parish Council in dealing with this case

COMMUNITY OF THORNTON LE STREET

NPPF 8. Promoting healthy communities

Thornton le Street has an active community and organises several fund raising activities every year to support local charities. People from neighbouring villages are regular supporters for both these fund raisers as well as other celebrations; similarly members of the Thornton le Street community support neighbouring villages' community activities. A very high percentage of village residents are involved in the regular community activities in Thornton le Street.

Community Groups and Groups using the Village Hall

- St Leonard's Church
- Village Hall Trustees
- Social Group
- Handicrafts Group
- Keep Fit
- Watercolour Painting
- Parish Council

Who lives here – what type of community is this?

Residents range in age from primary school children to retired people in their 80s. In 2012, there are also **three extended family groups** living in Thornton le Street, **comprising 3 generations** of each family. Elements of active community spirit include a group clearing ice from village roads in the exceptional Winters of 2009/2010 and 2010/2011, helping each other in times of illness and bereavement, sharing surplus plants and vegetable crops, cutting verges, getting together to clean the Church before the Flower Festival, joining in at village celebrations and activities (eg Big Lunch, Royal Wedding Party, the annual garden competition, in 2011 growing the largest single potato and the top weight crop from 2 seed potatoes and Carol singing round the village Christmas Tree).

Village Jubilee Party 2012



LOCAL EMPLOYMENT AND BROADBAND

Local Employment

NPPF Achieving sustainable development 2

Farms and Businesses

Old Hall Farm – deeds show ownership (and acreage) changing between local families several times over the last several hundred years. Currently Old Hall Farm is a mixed farm with a range of arable crops also grassland with grazing rotated for horses, cattle and sheep.

Horses grazing at Old Hall Farm on the Scheduled Ancient Monument



Street House Farm – again a mixed farm with mainly arable crops

Church Farmhouse – once linked with the Church, the relatively small acreage was once described as glebe land and many years ago belonged to the ‘big house’, Wood End. The majority of the land was sold and currently only a small paddock remains. **This paddock is subject to a Restrictive Covenant.** Uses of Church Farmhouse in recent years have included a family home with a small tool hire business and more latterly a shop fitting business.

Metcalfe’s of Thirsk – established in the 1930’s as traditional neighbourhood garage, vehicle recovery business and filling station. In recent years the business focus is on vehicle recovery providing a community service to support those with broken down vehicles. *The business provides local employment and is now run by the 3rd generation of the Metcalfe family.*

Small businesses In 2011, a number of residents of Thornton le Street are self-employed or with small limited companies, with businesses ranging from painting and decorating, to farm administrators, building surveyor, IT consultant, business consultant, shop fitter, building designer, lifestyle & project management solutions and farming.

Church Farmhouse

Since March 2010 there has been ongoing dialogue between Thornton le Moor with Thornton le Street Parish Council, the Thornton le Street community and Hambleton District Council about unauthorised development at Church Farmhouse. CPRE suggested that residents were asked for their views on what they would like to see there.

Comments

1. As far as Church Farm House is concerned, it is a gateway to the village and any employment use should be contained within the existing buildings and not involve any activity that adversely affects the appearance of the overall property. Ideally any employment use should provide for opportunity for local people and not generate significant travel or vehicular movement. The shopfitting and equipment repair businesses were acceptable from a visual, noise and traffic perspective.
2. If it is necessary to provide opportunities for employment in such a small hamlet, then I have no objections to a business similar to the previous shopfitting business. Small workshops where work is done mainly indoors during normal working hours would not be a problem. Buildings need to be sympathetic to the surroundings or hidden from view by suitable screening. New buildings should not be any higher than the existing house. I would expect transport to be no more than large vans with perhaps an occasional single HGV for delivery or collection purposes only.

Broadband

NPPF 5. Supporting high quality communications infrastructure

Comments suggest that improvements to broadband speeds might support local employment and working from home.

*Comment 1 - In relation to the particular points raised by the CPRE, yes the broadband provision is very slow here and causes difficulty, as I have discovered since stating to do some work from home. If we want to encourage local employment then this will need to improve. **This is something which we could perhaps include as an objective with a timescale?***

Comment 2 - I totally agree with the need for an upgraded broadband system. I checked mine and found my current downloading speed is 3.2Mg and by upload speed is 0.1Mg.!

Comment 3 - I have 100.0 Mbps.....That seems to be fast enough to be honest. Not sure though how it compares to other folk in the village.

Comment 4 - I have no issue with our broadband speed. Sure, faster is always better, but even at our current 1.5Mbps, I can work from home quite happily.

Action – Raise this at the Parish Council meeting to see when the village can be included in the North Yorkshire County Council's upgrade programme or alternatively updating residents on the Clannet provision already connected to at least one house in the village.

TRANSPORT AND HIGHWAYS

The A168 originally ran through the village of Thornton le Street until the current road was built. This new road split in half one of the village fields, then part of the land belonging to Church Farmhouse, thus reducing both halves to triangular shaped fields – one remaining with Church Farmhouse to the south west of the A168, the other half of the field to the north east now belonging to Hawthorne Cottage.

The Parish Council has in the past asked Highways to investigate the drainage on the A168 from Thornton Park entrance on the corner beyond The Old Vicarage and also water running across the road from Lyndrick to Church Farmhouse entrance, creating flooding opposite Fairview Garage. Surface water sometimes runs from Thornton Park drive and the Old Vicarage across the road towards the corner where there could possibly be a link to a drain on the side of the old road down the field towards the back of the houses to the north of the village.

Approximately two years ago works were carried out outside The Old Vicarage where a gulley was installed and connected to an existing drain. This eased the amount of water that was crossing the carriageway.

Thornton le Street village is now accessed off a bend in the A168, thus traffic travelling North has to cross the double white lined road to get into the village.

Entrance to the village from the south – turn right across double white lines between the chevrons



The A168 is the main route from Thirsk to Northallerton, carrying **heavy traffic volumes** particularly as people travel to and from their workplaces in the early morning and early evenings. This road is also used as a diversionary route for the A1 and A19 dual carriageways when major accidents require road closures. Heavy traffic using the Thornton le Moor route to avoid Thirsk town also uses this route to access the A19 and A1. Because of the 2 tight bends and the **40 mph suggested speed limit** on this stretch, the emergency services are required to use both blue lighting and sirens when travelling to emergencies to the north and South of Thornton le Street.

The entrance to the village is also used as a Bus Stop going South as well as parking for the visiting North Yorkshire County Council mobile library.

Accidents at this bend continue to occur on a regular basis in spite of improved traffic measures including new large chevrons installed in 2011 following the North Yorkshire County Council **Highways High Risk Route Study, Thornton le Street to Thief Hole Lane**. Parish Council minutes show how the safety of this stretch of road is a regular concern to both the Councillors and the community, with NYCC Police reports being an important and repeating feature. Similarly the safety for bus users and the bus company continue to be a concern.

All residents have the use of a car and a minority make use of the local bus service to visit the local towns and beyond.

Thornton le Street Parish

North Kilvington is part of the Parish in terms of the Parochial Church Council, whereas the Parish for Council purposes is Thornton le Street which is part of the wider Parish Council area combining Thornton le Street with Thornton le Moor.



HOW CHANGE SHOULD BE MANAGED AND CONSIDERED

Reference should be made to Hambleton District Council's policies, Local Development Framework and its Design Guides relating to planned changes including alterations and extensions to dwellings. The *Government's National Planning Policy Framework and PPS5 Planning for the Historic Environment* should also be referred to for guidance. The following should also be referred to:

Ancient Monuments and Archaeological Areas Act 1979

Hambleton District Council LDF CP1, CP2, CP4, DP9; CP 11, CP 15; DP1, DP 25, DP 30, DP 33; LDF DP 28 & DP 29; LDF DP 33; DP 31

<http://www.english-heritage.org.uk/publications/pps-practice-guide/>

NPPF 7. Requiring good design

NPPF 12. Conserving and enhancing the historic environment

NPPF 11. Conserving and enhancing the natural environment

Proposed changes should be subject to both informal and formal consultation before changes are made thus respecting the wider community and their input.

What would be appropriate and inappropriate for a small hamlet?

General

People should act as responsible custodians of Thornton le Street and its surroundings, avoiding changes that have a negative impact on the village's rural features, the community and those who live here

Any improvements should be sympathetic in scale and to the rural context

Allow incremental changes that complement the current village properties and setting

Inappropriate changes would be those that 'overpower' in terms of, form, size, nature and massing of building

Building design

Whilst changes should respect the scale of existing buildings, contemporary design should be welcomed where it enhances the character of the village and the existing rural landscape and setting of Thornton le Street.

Modern sustainable design solutions could make a welcome contribution to the character of the village

Any new or replacement buildings should be sympathetic to the vernacular architecture, whilst embracing good design and avoiding pastiche

Aspirations for the future

Recent research identified a need for affordable housing in the wider Parish and neighbouring Parish of South Otterington/Newby Wiske with several individuals in Thornton le Street with a potential future need for such housing. This research should be taken into account within future planning considerations.

Archaeology and Existing Buildings

Planned changes should adhere to legislation that respects and protects the Listed Buildings and the setting of the Scheduled Ancient Monument of Thornton le Street.

Aspirations for the future A number of residents have already carried out research on Thornton le Street and stories to tell, about the history of their own properties and the earlier generations living here in Thornton le Street. A medium term project of community value could be to 'join the dots' and bring this knowledge together, for example in an event or more ambitiously in the development of a DVD, on line book, website or you-tube clips etc. This could produce a collated history that would become an archive of village history and villagers' stories available for future generations to better understand the past and how it relates to their futures.

Natural Environment and Landscape

Changes should be considered taking account of the rich wildlife, bird population, open rural landscape and modest size of Thornton le Street

What would be appropriate and inappropriate for a small hamlet

The existing benefits of the broad rural vistas which provide a delightful backdrop to the village and views for tourists, visitors and the local community, must be preserved

Changes should respect the open countryside setting and

Not lead to pollution of the Cod Beck or interfere with the operation of Thornton le Street's septic tanks

Only allow changes that will enhance and protect the rich landscape including the mix of arable farmland, range of native trees and ancient pasture of the Scheduled Ancient Monument

Long distant views should be protected as well as the rich mix of native and garden trees and hedgerows

Any future planting schemes of trees or hedges should comprise indigenous species with a predominantly deciduous mix

Aspirations for the future

Attracting even more wildlife and birdlife to the Thornton le Street by avoiding unnecessary disturbances during known vulnerable times that threaten nature's course, (eg nesting, bat cycle etc.) taking advice from nature experts as appropriate

Bird experts in the village sharing their knowledge with other like-minded people

It would be inappropriate for changes to be out of scale and character with existing buildings or that would damage the existing rural landscape and setting of Thornton le Street

Alterations and extensions to existing buildings should respect the character and form of the host building and surrounding buildings

Proposed designs should consider existing window and roof types and styles.

