



# Skipwith Village Design Statement

**Supplementary Planning Document**  
December 2009

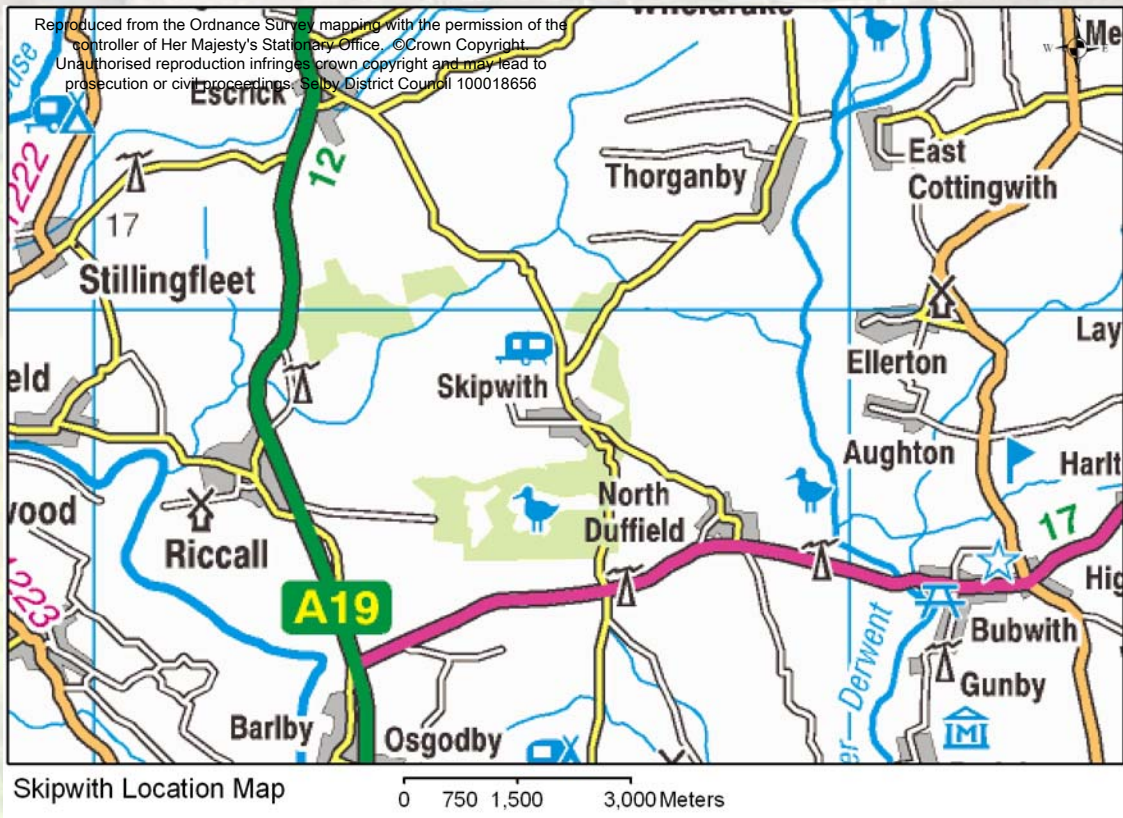
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# VDS Objectives

- To Provide a record of local distinctiveness by describing the unique qualities and character of the village.
- To identify the key features and characteristics of the local natural and built environment to be respected and protected from the impact of inappropriate development.
- To provide design guidance for new development so that change is managed and development is in harmony with its setting.
- To achieve a higher standard of sustainable design and where possible to enhance the local environment.
- To increase the involvement and influence of the local community in the planning system.

## Location Map



# Purpose of a Village Design Statement

## **Purpose of a Village Design Statement**

1.0 Our villages all occupy a unique position in the surrounding countryside, and have evolved over hundreds of years to suit the needs and circumstances of the people who lived there through the ages. As a result of this, we are naturally drawn to the elements that make our own village different for others, and those things that make it unique.

1.1 More recently, volume house building and standardisation has failed to reflect both the subtle and obvious elements that create this local distinctiveness. Coupled with this, political ideology, personal tastes and cultural changes have all played their part in the design of buildings. It is now recognised that local distinctiveness is vital in helping to integrate new development and in creating sustainable communities. This can be achieved through an understanding of local character, and ensuring that this understanding is shared with anyone considering development.