Thornton le Street Community

How change should be managed/considered

Change can be managed through open discussion at and between existing groups

What change is appropriate and inappropriate for a small hamlet

Changes proposed should build on (rather than threaten) the foundation of well-established community involvement and continue to extend its reach to interested newcomers from the village and the wider neighbourhood

The Community is receptive to new ideas and new ways of working thus making people feel welcome

Changes should be in alignment with Thornton le Street's values of goodwill, respect, community spirit, 'can do' mentality and neighbourly helpfulness

Aspirations for the future

Work is underway to review potential improvements in marketing the wider Parish's events between all the community groups with the aim to improve opportunities for attendance which can both improve the success of individual events as well as increase the social interaction available for residents in the wider parish. This can therefore support the health and wellbeing of the wider community which is one of the Coalition Government's broader aims and relates well to its Big Society theme.

Transport and Highways

How change should be managed/considered

Through the Parish Council and liaising with the Police and North Yorkshire County Council Highways Department and with the formal collection and collation of safety statistics

With local residents playing an objective part in bringing any transport, highways and road safety issues to the attention of relevant authorities

What would be appropriate and inappropriate for a small hamlet

Thornton le Street, being located on the busy A168, requires particular attention to road safety issues.

Continue lobbying for better road safety measures to reduce accidents, dangers and risks for the travelling public and local residents

The following should be considered as part of any future road improvements:

Ensuring through the Parish Council that any planned changes take account of the well-documented, existing dangers of the A168 through Thornton le Street in order to avoid increasing the already high risks of accidents which have led to previous fatalities along this stretch of A168

Limitation to access onto the main road

Speed limits through the double bend

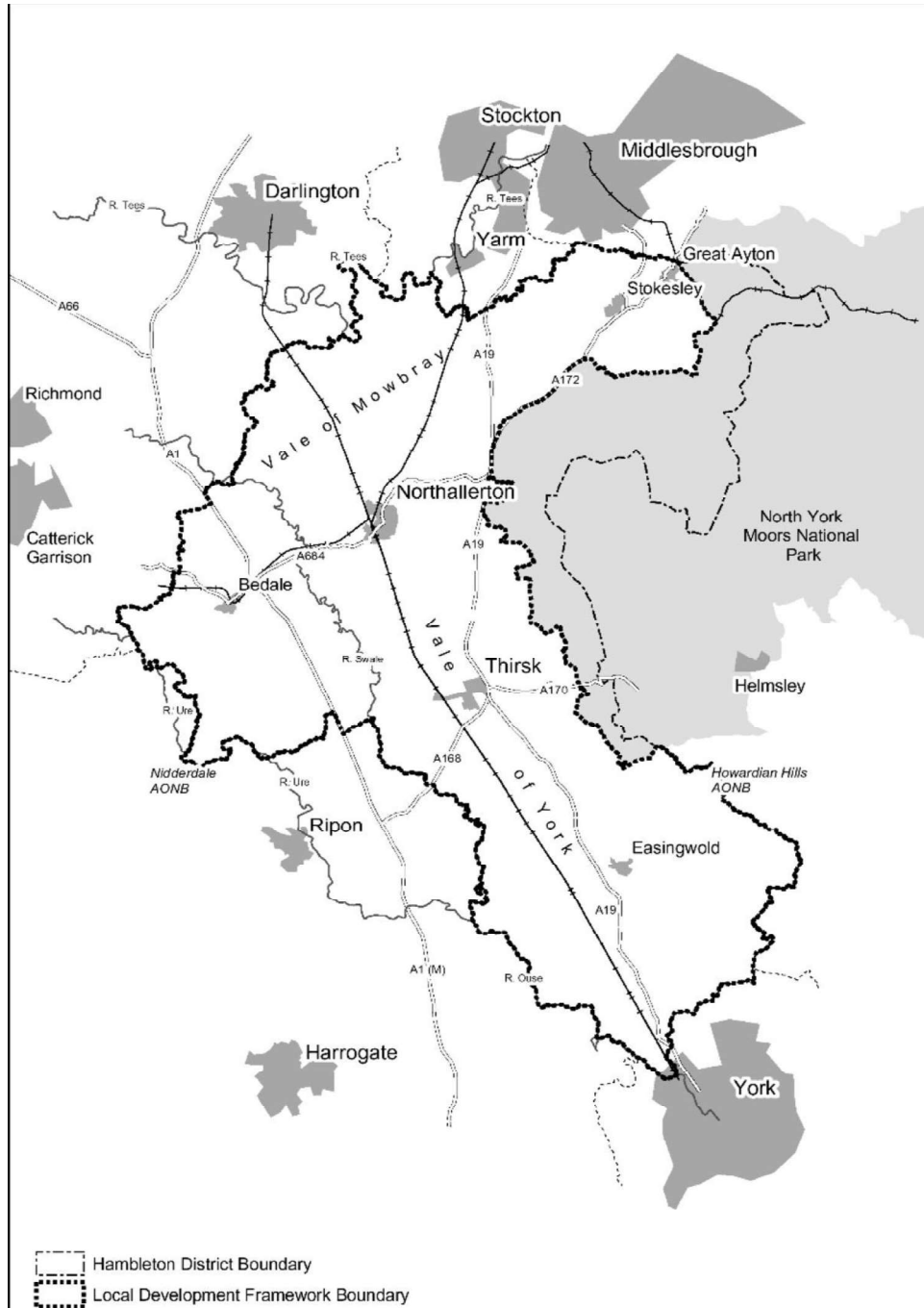
Appropriate road markings

Aspirations for the future

Continue to contribute to monitoring and improving road safety (lobbying through relevant bodies where appropriate) relating to

- Reducing the risk of accidents on the A168 through Thornton le Street
- Maintaining a safe entrance to the village
- Creating a proper bus layby in both directions
- Continue to monitor and report any flooding on the A168 and flooding in the fields behind the houses to the north of the village

Hambleton District Council's Local Development Framework Boundaries



Nearest town to Thornton le Street - Thirsk

Thirsk is a small compact Market Town mentioned in the Domesday book as Tresche. The cobbled Market Place dates from medieval times and is still the centre of commerce in Thirsk. Most of the shops are still around the market place extending north up Kirkgate to "The World of James Herriot", Thirsk Museum and the spectacular 15th century church St Marys. Eastwards the shops extend towards Cod Beck along Millgate and Finkle Street and to the West along Castlegate and Westgate towards Sowerby and the racecourse.



Thirsk's Market Place

The World of James Herriot in Thirsk North Yorkshire is one of the country's premier attractions. The museum encompasses the very essence of the world renowned vet James Herriot and is set in the picturesque Yorkshire Dales. It offers visitors an unforgettable interactive experience of the life and times of a man who became a national celebrity after the airing of the BBC drama "All Creatures Great and Small". So come in and discover the charm of the World of James Herriot, and be inspired. From www.worldofjamesherriot.org

Nostalgic Herriot Weekend James Herriot fans across the globe are being encouraged to sign up for a weekend of pure nostalgia from October 1 – 2, 2011. Jim Wight said "Home and overseas visitors have found the convention to be a great way of discovering even more about Yorkshire through my father's life, his veterinary and literary experiences." From Hambleton District Council's website:

[http://www.hambleton.gov.uk/council and democracy/council news/council news and information releases/news.htm?mode=10&pk=1853](http://www.hambleton.gov.uk/council%20and%20democracy/council%20news/council%20news%20and%20information%20releases/news.htm?mode=10&pk=1853)



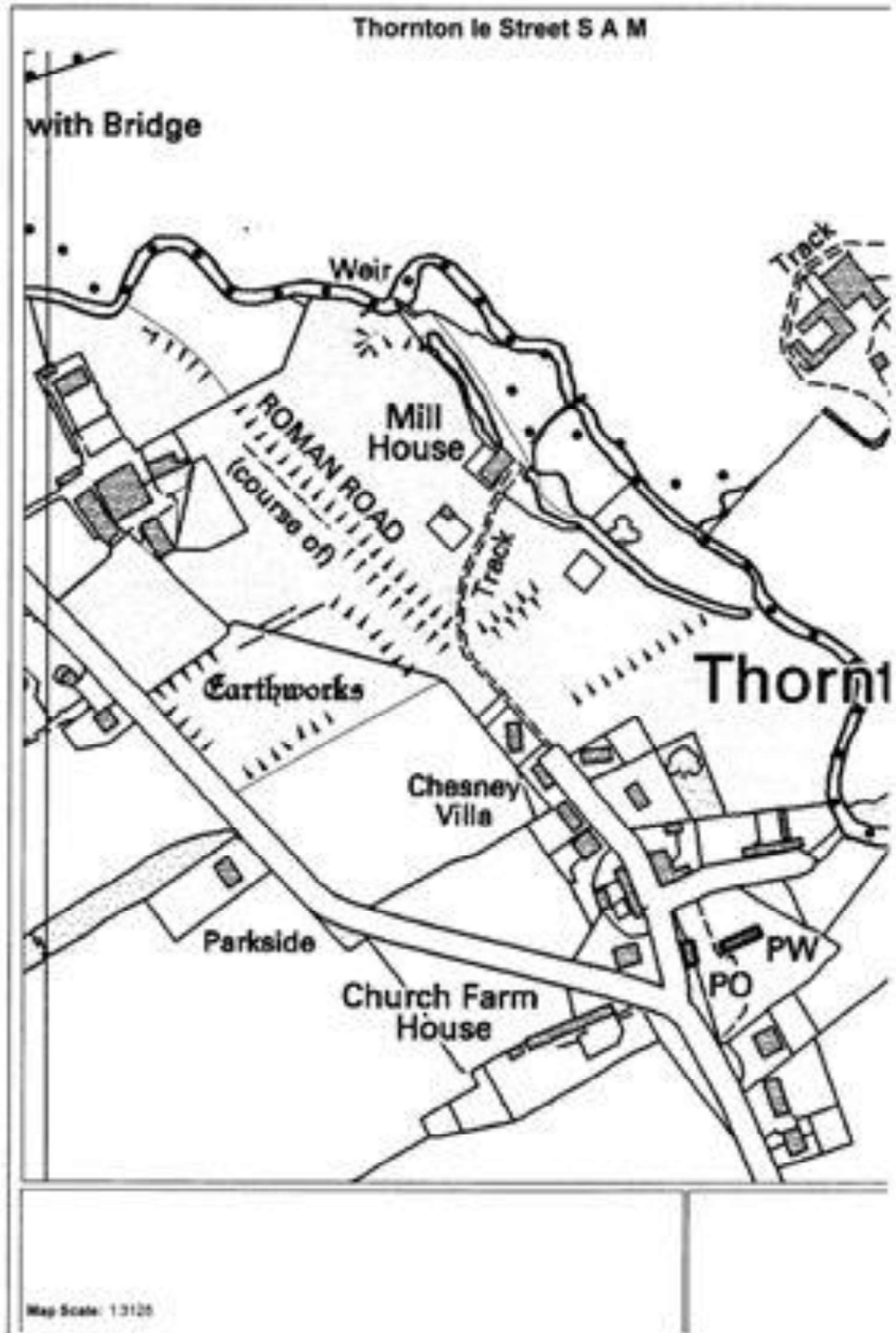
Museum | Attraction | Historic Site

MAP SHOWING EARTHWORKS OF THE SCHEDULED ANCIENT MONUMENT

Map of Scheduled monument consent No 31348, November 2005

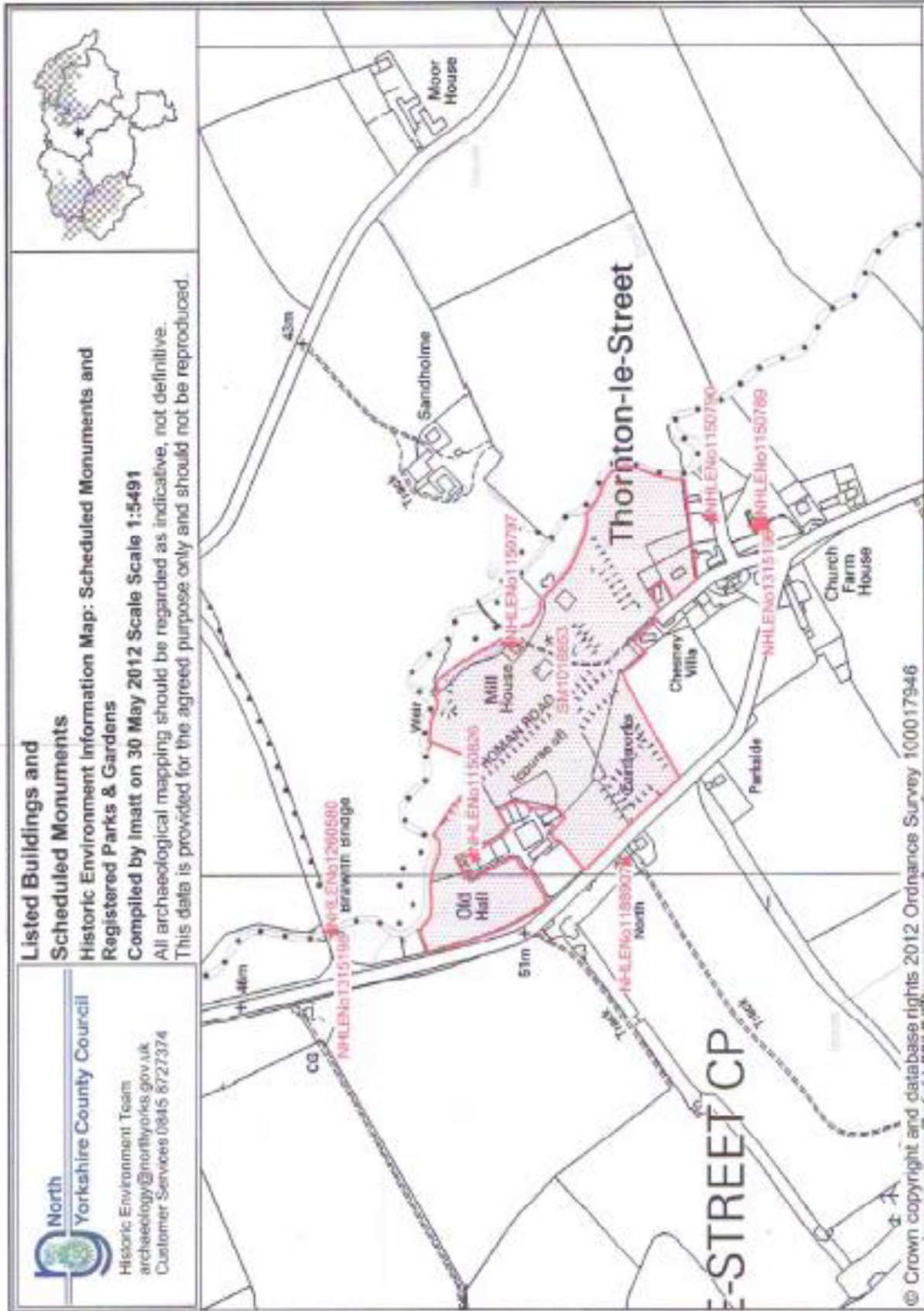
Map Print Page

Page 1 of 2

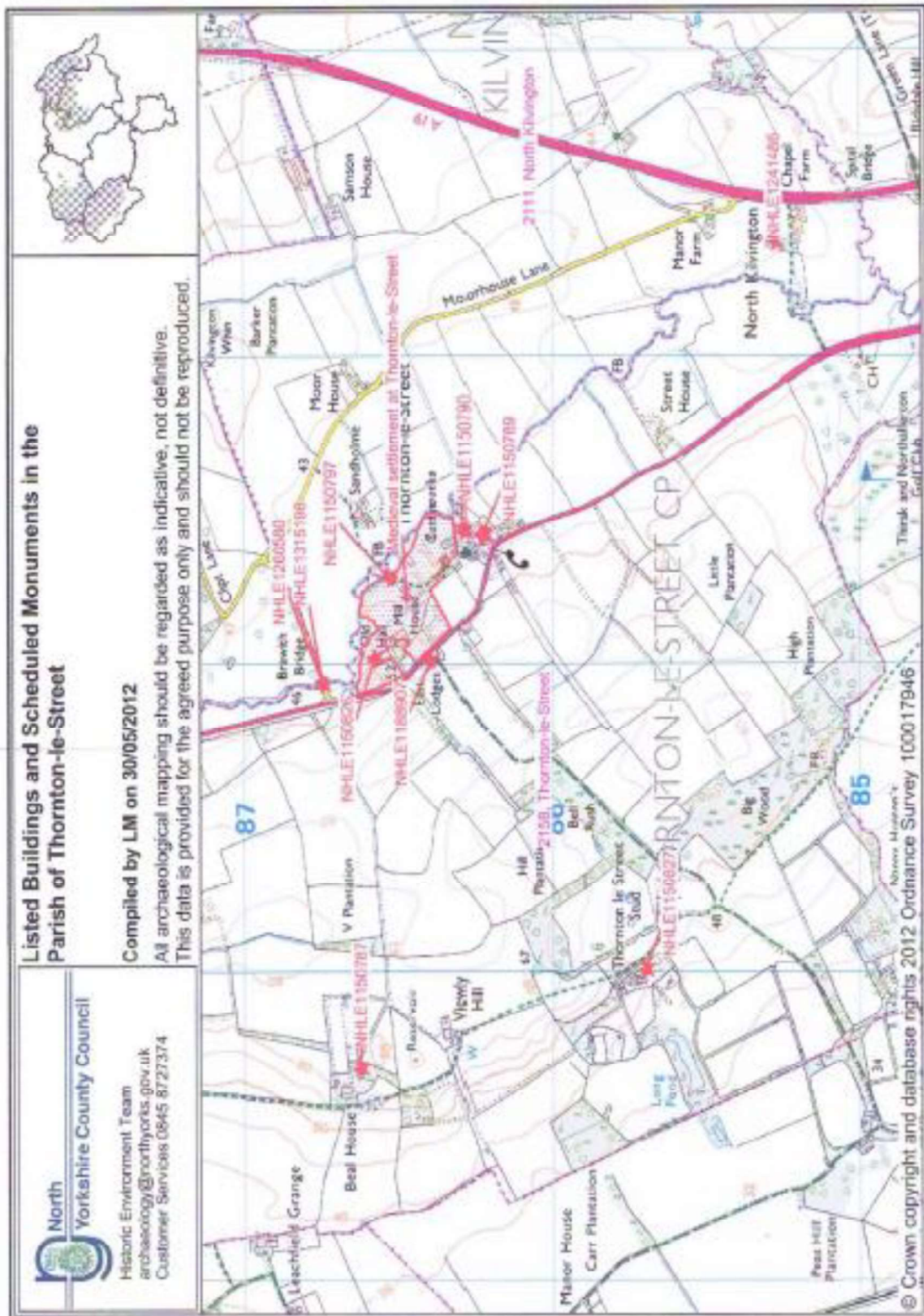


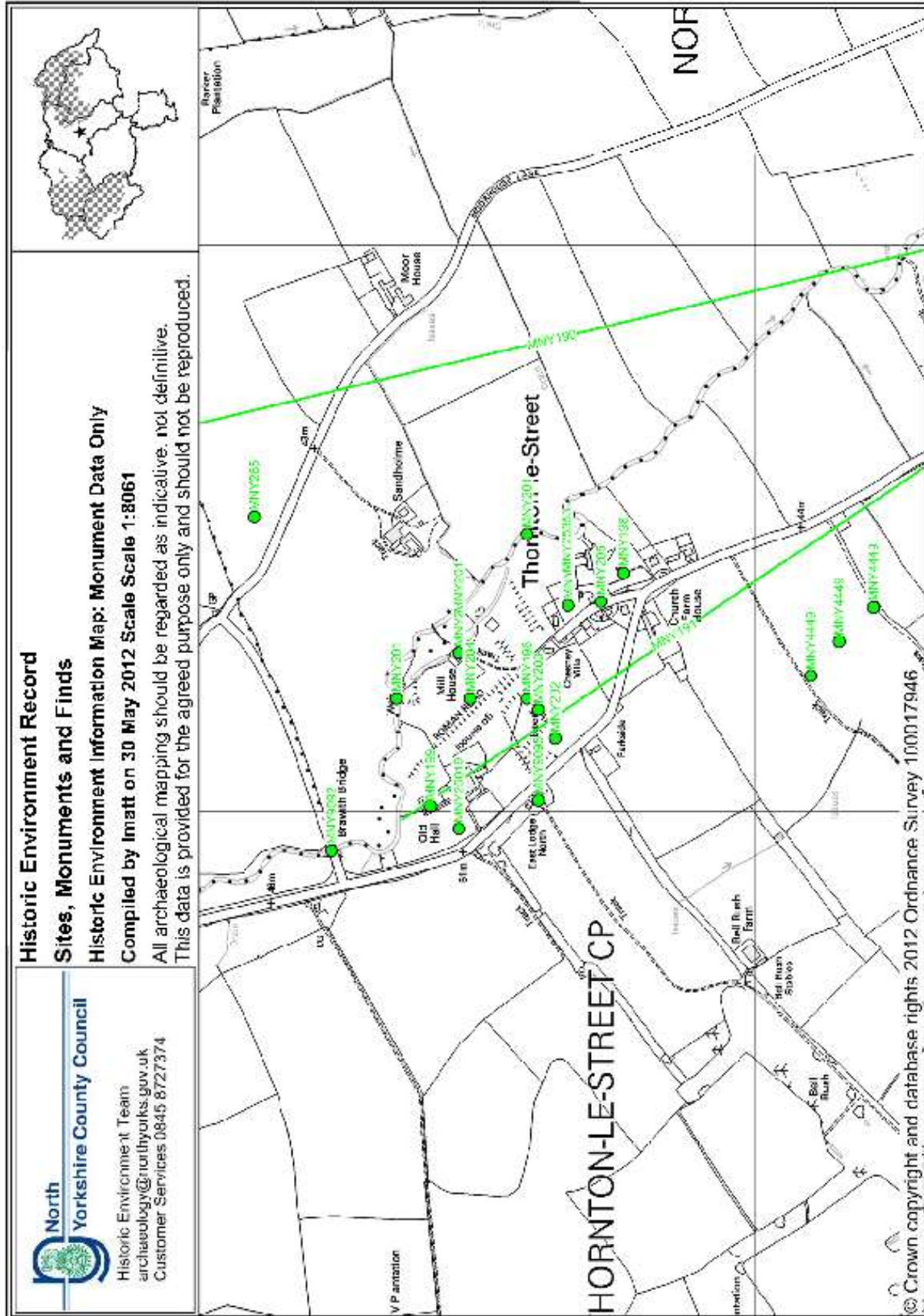
http://israp05/website/map_viewer/print_templates/incontext_a4_portrait.html