1.2 A Village Design Statement (VDS) is such a method. It is intended to explain the *context* or *character* of the village so that anyone who is considering any form of development in the village - no matter how large or small - can do it sympathetically. The VDS covers relatively straightforward work such as replacing doors and windows as well as more significant work such as building extensions and complete new buildings. It sets out the elements that make up *character* in order to improve the quality of design in any new development.

1.3 The description of local character in this VDS is not intended to be prescriptive - new development should not be designed to "look old". Instead the VDS should be used as inspiration to design new modern development that is respectful to its surroundings. In this context, that means using the appropriate building materials and architectural styles, and respecting the importance of spaces, building orientation and size. Overall, new development should

look new, and should not slavishly copy the old buildings. However, new development should "fit in" with the *context* of the village.

1.4 The VDS is written so that all developers can avoid lengthy discussion in the planning application process, as the design context is clearly set out from the beginning. Where design is not respectful to the village, the VDS can be used as evidence to justify the refusal of planning permission.

1.5 Therefore the Local Planning Authority welcomes early discussion with anyone considering undertaking any work so that a consensus can be achieved, and local character can be maintained.

## **Skipwith Village Design Statement**

1.6 Skipwith is a traditional farming community. A number of existing farms still operate in the village, which adds to its strong rural feel. Much of the land surrounding the village forms part of the Escrick Park Estate. In times gone by the Estate provided housing for estate employees. Most of the residential properties which give the village its present character have been built during the last century with the features mentioned later in this design statement. However these have not been built on a large scale by volume house builders, instead they are erected one or two at a time and this maintains the gradual pattern of growth.

1.7 Skipwith therefore has a single character made up of individually designed houses that share a common layout, massing, materials and architectural features. These combine to create a distinctive, attractive village.

# Map of Skipwith

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# Aerial Photographs of Skipwith



Above: Looking broadly north-west.

Below: Looking broadly north-east



## Summary of Design Characteristics

The list below summarises the important elements that help to define the village. Successful development will utilise these points to blend seamlessly in to the existing built form.

- Common scale, massing and proportions
- Mostly detached
- Broadly rectangular footprint
- Eaves around 5 metres
- Two-storey with pitched roof
- No two buildings the same
- Gable roof, typically 40-45 degrees, eaves face the front and rear
- Orange-red clay pan tile, with clay or stone ridge tiles
- Subtly detailed brick chimneys rising from the gable wall or centrally on semi-detached properties, including between 2-6 clay pots.
- Roof windows are rare, but openings in the gables are least intrusive.
- Local red/orange clamp brick laid in a simple stretcher bond
- No two buildings share the same texture and colour
- Brick surface is greater than window surface.
- Timber sliding sash windows
- Variety of vertical bars to reduce any expanse of glass
- Simple brick cill or occasional steeply sloped stone cill in white.
- Brick headers laid end-on in a gentle arch
- Doors in a timber board construction with limited glazing
- Simple entrance canopies are common – timber framed with a single pitch in clay tile with lead flashing
- Subtle brick detail at eaves level – protruding string courses
- Occasional string courses between ground and first floor
- Cast iron half-round guttering
- Natural native hedging forms the most visually attractive front boundary
- Low brick or stone wall with stone capping
- Timber gates are common
- Decorative and elaborate fences and walls are not appropriate
- Openness and mature vegetation in native broadleaf species
- Around 7m front gardens creates a strong building line
- Long rear gardens with views over surrounding agricultural farmland
- Large permeable driveway and hard standing
- Garages Located to rear or side of house, made in matching materials to house



## Introduction

2.0 Skipwith is a small village located in the Selby District of North Yorkshire, around half way between York and Selby. The village occupies a site in the flat agricultural landscape of the River Derwent, some 5 miles east of the A19. There are two principal entrances to the village; to the north and south.

2.1 Approaching Skipwith from either direction, the village is largely hidden by established hedgerows and tree belts. It is a sudden change between this "country lane" and the village itself. However, more long-distance views are afforded of the village, particularly from the myriad of footpaths around the village and so the rear view is just as important as the principal view.