21/11/2005



MAP 3 English Heritage – Designated Sites in immediate area of Thornton-le-Street





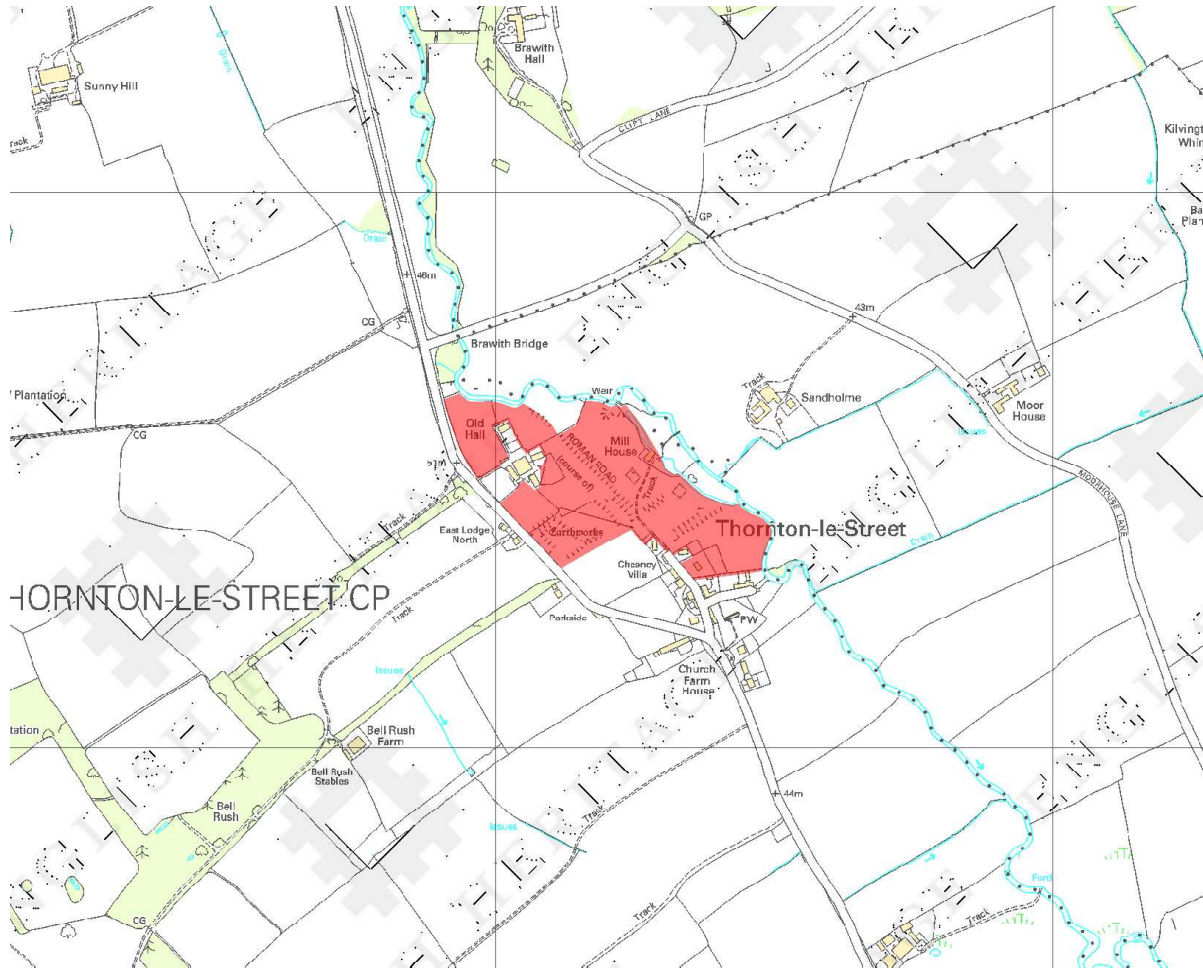
**Historic Environment Record
Sites, Monuments and Finds**
Historic Environment Information Map: Monument Data Only
Compiled by Imatt on 30 May 2012 Scale Scale 1:8061
All archaeological mapping should be regarded as indicative, not definitive.
This data is provided for the agreed purpose only and should not be reproduced.

North Yorkshire County Council
Historic Environment Team
archaeology@northyorks.gov.uk
Customer Services 0845 8727374

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MAP 5 English Heritage – The Scheduled Ancient Monument of Thornton-le-Street

Scheduled Ancient Monument
List Entry No : 1018853 shown in red
Map from www.english-heritage.org.uk
Medieval settlement at Thornton-le-Street



THORNTON LE STREET:
Geographical and Historical information from the year 1890.

[Description(s) from Bulmer's *History and Directory of North Yorkshire* (1890)]

Wapentake of Allertonshire - Electoral Division of South Otterington - Petty Sessional Division of Birdforth - Poor Law Union, County Court District, and Rural Deanery of Thirsk - Archdeaconry of Cleveland - Diocese of York.

This parish lies from three to five miles N.W. of Thirsk, and is **intersected by the Codbeck rivulet** and the North Eastern railway. In addition to the township of its own name it includes that of North Kilvington, the united area being 2,750 acres, of which 1,340 acres belong to the township of Thornton-le-Street. The gross rental of the latter is £1,943, and rateable value £1,739.

Thornton is a common place-name in this county, and this one is distinguished from the others by the addendum le-Street, **from its situation on the old Roman road which led from York to the north**. This road crossed the parish, passing near the village a little to the west of the old mill, but all traces are now nearly obliterated. **There are some indications of a Roman camp**, and relics of Roman handiwork have been occasionally unearthed, but these possess no special value, as they afford no clue to the name of the station.

The manor, soon after the Conquest, was granted to the bishops of Durham, who held it of the king *in capite* by the service of half a knight's fee, and no rent. About the middle of the 17th century we find it in the possession of the Talbots, an ancient and honorable family, whose ancestor came to England in the train of the Conqueror, and is **mentioned in Domesday Book**.

Roger Talbot was an uncompromising loyalist, and held a captaincy in the army of Charles I., in whose service he passed through many dangers. In the first year after the Restoration he was elected M.P. for Northallerton, and was for many years a justice of the peace. He died in 1680, and was succeeded by his son, Roger, who does not appear to have taken any active part in the affairs of the district. The latter's son, also named Roger, married Elizabeth, daughter of Sir Thomas Frankland, Bart. of Thirkleby, by whom he had two children, Roger and Arabella. The son succeeded to the estates on his father's demise, and was elected to parliament by the burgesses of Thirsk in 1754. He married the widow of Sir Robert Fagg, Bart., but had no issue, and died in 1778, when the name became extinct. The mansion and estate were inherited by his sister, Arabella, wife of Col. Geo. Their son, Roger, the next owner, left two daughters, co-heiresses, by whom the estate was sold to Samuel Crompton, Esq., who was twice mayor of Derby, in which county the family had been located from about the middle of the 17th century. His son and successor, Samuel Crompton, Esq., was advanced to a baronetcy in 1838, but, dying in 1849 without male issue, the title became extinct. He left by his wife, the daughter of the Hon. and Rev. Archibald Hamilton Cathcart, four daughters, to the eldest of whom, Elizabeth Mary, he devised the mansion and estate of Wood End. She married in 1850 Alan Frederick, Lord Greenock, eldest son of the second Earl Cathcart, who succeeded to the title and estates of that earldom on the death of his father, in 1859.

The Cathcarts are a family of ancient lineage, and derive their name and title from the parish of Cathcart, near Glasgow. Sir Alan Cathcart, Knight, was Warden of the Scottish Marches in the reign of James II., of Scotland, and was raised to the baronage by that king in 1460. The eighth baron was a celebrated military commander in the reign of George II. The tenth baron was Commander-in-Chief of the Expeditionary Force sent to Copenhagen in 1807, and was rewarded with a British peerage on his return. In 1814 he was advanced to the dignity of an earl. He died in 1843, and was succeeded by his eldest surviving son, Charles Murray, second Earl Cathcart, K.C.B. He also was bred to the profession of arms, and was present at several engagements in the Peninsular War. He also served in the campaign of 1815, and took part in the battle of Waterloo. In 1846 he was appointed Governor and Commander-in-Chief of Canada, &c., and was raised to the rank of general in 1854. He married Henrietta, daughter of Thomas Mather, Esq., and had issue Alan Frederick, the present earl; Augustus Murray, lieut.-colonel in the army, who served through the Crimean War in 1854-6; and three daughters.

Edgar John Meynell, Esq., Durham, possesses two estates in the township.

Thornton-le-Street Hall, formerly called **Wood End**, the seat of Earl Cathcart, but at present the residence of H. Illingworth, Esq., J.P., is a handsome modern mansion, surrounded by an extensive and well-wooded park, on the west side of the village of Thornton-le-Street. A noble arched gateway, **flanked by a lodge on each side**, forms the principal entrance, from which a fine carriage drive leads to the east or grand entrance of the mansion. The hall underwent extensive alterations about six years ago, when it was almost entirely remodelled. The walls of the spacious and elegant rooms are adorned by many fine examples of old and modern masters.

The Old Hall, the manor house of the Talbots, is situated a little to the north of the village, and is now converted into a **farmstead**, which is in the occupation of Mrs. Wilkinson.

The village is pleasantly situated on the west bank of the Codbeck, about three miles N. by W. of Thirsk.

Several memorials of the dead adorn the walls and floor. On the east wall of the chancel is a tablet inscribed to the memory of Roger Talbot, Esq., a captain in the army of Charles I., who died in 1680; and on a brass plate in the floor is an inscription to the memory of Elizabeth Pudsey, widow of the above Roger Talbot, who died in 1694. Against the north wall is a tablet to another Roger Talbot, Esq., and Sarah, his wife; the former of whom died in 1777, and the latter in 1792. On a quatrefoil of stone, opposite the entrance, is the following inscription:- "In Memory of Sir Samuel Crompton, of Thornton-le-Street, Beaghall, and Throbley, Baronet. This ancient church (near which he was buried) was restored A.D. 1855. Born, 1785; Died, 1848." There is also a brass tablet to the Hon. Charles Cathcart, who died in 1880.

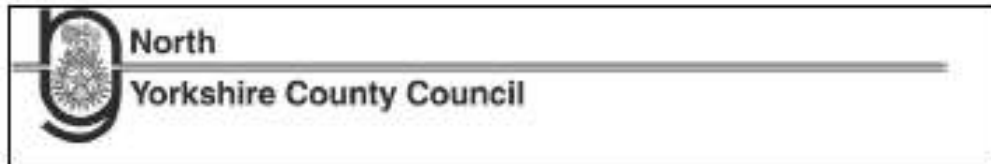
The living was anciently a rectory, in the patronage of the Bishops of Durham, by whom it was appropriated to the hospital of St James, at Northallerton, and a vicarage ordained therein. The rectory, with the tithes of corn and hay, was valued at £7 3s. 4d. per annum, out of which the sum of 5s. 4d. was paid yearly to the collegiate church of Ripon. After the dissolution of religious houses, the patronage and appropriation were granted by the Crown to the dean and canons of Christ Church, Oxford, with whom they still remain. The living was augmented in 1769 with £200 from Queen Anne's Bounty, and with £200 by parliamentary grant in 1810, to meet benefactions of £100 from the Rev. Thomas Hartland Fowle, the vicar, and £100 from Mrs. Pyncombe's trustees. It is now worth £120, and held by the Rev. Edward Gustavus Wadeson, M.A.

Acknowledgements

Thanks are extended to the many people who have contributed information to this Village Design Statement showing their considerable interest in the long term protection and enhancement of the village and its surroundings. Further contributions and comments are welcomed and can be provided by post or email to Brenda Hutchinson, Pine View, Thornton le Street, Thirsk YO7 4DS bhutchinson2004@yahoo.co.uk

Looking towards Thornton le Street from the Public Footpath over Cod Beck – view from the north east





Historic Environment Record Historic Landscape Character Report
Historic Environment Team County Hall Northallerton (01609) 780780 30/05/2012

HLCUID	Name	HLC Code
HNY22865	Thornton le Street	7-5M3
This is Thornton le Street which is in the form of a linear village with a community centre for public space, back gardens as private space and significant legibility with a small amount of expansion since 1850.		
Broad Type	HLC Type	Confidence
Settlement	Linear village	Certain
Period	Post Medieval - 1540 AD to 1900 AD	
Previous Types		
Previous Broad Type	Previous HLC Type	Confidence
Settlement	Shrunken Medieval Village	Certain
	Medieval - 1066 AD to 1539 AD	
Settlement	Linear village	Certain
	Medieval - 1066 AD to 1539 AD	

Full Description

This is Thornton le Street which is in the form of a linear village with a community centre for public space, back gardens as private space and significant legibility with a small amount of expansion since 1850. There have been six or seven modern houses built on the northern end of the village and one on the southern end, otherwise the buildings are original since the 1st edition. The main plan is linear with another short row to the east. Two small field areas are included on the southern side of the village which appear to have been associated before the A168 was diverted through them. There are likely to be medieval origins for the village as it has a church of medieval foundation and earthworks in the adjoining record to the north indicate it was once larger. Therefore this is reflected in the previous types. The current character is post medieval with buildings dating from the 18th century.

National Grid Reference	Area (Hectares)
Centroid SE 411 862 (MBR: 548m by 384m) SE48NW	4.89

Attributes

Type	Value
Legibility	Significant
Housing density	Low density housing (<25 homes per Ha)
Public space	Community centre
Settlement pattern	Linear
Private open space	Back gardens

Sources

Map: Ordnance Survey. Various. Ordnance Survey First Edition.
 Map: Ordnance Survey. Various. Ordnance Survey Second Edition.

Associated Monuments

MNY191	Monument: Roman Road section between Thornton-le-Street and Thirk
MNY198	Building: St Leonard's Church, Thornton-le-Street
MNY205	Building: Stable at Thornton Le Street

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Whilst every effort is made to provide useful information, NYCC can not be held responsible for the accuracy of information not directly verified by NYCC Staff

Report generated using HBSMR from esaGeis SCM Ltd

Page 1

HLCUID	Name
HNY22865	Thornton le Street
MNY25148	Monument: Medieval remains at The Pines, Thornton Le Street

Appendix 1 cont
NYCC Historic Environment Records
ARCHAEOLOGICAL INVESTIGATIONS Recent 'Finds' at Ford Cottage, Thornton le Street



Historic Environment Record Full Event Report Number of records: 8
 Historic Environment Team County Hall Northallerton (01609) 780780 30/05/2012

Event ID: ENYS878 **Name:** Interim Archaeological Statement, Ford Cottage, Ford Lane, Thornton le

Event ID	Event Name	Event Type
ENYS878	Interim Archaeological Statement, Ford Cottage, Ford Lane, Thornton le Street	Event - Monitoring

External References:

Dates: 13/06/2011 - 25/11/2011, between

Project Details:

Event/Activity Types:

Watching Brief

Event/Activity Refs - None recorded

Organisation:

John Buglass Archaeological Services

Associated Individuals - None recorded

Associated Organisations - None recorded

Location

Grid Reference

SE 41421 86288 (point) SE48NW Point

Administrative Areas

Civil Parish 2158 Thornton-le-Street; Hambleton

Address - None recorded

Description and Sources

Description

On the 13th and 15th June 2011 an archaeological watching brief was undertaken by John Buglass Archaeological Services. The topsoil contained a large number of 18/20th century pottery, brick and glass fragments along with a small number of abraded sherds of medieval pottery which were retained. The artifactual remains are typical of manuring of a garden plot with midden type material. No archaeological features were encountered. The monitoring of the second phase of ground works is currently anticipated towards the end of 2011.(1)

Between the 24th and 25th November 2011 the second phase of archaeological monitoring took place on ground works associated with the house extension. The topsoil contained modest amounts of 18th/19th century pottery/glass/brick and tile. A small number of medieval pottery sherdswere also recovered. The conclusion was that the area had been agricultural land associated with the abandoned medieval settlement to the north.(2)

Sources

(1) DNY18564 Report: John Buglass Archaeological Services. 2011. Interim Archaeological Statement, Ford Cottage, Ford Lane, Thornton le Street. Buglass, J.

Source Location: Digital

(2) DNY18785 Report: John Buglass Archaeological Services. 11/2011. Ford Cottage, Ford Lane, Thornton-le-Street. Archaeological Watching Brief. Buglass, J.

Source Location: Parish File - 2158

Associated Monuments - None recorded

Appendix 2

CONSULTATION FOR THE VILLAGE DESIGN STATEMENT

2011 STAGE ONE - This is the **third** draft of the Statement and includes consultation with those living in Thornton le Street village and immediate surrounding farms and properties. The drafting of this Statement has drawn information from the village history as described by residents, information from village meetings, individual consultation and from information and discussion at Parish Council meetings in 2010 – 2011. Comments on accuracy have been taken account of and amendments made. It is planned that an annual review of the Statement will be undertaken to ensure that its content remains current and relevant to Thornton le Street and its community.

2011 STAGE TWO - A second and more extensive draft can be formed following later consultations which can take place with residents of Thornton Stud thus including the full extent of the Parish and including Thornton le Moor. This second stage will need to be discussed with relevant groups beforehand.

Consultation: Thornton le Moor & Thornton le Street Parish Council, Community Groups, residents, Hambleton District Council, Ward Member.

2011 Process of Consultation

1. 13/9/11 – Village Design Statement to
 - a. Parish Councillors
 - b. Community of Thornton le Street
 - c. Ward Member Cllr Bob Baker
2. 14/9/11 – Parish Council Meeting
3. 15/9/11 - Hambleton District Council (Mick Jewitt, Maurice Cann (Development), Phil Morton (ACE))
4. Comments and additions were requested by 30 September 2011.
5. 5 pages of comments received with the additions and amendments now incorporated into the 2nd Draft of the Statement; an appendix shows the amendments and additions as well as the new text being shown in **bold italics** within the body of the Statement.
6. 14/10/11 - Meeting with Mick Jewitt (Forward Planning, Hambleton District Council) who has also consulted with Tony Robinson (Historic remit for Hambleton District Council)
7. 2nd draft produced and sent to Mick Jewitt to get comments from Maurice Cann, Head of Regulatory Services at Hambleton District Council
8. Mick Jewitt visit to Thornton le Street 9/9/11
9. Comments from Tony Robinson, historic remit, Hambleton District Council 16/11/11
10. Village Design Statement on agenda of the HDC Housing and Planning Board on 6/12/11 for approval as a material consideration in planning applications

2012 Review

Consultation included all the parties in 2011 plus new residents, Cllr Neville Huxtable (NYCC Councillor), CPRE, NYCC Archaeology, English Heritage's Dr Keith Emerick; with an end of August 2012 consultation period and the final copy circulated during September 2012.

The Statement continues to evolve with the comments and additions from consultees as well as updated photographs showing the new developments.

Appendix 3 - Additions made after first draft 13/9/11

Page 3 – additional information provided by Mick Jewitt, Assistant Director, Forward Planning & Policy, Hambleton District Council

To help decision makers and applicants by adding to the general policies by providing an assessment of the village itself – gives a local flavour to help officers interpret policies for applications in Thornton le Street

To help decision makers and applicants by adding to the general policies by providing an assessment of the village itself – gives a local flavour to help officers interpret policies for applications in Thornton le Street

To support decision makers, the Statement becomes approved as a 'material consideration' by decision makers for any planning applications in Thornton le Street

Within the incoming Localism agenda local communities are being encouraged to put forward their own views on what development should be in their own areas.

Thornton le Street is not named in the Local Development Framework (LDF) in the settlements hierarchy, thus for development to be approved in Thornton le Street there has to be an exceptional need. The policies are strong in protecting against development and ensuring that development takes place in locations that are sustainable, where there are services.

Page 9 – Additional information provided by Liz Waller and Isabel Hunter

The village hall was originally a Reading Room and later a Church of England School. When this closed the children transferred to South Kilvington school. They had to walk to their new school and there was a footpath from Thornton le Street to the old lay by (before the current intersection was introduced) and they crossed the beck via a bridge and up past the Kilvington Mill. After the school closed, its ownership would then revert to the Church and a Vicar is understood to have transferred the Hall to a group of Trustees.

Page 13 - Hedgehogs added to list of wildlife – from resident Dottie Waterson

Page 18 – replacement sentence – from resident Roosje Barr

Proposed designs should consider existing window and roof types and styles.

Page 20 replacement paragraph – from resident & Parish Councillor Eric Waller

The Parish Council has in the past asked Highways to investigate the drainage on the A168 from Thornton Park entrance on the corner beyond The Old Vicarage and also water running across the road from Lyndrick to Church Farmhouse entrance, creating flooding opposite Fairview Garage. Surface water sometimes runs from Thornton Park drive and the Old Vicarage across the road towards the corner where there could possibly be a link to a drain on the side of the old road down the field towards the back of the houses to the north of the village.