2.2 Skipwith is described by a well know local author as "A small and as yet unspoilt village with a triangular village green complete with a pond. The main village road finally peters out in farm tracks. The fact that the road does finally peter out helps the village to keep its tranquillity." (Extracted with permission from "*Photographs from Selby and Around the Area 1850 - 2000.*" Compiled, written and published by Roland Chilvers 2003).

2.3 Skipwith is made up on the main village and a satellite settlement to the west called "Little Skipwith". It is a traditional farming community, and a number of existing farms still operate in the village which adds to its strong rural feel. Much of the land surrounding the village forms part of the Escrick Park Estate. In times gone by the Estate provided housing for estate employees. There are now only a few such estate properties. Most of the residential properties which give the village its present character have been built during the last century with the features mentioned later in this design statement. However, these have not been built on a large scale by volume house builders, instead they are erected one or two at a time and this maintains the gradual pattern of growth.



Top: The village pond

Middle top: The village green

Middle bottom: Typical view in Skipwith

Bottom: The approach to Skipwith is heavily treed.



# Introduction & History



Top: St. Helen's Church.

Above: simple brick houses give strong identity through similar materials and design.

Below: Privacy through extensive mature planting.



2.4 The village has a population of around 300 people. The Anglo-Saxon church dates back to 960AD, and together with the local Methodist chapel, village hall, village green and local inn provides the facilities for a thriving community actively supported by an enthusiastic and committed Parish Council.

2.5 Built in a linear style along two roads that form a "Y" shape, the village green with its duck pond, and an arable field form a green wedge between the two sides of the village. Nevertheless, there is a strong single character that unites each side, not least because they share the services and facilities such as the pub, hall, church etc.

2.6 There is a strong feeling of openness because of the wide roadway, wide footpath and verges, and the significant front gardens separating each side of the road. The intermittent vacant plots, detached houses with large gaps between them affording views to the open fields behind, and the field and duck pond in the centre create a very low-density settlement.

2.7 For the most part untouched by modern volume house builders, Skipwith has retained its traditional character and escaped any significantly inappropriate development that would conflict with its idyllic appearance. This has resulted in high value homes and an affluent resident population, which in turn has led to pressure for development. It is important that where development is acceptable in principle, that it respects the rich character that has survived for so long.



# Layout and Plot

3.0 Skipwith is approached from the north via York Road. The village straddles the road in intermittent ribbon development. There is a formal footpath and a verge that averages 3m wide.

3.1 At the centre of the village lies the duck pond, an island site formed by the junction of York Road and Main Street which extends westward to the church before becoming a farm track and bridleway.

3.2 The village layout continues the linear "Ribbon development" style, but with fewer breaks in the frontage. The main road (Blackwood Road) continues south out of the village towards Bubwith and Selby.

3.3 Plots are generous, affording large detached houses with large front and rear gardens. Buildings are set back in the plot with around a 7m deep front garden. Long rear gardens give open views of the surrounding countryside and farmland.

3.4 Aside from a single recent development that is obtrusive in the street scene, there is no "backland development" or "rear infill" and this gives a strong front and rear building line to follow. This is particularly important to the character of Skipwith. Where the building line is broken by operational farms, the buildings are of a simple, low construction such as stables, sheds and barns.

3.5 All buildings face the highway at the front, and feature a main entrance door on the principal elevation. There is no forced on-street parking as each plot has enough room for accommodating off-street parking. Most dwellings feature detached garages behind the house, or to the side.

## Summary:

- Low density, open character with wide verges (3m)
- Linear or ribbon layout with no significant backland development
- Large plots with around 7m front garden
- Strong front and rear building line
- Front-facing
- Off-street parking



Top: open aspect to rear for all dwellings.  
Above: Spacious gardens, set back from the road with mature hedge borders.  
Below: Recent development does not respect the variety in street scene, nor the boundary treatment.



# Buildings in General



4.0 Although detached houses display a general commonality of scale, proportion, massing and materials, there are obvious differences that separate them. Variation in size, type, construction, materials and proportions add greatly to the sense of individuality. This gives the feel of an “organic growth” – not a volume estate built at the same time by the same builder. Therefore, aside from occasional semi-detached units, no two properties are the same.

4.1 Most common footprint is a detached, broadly rectangular building, although some semi-detached are apparent. Two storey buildings dominate, typically circa 5m to eaves, however there are a number of single storey bungalows interspersed in smaller clusters.