Page 21 replacement recommendation

Continue to monitor and report any flooding on the A168 and flooding in the fields behind the houses to the north of the village

From Area 2 NYCC Highways

Approximately two years ago works were carried out on Parkside (The Old Vicarage) where a gulley was installed and connected to an existing drain. This eased the amount of water that was crossing the carriageway.

Page 22 additional information on the Parish, from Parish Councillor/Church Warden Eric Waller

Thornton le Street Parish

North Kilvington is part of the Parish in terms of the Parochial Church Council, whereas the Parish for Council purposes is Thornton le Street which is part of the wider Parish Council area combining Thornton le Street with Thornton le Moor.

Relevant references to Planning Policies from Hambleton District Council's website, as advised by HDC Planning Policy Officers

References to relevant LDF policies, with page number of the Development Policies document

http://www.hambleton.gov.uk/environment_and_planning/planning/local_development_framework/dpd.htm

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Appendix 4

THORNTON LE STREET COMMENTS ON THE DRAFT VILLAGE DESIGN STATEMENT First circulated 13/9/11

Thank you for the Village Statement. I think this is a very good representation of what our village is about. There is nothing which I can think to add at the moment but I will let you know of anything that comes to mind later. Thank you for your endeavours so far

Jackie and Barry Lee, Residents, Thornton le Street

14/9/11

The revised Village Design Statement is very good and certainly highlights what is important in the village and indicates how any change should be managed in the eyes of those most affected – it sets a tone.

Hovingham is also a proactive village with a village plan, website, electronic newsletter etc. useful to look at.

David Boulton Dip TP MRTPI

Partner, For and on behalf of Carter Jonas LLP

14/9/11

I think this Village Design Statement is excellent. The village has done a great job in bringing so much information together into such a comprehensive document. We should move to having one in Thornton le Moor as well. (Decision to develop a Village Design Statement for Thornton le Moor was agreed by the Parish Council at their meeting on 14/9/11.)

Ian Woods

Chairman, Thornton le Moor and Thornton le Street Parish Council

14/9/11

This is impressive. It's a superb and useful document and should be forwarded to Mick Jewitt, Economic Development at Hambleton District Council for its adoption for planning purposes, and copied to the Head of Planning, Head of Development, Acting Chief Executive and Leader of the Council.

Cllr Bob Baker

Hambleton District Council

14/9/11

A resident of Thornton le Street has this week offered to build a website for the village. He was asking about what sort of content the neighbours might be interested in seeing and how a website might be used in the community. The Village Design Statement could provide one of the first documents for the new website?

Isabel Hunter, Village Hall Trustee & Resident (as mentioned at Parish Council meeting 14/9/11)

Great work

Mike Barr, Resident

14/9/11

I have a wide range of historical information going back several generations for Thornton le Street and will provide some of this as additional material for the Village Design Statement. I have archive material showing the village in 1845 when the road went through the village which then included few buildings including the Church, The Mill, Ford Cottage, one row of cottages etc.

Liz Waller, Resident

14/9/11

The Design Statement has validity for several uses: for those people considering buying houses in the village, eg the 2 for sale at the moment – they can read through and see if it sounds like a place they might like to live. Similarly, people new to the village will be interested to read about the history and community activities in Thornton le Street.

Anne Stockdale (at the Parish Council meeting 14/9/11), Resident

14/9/11

The village has been developed using the building design and the style of each period over time. Thus there are clearly different 'blocks' of development as you look around the village.

Personally I would prefer to see future development following this established pattern, thus accepting new types of design of a contemporary nature rather than any type of imitation that attempts to follow earlier design styles.

Brenda Hutchinson

Resident

15/9/11

As newcomers we found the history of the village, its houses etc. really of interest.

I have nothing of worth to contribute apart from adding a member of 'Wildlife'. We feed a hedgehog every night and up until recently have been able to see him a lot. When we first came to the village and put food out for him he 'woofed' down loads of peanuts but gradually over time only ate what he wanted and left some.

Very happy to be able to call on bird experts in the village. The birds here are my absolute joy and I think I was privileged last week, early morning, to witness a spectacular sight. Other villagers might want to be made aware of it.

It was about 6am and I noticed quite a lot of house martins in the sky, went out into the garden and gradually more and more came, until there were hundreds. They flew round and round, perching occasionally in the large pine trees by the church.

I was out there for about 40minutes watching and listening to them and then gradually, catching the thermals, they flew higher and higher in the sky, until they were tiny specs.....then there was absolute silence and they were gone.

I presume, unless someone tells me differently, that they were away on their long journey to Africa.

It was a sight worth seeing. Bit sad as well.

Is there anything about 'privacy' or 'copyright' etc. that stops me from forwarding on to my American friend in USA the village plan. She would be so interested to read it. Would that be Ok do you think ?

Dottie & Paul Waterson, Residents, 15/9/11

The Village Design Statement is an excellent, readable document providing sound information about the village and useful for informing potential future development.

It would be useful to add some photographs to the Village Design Statement - photos of individual houses and cottages showing that their detail is simple rather than elaborate.

**Bill Stockdale, Resident
16/9/11**

Comment about accuracy of term 'Parish'

North Kilvington is part of the Parish in terms of the Parochial Church Council, whereas the Parish for Council purposes is Thornton le Street which is part of the wider Parish Council area combining Thornton le Street with Thornton le Moor.

Additional information

I have black and white photographs of the waterfall which was once part of the Cod Beck near the Mill. It is unclear how the demise of this waterfall came about and at what date.

**Cllr Eric Waller, Resident
21/9/11**

Freda Leadley (a former groom for Barkers who lived near Old Hall Farm) is reported to have heard the waterfall collapse 'with a great thundering noise'.

**Isabel Hunter
Resident
13/10/11**

I am comfortable with the contents of this document and pleased to read the background to Thornton le Street especially being relatively new to the area and the Parish.

**Rev Simon Rudkin
Vicar for Church of St Leonards Church and the wider Parish
21/9/11**

Additional Listed Buildings

- Calvis Hall – Grade 2
- At St Leonard's Church
- 2 table tombs – Grade 2
- Ford Cottage and attached cottage (Chesters)
- Brawith Bridge – half the bridge is in the Parish of Thornton le Street
- Millhouse and attached Watermill - Grade 2
- Thornton Stud Stables
- Beal House

Information provided by Cllr Eric Waller Resident, Thornton le Street, 21/9/11

Thank you for your email of 14 September 2011 which included a copy of a village design statement for Thornton le Street, the contents of which are noted.

I would be grateful however if could provide further information with regards to the flooding issue on the A168 to the North of the village which is stated to lead to flooding. From a preliminary investigation into this, it is not clear how this issue can arise.

I look forward to hearing from you.

**Jayne Charlton, Improvement Manager
Area 2 Highways Thirsk
30/9/11**

The Trustees are pleased to read the Statement and hear the village and its many facets described by a range of people. They look on their job as Trustees as one of maintaining the Hall in tip top condition for those wishing to use it whether they be residents or those outside the area.

Isabel Hunter, Secretary of Trustees, Thornton le Street Village Hall

The village hall was originally a Reading Room and later a Church of England School. When this closed the children transferred to South Kilvington school. They had to walk to their new school and there was a footpath from Thornton le Street to the old lay by (before the current intersection was introduced) and they crossed the beck via a bridge and up past the Kilvington Mill. After the school closed, its ownership would then revert to the Church and a Vicar is understood to have transferred the Hall to a group of Trustees.

Liz Waller, Resident, Thornton le Street, 13/10/11

I have one comment on the draft statement - Page 19. 'Proposed designs should consider existing window and roof types and styles.' This is less prescriptive and gives the opportunity for innovation where appropriate.

Rosje Barr, Resident, Thornton le Street, 13/10/11

Comment about accuracy of term 'Parish'

North Kilvington is part of the Parish in terms of the Parochial Church Council, whereas the Parish for Council purposes is Thornton le Street which is part of the wider Parish Council area combining Thornton le Street with Thornton le Moor. **Eric Waller, Resident, 21/9/11**

We have read the village design statement and it is a good idea as people can see what is acceptable for the village. It also gives people a history of the village and good information.

Well done to those who have spent time on it. Regards **All at Metcalfes, Fairview Garage, Thornton le Street, 19/10/11**

Mick Jewitt's Comments on the Statement & Suggested Additions

1. Add at the beginning the Statement's purpose to help decision makers and applicants by adding to the general policies by providing an assessment of the village itself – gives a local flavour to help officers interpret policies for applications in Thornton le Street
2. Include at the start of each of the key sections, the relevant reference to HDC's Local Development Framework (LDF) – how it relates to the LDF (eg conservation, archaeology, general design, changes, resources, bio-diversity, landscape) – ie show how the 2 docs relate (Relevant in LDF: DP 28, 29, 30, 31, 32 (Design), 33)

3. Add reference to incoming Localism agenda where local communities will be encouraged to put forward their own views on what development should be in their own areas
4. Add narrative to describe how the Statement is evolving by including comments and additions from the consultation process
5. Add more detail about common changes that might take place, eg replacement windows, doors etc. This could be linked with the photos suggested by one resident to show existing detail on some of the houses.
6. Thornton le Street is not named in the LDF – Statement could talk about the LDF context and Thornton le Street and the settlements' hierarchy, ie it's not in the hierarchy, therefore there has to be an exceptional need. The policies are strong in protecting against development and ensuring that development takes place in locations that are sustainable, where there are services

New Planning Framework – the Government wants all councils to have an LDF. HDC already has one. Next stages for HDC will be to look at LDF and see if any changes need to be made in light of the new Framework, anything that affects the LDF.

Thornton le Moor, a larger village is mentioned by name in the LDF. **Under Localism** villages like this might want to produce their **own Development Plans** which would be by local consensus with a set procedure including a referendum and 51% would need to vote in favour for it to be adopted.

Options for adoption of Village Design Statements

A VDS could either be considered for

- Supplementary Planning Document or
- A material consideration in planning applications

The former would be considered and adopted at Cabinet level whereas the latter could be approved at Board level.

Cllr Mark Robson has the planning responsibility on this Board.

Mick Jewitt, Forward Planning, Hambleton District Council, 14/10/11

Reference to Village Design Statement in Hambleton District Council's Local Development Framework

http://www.hambleton.gov.uk/environment_and_planning/planning/local_development_framework/dpd.htm

3.8.14 Cross-reference should also be made to other Policies concerned with design issues and environmental impact – in particular DP30 (countryside), DP32 (design) and DP33 (landscaping). Depending on local circumstances, it may in due course be appropriate to provide further local guidance through the preparation of SPD. The preparation and review of Village Design Statements and Conservation Area Appraisals should form an important part of this process, which if appropriate will be progressed as SPD

From Jayne Charlton, Area 2 Highways, 24/10/11

Thank you for your recent email with regard to the above matter. I can advise that approximately two year ago works were carried out on Parkside (The Old Vicarage) where a gully was installed and connected to an existing drain. This eased the amount of water that was crossing the carriageway.