4.2 Skipwith Hall is the only three-storey property because of its importance as the main residence in the village. All other buildings with the exception of the church are smaller and less imposing to reflect this.

## Summary:

- Common scale, massing and proportions
- Mostly detached
- Broadly rectangular footprint
- Eaves around 6 meters
- Two-storey with pitched roof
- No two buildings the same



Common features in all buildings include a square/rectangular footprint, a light orange/mottled brick, a gabled roof shape with chimneys, and eaves facing front, but crucially no two buildings are the same

## Roofs

5.0 The roofscape in Skipwith is an important aspect of its character. Properties feature simple gable roof, typically 40-45 degrees pitches, with the eaves facing the front and rear. The only exception is the mansard roof at Skipwith hall – again emphasising its importance in the village.

5.1 Natural orange-red clay pan tile covering is the most common, some being of French clay production. One or two buildings feature concrete or slate roofs, but these are not typical. Ridges are made in stone or clay tiles.

5.2 Chimneys are an important part of the roofscape, and every includes at least one. Typically chimneys are built from the gable walls, or on semi-detached properties rise centrally from the ridge within the roof. Chimneystack feature subtle brick detailing before rising to 2-6 round clay pots.

5.3 A small number of properties respect the two-storey character, but give additional space by utilising the roof void. The least intrusive have openings in the gable walls such as the old vicarage, and some have Velux-type “roof lights”. There are few examples of protruding roof windows (dormers etc).

## Walls

6.0 Predominantly red/orange clamp brick, probably of local origin, laid in a simple stretcher bond is the most common, although no neighbouring buildings have the same brick colour/texture. Escrick Park Estate property can be seen with a harder red brick laid in Flemish bond.

6.1 Other building materials and finishes are uncommon and inappropriate in the village, a point highlighted by occasional existing examples.

6.2 The brick-to-window ratio is weighted in favour of brick: windows are generally small, with large expanses of brick.



## Summary:

- Gable roof, typically 40-45 degrees, eaves face the front and rear
- Orange-red clay pan tile, with clay or stone ridge tiles
- Subtly detailed brick chimneys rising from the gable wall or centrally on semi-detached properties, including between 2-6 clay pots.
- Roof windows are rare, but openings in the gables are least intrusive.
- Local red/orange clamp brick laid in a simple stretcher bond
- No two buildings share the same texture and colour
- Brick surface is greater than window surface.





Window and door details – traditional timber is most common in relatively simple designs.

## Windows

7.0 One of the earliest remaining properties is the village hall dating back to 1714. This contains original white painted small pane timber vertical sliding sash windows, believed to be original and listed.

7.1 The more traditional Estate Property and farmhouse style is side opening casement with horizontal glazing bars containing two or three casements. This is often seen with a three pane casement pattern.

7.2 More recently timber vertical sliding sash windows have dominated the village, often broken with vertical glazing bars.

7.3 The majority of windows are surrounded by brick heads in a gentle arch, with a simple flat brick cill. Some Victorian properties feature Nicely detailed sloped stone heads and cills, painted in white.

7.4 Occasional examples of large and/or decorative windows can be found in the village, but these detract from the simple, rural character and should not be replicated.

## Doors

8.0 A typical Estate Property/Farmhouse feature is an entrance porch above the front door. Timber in structure with single clay tiled mono pitched roof with lead flashing. Other properties either follow this example or have no porch.

8.1 Doors are typically timber boarded single leaf with occasional Small glazing panels, sometimes in "Estate blue".

## Summary:

- Timber sliding sash
- Variety of vertical bars to reduce any expanse of glass
- Simple brick cill or occasional steeply sloped stone cill in white
- Brick headers laid end-on in a gentle arch
- Timber board construction with limited glazing
- Simple entrance canopies are common – timber framed with a single pitch in clay tile with lead flashing

# Detailing and Boundary Treatment

## Detailing

9.0 Brick dentil coursing with traditional brick gable/parapet details to eaves level is a common detail. Projecting string courses at eaves and mid way between ground and first storeys, sometimes with dogs tooth dentil.

9.1 Blue timber is the symbol of the Esckrick Park Estate and can be seen on properties that were constructed by the Estate. A number of modern properties have adopted this colour.

9.2 Cast iron gutters and down pipes supported on steel gutter brackets is typical.

9.3 Estate properties were often L-shaped in plan with one gable front facing, these properties have blue painted timber fascias, projecting bargeboards, with exposed rafter ends.

## Boundary treatment

10.- Predominantly natural hedging and/or low brick walls or fencing, with stone parapet or brick on cappings featuring brick piers/gate posts with stone capping and timber gates. Again a simple approach in neutral colours works best, and elaborate

## Summary:

- Subtle brick detail at eaves level – protruding string courses
- Occasional string courses between ground and first floor.
- Estate properties feature “Estate Blue” paint
- Cast iron half-round guttering
- Natural native hedging forms the most visually attractive front boundary
- Low brick or stone wall with stone capping
- Timber gates are common
- Decorative and elaborate fences and walls are not appropriate



Left: decorative brick details and “Estate blue” trimmerwork. Above: brick walls common, hedges make a significant contribution to the street scene.

# Gardens, vegetation and Trees & Outbuildings/Garages



## Gardens, Vegetation and trees

11.0 Openness and mature vegetation are a strong part of the Skipwith street scene, particularly mature trees and hedgerows. Typical species include native broadleaf such as Copper Beech, Holly, Silver Birch, and Lime.

11.1 Front gardens are typically around 7m to form a strong building line along the street. Natural low hedging forms the boundaries of many properties using Hawthorne, Beech and Holly. Leylandii hedging is not appropriate. Rear gardens are long and end at the adjoining agricultural field affording long distance views.

11.2 Driveways of mixed materials, gravel etc often permeable, but always large enough to accommodate several vehicles. The large gardens and narrow roads mean that the streets are relatively free of parked cars. In order to continue this important visual aspect, the maximum parking standards should be applied to ensure that the streets remain free of cars.

## Outbuildings/garages

12.0 Garages and outbuildings are located to the rear or side of the house, and made in a matching clamp brick with clay pan tile roof. More recent outbuilding development has been designed to follow a farm building character which helps to limit the impact of "backland development".

Top: Mature vegetation, hedges and trees soften the village's appearance. Bottom: Simple brick outbuildings in matching materials to the host dwelling

## Summary:

- Openness and mature vegetation
- Native broadleaf species
- Around 7m front gardens creates a strong building line
- Long rear gardens with views over surrounding agricultural farmland
- Large permeable driveway and hardstanding
- Garages located to rear or side of house
- Garages made in matching materials to house

# Appendix A: What is a Village Design Statement and how do I use it?

## Appendix A: What is a Village Design Statement and how do I use it?

A1 This Village Design Statement (VDS) is intended to give advice and guidance to anyone who is considering any form of development in the village no matter how large or small. It covers simple works such as replacing doors and windows as well as more significant works such as extensions and new buildings. It is not only concerned with housing, but covers all types of development with the intention of improving the quality of design in new development.

A2 It is not about whether development should take place, instead, the VDS is intended to expand upon the policies in the *Adopted Selby District Local Plan* in order to explain it and give greater detail as to what is meant by the Policies within it. This helps developers and Planning Officers agree on some details that are not specifically set out in the policy itself: in this case the VDS sets out how development should be undertaken so as to respect the local identity.

A3 The VDS is a "Supplementary Planning Document" (SPD) which is a legal document that sits in a hierarchy of plans and strategies called the Local Development Framework (LDF).

A4 The different types of document in the LDF cover topical issues as well as area-based issues, and contain policies for making planning decisions. This is a relatively new system that replaces the old Local Plan system, however this is a period of transition and so the 2005 Selby District Local Plan has been "saved" as a *'Local Development Document'* until such time that newer documents can replace it.

A5 This Village Design Statement SPD is therefore based on Policy ENV1 of the Saved Selby District Local Plan 2005, which states:

*"ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of:*

*the effect upon the character of the area or the amenity of adjoining neighbours*

*the relationship of the proposal to the highway network, the proposed means of access, the need for road/junction improvements in the vicinity of the site, and the arrangements to be made for car parking;*

*the capacity of local services and infrastructure to serve the proposal, or the arrangements to be made for upgrading, or providing services and infrastructure;*

*the standard of layout, design and materials in relation to the site and its surroundings and associated landscaping;*

*the potential loss, or adverse effect upon, significant buildings, related spaces, trees, wildlife habitats, archaeological or other features important to the character of the area;*