If there is still an issue with water crossing the highway I would be grateful if you could provide us with some photo's in order that we can ascertain the source of the problem. It could well be that works need to be carried out by the adjacent landowner on the land next to Fairview Garage which would alleviate any potential flooding in this area.
Action – referred to Parish Council 24/10/11

From Tony Robinson, Hambleton District Council, Planning Policy, Historic Remit

I have read through the Draft Village Design Statement, and have one or two comments to make at this stage. I feel that the document would have benefited from a large scale map (1:2500 scale or slightly reduced) to show the buildings of the village and the immediate surroundings . This would allow the full extent of the scheduled monument to be shown, along with the various listed and unlisted buildings referred to in the text. I was surprised to find that there was no mention in the text of the two blocks of former coachhouse and stable buildings which are prominently located in the main street. These are built with similar details to the main stable block near to the site of the former Hall, but at a much smaller scale. The historical links between the village, the Hall and the landscaped park would also merit further study.

Kind Regards Tony Robinson

Thank you for these useful comments about additions to the Statement. Your comments on the phone were also useful items to research and include:

- the comparative size of the Monument and the village – the full extent being approx. 4 times the area of the village and twice the length of the village, therefore a significant feature
- why cottages were built in the village when there were many similar cottages at the Hall (the Smithy used to be in the village too)
- why called this Village Design Statement and specific to TLS – what about the wider parish including the Hall, Stable Block and Lodges

We will incorporate our findings with the Statement ahead of the Board meeting on 6/12/11. Any further comments the Policy Team has following the Planning Committee Decision today 10/11/11 to approve extensive scale storage/parking of vehicles and trailers in the village may also be worthy for inclusion.

COMMENTS ON THORNTON LE STREET

VILLAGE DESIGN STATEMENT

I have made some comments on the text, and have made suggestions for additional text, mainly on particular buildings. Where I have suggested adding or amending text, I have shown these in italics.

I hope that you don't mind me taking liberties with the text in this manner.

Page 6 last paragraph: It states "As well as Old Hall Farm, several properties in the village itself remain under the restrictions of the Government's Scheduled Ancient Monument policies".

On first reading this, I wondered if there was confusion between the protection given to Scheduled Monuments and that given to listed buildings. The house at Old Hall Farm is listed grade II, the farm buildings to the south are not listed. Neither Old Hall Farm nor the buildings to the south lie within the area of the Scheduled Monument, although all of the farmland between the village, the A168 and Cod Beck is within the scheduled area.

Scheduling does introduce controls over land use; the scheduled area is mainly grazing land at present, and ploughing of this area would need consent, as would the construction of new buildings.

The only occupied buildings in the scheduled area are The Mill House and mill and the bungalow named "The Pines", and it is the ground beneath these buildings which is protected under scheduling, rather than the buildings themselves. However, the Mill is protected as a grade II listed building.

Page 7 paragraph headed "Heritage Assets". This refers to "designated heritage assets," and in Thornton-le-Street these are the Scheduled Monument and listed buildings. I would suggest that you alter the final sentence of this paragraph to read "They include designated heritage assets such as scheduled monuments and listed buildings and assets identified by...etc." Regarding local listing, Hambledon DC does not have such a list, and is unlikely to be preparing one in the near future.

BUILDINGS AND THEIR DESIGN Pages 8-11

I feel that this section should form the core of the Design Statement, and I have suggested that it be expanded and developed.

I suggest that this section begins with a paragraph to set the scene, as follows: Thornton-le-Street is a shrunken medieval village clustered around the junctions of the village street, Ford Lane and the A168. More recent development extends north west along the village street, reclaiming parts of the former village and south east along the main road.

Brick and pantile are the characteristic materials of the village, but regularly coursed sandstone is used for some buildings, notably Ford Cottage and Church Mouse Cottage.

First paragraph then follows "Buildings in Thornton-le-Street range in age from the much altered 12th century Church....etc"

Move and expand sentence on Church Mouse Cottage (see later)

Page 8 last paragraph, expand as follows: "Current (should this be existing?) buildings in the village are predominantly 2 storey houses of a cottage style with relatively low eaves heights. More recent dwellings constructed since the 1960s are bungalows and dormer bungalows with both steep and shallow pitched roofs. Older dwellings are attached (I suggest "attached" be changed to "grouped into short terraces and set close to the edge of the village street behind walls or hawthorn hedges enclosing small front gardens, whereas newer dwellings are all detached and set back from the road, often at an angle to it, and well back from the road edge.

There are few original windows remaining but many have been replaced with modern pvc-U window units, although some have been replaced with timber.

Original pattern horizontally sliding Yorkshire windows survive at Corner Cottage and at Laundry House, while The Cottage has a first floor vertically sliding sash window shaped to fit into the blind arch on the front elevation. It is most important that traditionally designed and detailed windows like these are retained as they add greatly to the character and appearance of buildings in the village.

Page 9 Current Buildings in 2011 (no changes)

Page 10 amend line one to read "The Village Hall was originally built in the 19th century as a Reading Room...etc"

Add new paragraph on Old Hall Farm : Old Hall Farm is one of the oldest buildings in or near the village, and is a low two storey stone house, probably of 16th century origin. It is built to an 'L' shaped plan, with a gabled crosswing on the south side, and a steep gable roof dropping down to single storey at the rear on the north side. The late 18th century brick chimney stacks with triple flues are believed to be a reproduction of earlier chimney stacks.

The Old Hall appears to have been partly rebuilt especially at the east end in the late 18th century. During the late 1950s, the whole of the south front was rebuilt, apart from the gable of the crosswing.

Add new paragraph on East Lodges : Described as "the most perfect classical boxes in England", these square classically detailed buildings with pyramidal slate roofs guard the eastern entrance to Thornton-le-Street Hall (the Hall was formerly called Wood End and earlier, Woodhall). The two lodges are rather incongruously linked by hedges, with wooden gates and cattle grids across the drive. Nothing of the original gates and railings has survived

Add new paragraphs on Two blocks of former coachhouse and stable buildings: These two blocks face each other across the village street, and are important elements in the street scene. The building on the west side is the more imposing, and its design is similar to that of the stable block at the site of the Hall, with similar architectural details.

The centre of the front elevation breaks forward beneath a wide shallow triangular pediment, framed by carved stone bands, and with a giant blind arch over a central archway beneath. This central part is now two cottages- Deva Cottage and Stranton Cottage, and is balanced at each end of the building by two other projections under hipped roofs, each with doubled blind arches. A continuous stone band runs across the front of the building at first floor level, which suggests that the arches were always blind (infilled), as part of the original design.

The building on the east side of the village street is much more modest, of brick with a pantile roof. This building has a hipped roof at its south end, and presumably had a hipped roof at its northern end, before the adjacent Ivy Cottage was added or enlarged.

It has a central triangular pediment which breaks forward slightly, framed by a slightly projecting course of bricks, with a blocked giant arch beneath. This central feature of the building is balanced by circular windows or blind openings to each side, with another in the pediment, inscribed 'Corner Cottage 1768' in a modern inscription.

Local informants say that the east block was a coach house, while the more ornate west block housed the stables, grooms and other staff. The stables were an 18th century staging point for stage coaches.

Although much altered with modern windows, modern roofing tiles and new doors, both buildings retain much of their architectural presence and stand as a reminder of the coaching days of the 18th century.

Church Mouse Cottage at the entry to the village was once the local public house thought to be called The Spotted Dog. In more recent times it was the village Post Office. It comprises a tall two storey symmetrical stone gabled main building framed by quoin (corner) stones at each gable, with projecting brick dentils at eaves level. The gable verges are finished with stone copings supported by carved stone kneelers at eaves level. To each side of the building is a one and a half storey wing giving some balance to the main building.

Ford Cottage and Chesters is the only listed house in the village itself. It is described in the list description as an early 18th century house, now divided into two cottages. It was built to a lobby entry plan, with a central front door opening into a lobby with doors into rooms to the left and right. The lobby entry plan form is typical of medieval and later vernacular houses in the Vale of York. Its most noticeable feature is the very steeply pitched concrete tiled roof , with stone verge coping extended above the ridge of the roof.

Laundry House Towards the east end of the short terrace in Ford Lane is the brick and pantile roofed Laundry House, with a single chimney stack centrally sited on the roof ridge, and a central doorway on the front elevation. The windows on the front elevation are arranged in an unusual way, with only one window at first floor level, and two on the ground floor each side of the central door. However, the outermost ground floor windows appear to have been fitted into blocked doorways, indicating that this house may possibly have been a pair of cottages at one time.

End AD Robinson 16 November 2011

THORNTON LE STREEET VILLAGE DESIGN STATEMENT
2012 Consultation Comments

FEEDBACK FROM CPRE 19/7/12

A lot of work has gone into this and the background and history of the village is fascinating. Some thoughts:

Map. Some of the houses mentioned are shown on the maps, but not all (Church Mouse Cottage, The Pines, Laundry House etc) Tony Robinson mentions on page 39

Vision and objectives. You cover the way any changes should be made. What would be appropriate/inappropriate. Extensions, alterations to houses, and new houses should fit in with the character of the village. Or perhaps some people might think that a good example of modern, environmental friendly architecture might be an interesting contrast with the more traditional architecture?

Implementation and monitoring. Very often people prepare plans in great detail and they are then put away and forgotten. How do you intend to follow up? Is there any time scale for implementation?

There is probably little opportunity for **employment in the village** other than the garage and agriculture. Church Farm House is a major issue. Some years ago Peter had a business repairing mowing machines and hiring out scaffolding etc. I used him. What would you like to see at Church Farm House? Some constructive ideas might go down well.

With **good broadband** there could be more opportunities for people to work from home.

Would it be possible to have a paragraph headed "**Conclusions or summary**"? There may be some people who would find this useful before reading the whole document.

Would it be possible to have an **index at the beginning**?

Miles Garnett

FROM JACKIE LEE

Re suggestions for use at Church Farm house.

If it is necessary to provide opportunities for employment in such a small hamlet, then I have no objections to a business similar to the previous shopfitting business.

Small workshops where work is done mainly indoors during normal working hours would not be a problem. Buildings need to be sympathetic to the surroundings or hidden from view by suitable screening. New buildings should not be any higher than the existing house. I would expect transport to be no more than large vans with perhaps an occasional single HGV for delivery or collection purposes only.

I totally agree with the need for an upgraded broadband system. I checked mine and found my current downloading speed is 3.2Mg and by upload speed is 0.1Mg.!

FROM DOTTIE WATERSON

I have 100.0 Mbps.....That seems to be fast enough to be honest. Not sure though how it compares to other folk in the village.

FROM ROB COLLINS

I have no issue with our broadband speed. Sure, faster is always better, but even at our current 1.5Mbps, I can work from home quite happily.

FROM BILL STOCKDALE

Regarding uses for Church Farmhouse - I believe the villagers (& Parish Council) thought the 1999 permission was for a shopfitting business not application for a wider B2 use. Similarly earlier when Peter Mitchell was there that the permission was for what his business did rather than any wider category. In any case the 1999 conditions are specific and quite restrictive and don't suggest wider B2 use. This is contradictory to alleged views of Martyn Richards' as noted by Tim Axe (letter May 2012 to Hambleton District Council ref permitted use at Church Farmhouse) regarding a considerably broader interpretation of the 1999 permission.

Maybe an explanation about B2 use etc. should be included in the next version of the Village Design Statement, especially given the Monument and associated restrictions, categories etc. so these are fully explained in lay terms so villagers have a better understanding?

FROM NYCC ARCHAEOLOGY – REVISED WORDING FOR ARCHAEOLOGY SECTION

Archaeology

The village of Thornton-le-Street is first mentioned in the Domesday Book (1086). At its height, the medieval settlement most likely extended from somewhere south of the church of St Leonard (which has its origins in the Norman period), to land surrounding Old Hall in the north. Its eastern and western edges were bounded by the predecessor of the A168 and the Cod Beck respectively. In the 15th Century the village went into decline, with only a few houses in the area surrounding the church remaining occupied. This left a large area of medieval settlement largely undeveloped in subsequent periods. The abandoned settlement, fishponds and possible manorial site with a moat, can now be seen as earthwork banks, which accompany well preserved below-ground remains.

The old route of the main street (which has also been suggested to be the route of the Roman Road from Barmby to Durham), can be traced from the end of the existing main street running towards the eastern side of Old Hall.

Part of the medieval settlement and a post-medieval corn mill, mill race and pond, to the north east side of the village, are designated as a Scheduled Ancient Monument. This affords them an additional degree of protection over and above that afforded by planning legislation.

Scheduled Monuments are covered by the Ancient Monuments and Archaeological Area Act 1979.

Anyone wishing to carry out any works that will affect a scheduled monument, whether above or below ground level, must apply to the Secretary of State for prior written permission. This is known as Scheduled Monument Consent (SMC) and is granted by English Heritage on behalf of the Secretary of State.

It is against the law to carry out works without consent, to cause reckless or deliberate damage to a scheduled monument, to use a metal detector and/or to remove any object found without a licence from English Heritage. Conviction for these offences can lead to fines.

English Heritage has a guidance leaflet available that gives more details on what scheduling means. Anyone planning changes that might affect the scheduled site is strongly recommended to contact the English Heritage regional office in York (01904 601 901) for discussion at an early stage.

Archaeological remains relating to the medieval period are also likely to be encountered by development in the unscheduled parts of the village. Undesignated heritage assets require appropriate levels of investigation, or in some cases, preservation in situ, in order to be in accordance with National Planning Policy (currently the National Planning Policy Framework, or NPPF). The NPPF encourages potential developers seek advice from a Historic Environment Professional before submitting a planning application. In North Yorkshire, the Development Management Archaeologist at the County Council is able to provide this advice.

Further information on Heritage Assets and previous archaeological work in the village can be found at the North Yorkshire Historic Environment Record (www.northyorks.gov.uk/her).

From Roosje Barr 2/8/12

I have looked through the document and have a few suggestions as follows:

Page 3

It would be good if we could get a replacement photo of the southern approach to the village without the marquees at Church Farmhouse.

Page 4

3rd bullet point - I think it should be complement and 'rather than contradict' could be omitted.

In relation to the 5th bullet point can we amend it to something like Whilst changes should respect the scale of existing buildings, contemporary design should be welcomed where it enhances the character of the village and the existing rural landscape and setting of Thornton le Street.

Page 5

Should it be Thornton Park?

Should we consult our County Councillor?

Should we include CPRE as consultee?

Should we consult other bodies such as English Heritage, English Nature and the Environment Agency?

Page 13

We could add in some information about the Old Vicarage, when constructed, name of architect etc if you think that would be relevant.

Page 14

Limiting development to re-use or adaptation of existing buildings is perhaps too restrictive?

The sentence relating to new and replacement buildings could be strengthened by adding Modern sustainable design solutions could make a welcome contribution to the character of the village.

Page 21

This appears to repeat much of what is on page 14. Perhaps some of the points to be reworded to ensure consistency in the document.

Page 30 We could scan the photos of Thornton le Street Hall from my book if that would be useful information.

In relation to the particular points raised by the CPRE, yes the broadband provision is very slow here and causes difficulty, as I have discovered since stating to do some work from home. If we want to encourage local employment then this will need to improve. This is something which we could perhaps include as an objective with a timescale?

As far as Church Farm House is concerned, it is a gateway to the village and any employment use should be contained within the existing buildings and not involve any activity that adversely affects the appearance of the overall property. Ideally any employment use should provide for opportunity for local people and not generate significant travel or vehicular movement. As indicated below, the shopfitting and equipment repair businesses were acceptable from a visual, noise and traffic perspective.

FROM DR KEITH EMERICK, ENGLISH HERITAGE, Sent: 06 August 2012 15:35

Re: Year One review of VDS, Thornton le Street.

Thank you for consulting English Heritage about the above document. I have read the revised archaeological text and have no further comments to make. One slight area which requires clarification for record purposes is the list of birds recorded in Thornton le Street: does 'flycatcher' mean 'Spotted Flycatcher' or 'Pied Flycatcher'?

If you have any queries about the archaeological component of the VDS or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely, Keith Emerick. Dr Keith Emerick | Yorkshire and the Humber Inspector of Ancient Monuments

Direct Line: 01904 601988 Mobile: 07967 712111 English Heritage | 37 Tanner Row

York | YO1 6WP www.english-heritage.org.uk

FROM JOHN DREW 13 August 2012 Village Design Statement

On looking through the Design Statement I noted the mention of the coach houses on the west of the street and thought it might be nice to have a photograph of the complete block. So as a preliminary effort I have taken one but I need to get it photoshopped to remove the pole in the corner of Colin's garden which is in the middle.

If that is successful I'll let you have a copy. But if it turns out that I find it not totally acceptable I will retake the picture on film with a very wide-angle lens and get it put on a CD. But that may take some time, the opportunity for taking a picture without parked cars is a rare occurrence. But I will manage it if it becomes necessary.

Mick Jewitt 15 August 2012

Cc: Tim Wood; Graham Banks

Subject:First review of Village Design Statement

The only change I can suggest is an update, possibly in the material on context on pages 2 and 4, to make reference to the design policies in Section 7 of the National Planning Policy Framework (NPPF) which was published in March 2012. Specifically to para 56 "...Government attaches great importance to the design of the built environment." para 57 "...important to plan positively for the achievement of high quality inclusive design for all development.." and para 60 "...proper to seek to promote or reinforce local distinctiveness." You should relate NPPF policy to the aims of the VDS.

I do not believe it is necessary or appropriate to convert the VDS to SPD.

We have given a commitment to use the VDS in Development Management in the village which is sufficient, there are not the development pressures in Thornton-le-Street to justify the resources involved in taking it through the formal processes. The Council priority for the short to medium term for the Planning Policy Service is centred on facilitating the implementation of the LDF, particularly the Allocations document, and there will be limited time available for working on new policy documents. This view is reinforced by advice in NPPF para 153 which states that, "Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery..". In Thornton-le-Street I don't think that these criteria are adequately met as there are no infrastructure issues and because of the restrictive nature of the LDF policies with respect to the village there are likely to be few development proposals.

Mick Jewitt Director of Housing & Planning Services Hambleton District Council

**THORNTON LE STREET VILLAGE DESIGN STATEMENT
2013 Consultation Comments**

Comments were requested from residents and stakeholders previously consulted, to review and update the 2012 VDS in September 2013.

There were 2 responses, One from Derek Tyson
Anne, Thank you for sending this. It all looks good to me, I cannot add anything further.
Kind regards
Derek Tyson MRICS FAAV
Director

The second response was from Mrs Julie Barker from Old Hall Farm
29/9/13

Highway safety – ‘daily roulette’ of A168

Julie asked for a petition to get a 40mph speed limit covering the road from end to end of the village.

Julie reported her family’s serious concerns about the dangers and speed of traffic travelling along the A168 through TLS. Julie believes we should be protected against these dangers, to slow the traffic down and reduce the likelihood of an accident, by, for example

- 40 mph speed limit from end to end of TLS (ie from southern approach to TLS to north of Old Hall Farm)
- Flashing speed warning signs as in Thormanby village
- Use of mobile speed cameras

What is the cause of the danger to highway safety?

- vehicles accelerating away from the corners going North past Old Hall Farm
- boy racers
- speeding motor bikes every Sunday
- speed of vehicles going South and past Old Hall Farm

Who is in danger?

- Daily roulette - Julie Barker pulling out of Old Hall Farm in a car with 3 young children going to school
- Tractor drivers pulling out of Old Hall Farm with a tractor and long trailer – this is particularly dangerous as slow moving

Julie offered to show NYCC Highways the situation to experience what the dangers are - by providing a tractor for them to attempt turning right out of their farm drive towards Northallerton.

Action agreed with Julie – Anne to talk to Cllr Ian Woods

On Wednesday, 4 December 2013, 17:46, Anne Stockdale to Julie Barker:

Julie

Your concerns raised about safety on the A168 continue to be explored by the Parish Council. NYCC Highways have explained why the 40 mph advisory signs are where they are – email below. You will know that previous work to improve safety from TLS to Thief Hole Lane led to installation of chevrons. Chairman Ian Woods is taking up the issue with NY Police – extract from recent Minutes below.

Best wishes, Anne

AS updated the meeting regarding Thornton le Street Village Design statement and concern had been raised regarding the siting of the speed limit signs and asked whether Highways could extend the distance. EW stated that Highways had been asked previously regarding this but had refused to move the signs as that part of the road was classed as a straight road and also confirmed that the provision of double white lines was also not possible. PP was asked to make contact with the police regarding this to see if they could assist.

Anne Stockdale, Thornton le Moor with Thornton le Street Parish Council

From: Sarah Pilling [<mailto:Sarah.Pilling@northyorks.gov.uk>] **On Behalf Of** Area2 Thirsk

Sent: 11 November 2013 12:52

To: 'ian.woods@bag2school.com'

Subject: RE: Speed Limit Thornton le Street

Ref: 10003 / PC89 / SP / JC

Dear Mr Woods

Speed Limit Thornton le Street

Thank you for your email dated 22 October 2013 with regard to the above matter. The existing advisory speed signs coincide with the bend warning signs which are set at the prescribed distance from the bends. The location of such signs have to be compliant with the central government guidelines and specifications and as such we are not able to relocate the advisory speed signs.

I am sorry that we are not able to assist with your request.

Yours sincerely

Jayne Charlton

Improvement Manager.

The Parish Council continues to explore potential improvements to A168 highway safety through Thornton le Street and consulting with North Yorkshire Police for their input.