*the extent to which the needs of disabled and other inconvenienced persons have been taken into account;*

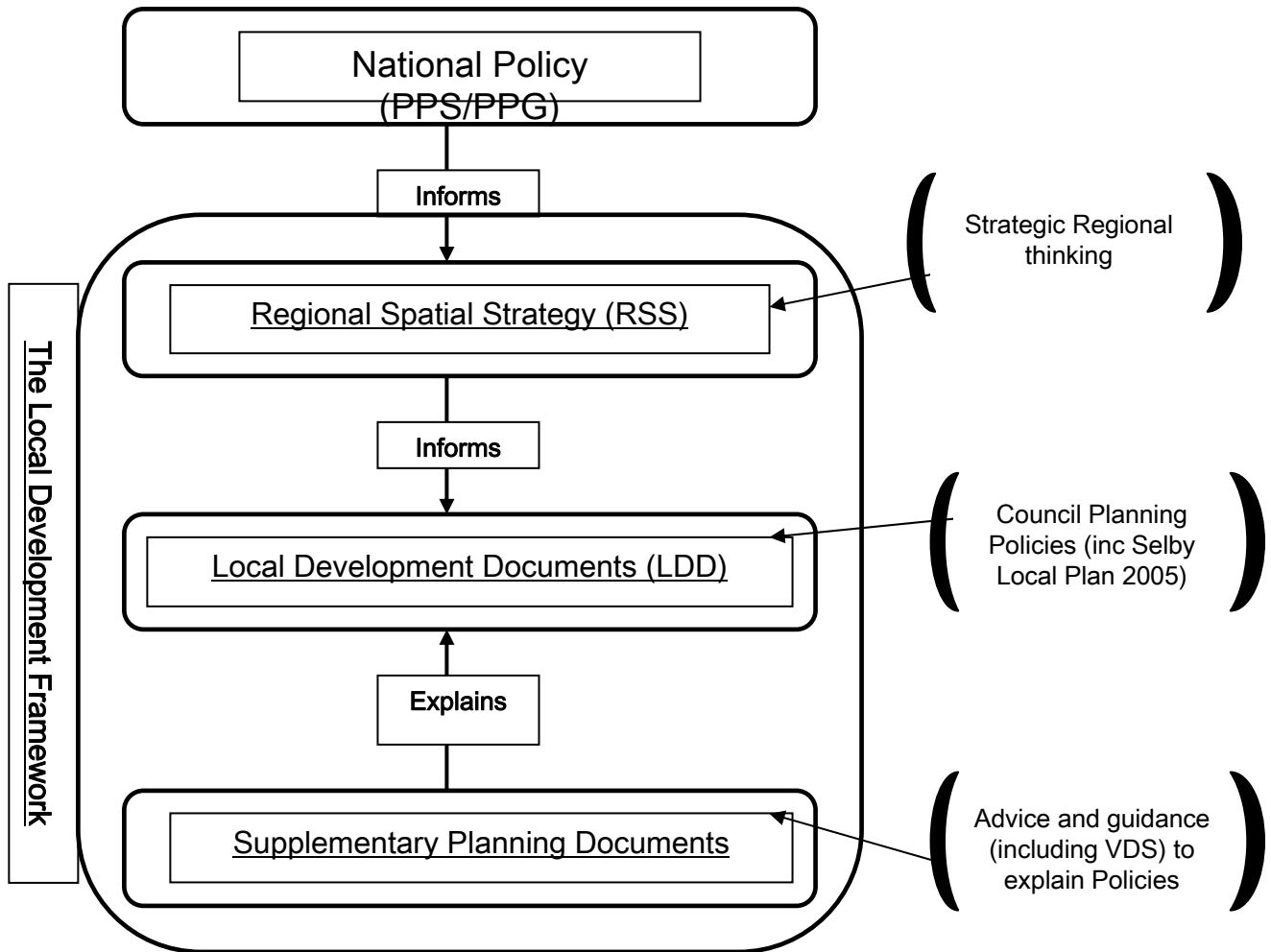
*the need to maximise opportunities for energy conservation through design, orientation and construction; and*

*any other material consideration"*



# Appendix A: What is a Village Design Statement and how do I use it?

The diagram shows the hierarchy of plans.



A6 When preparing development proposals, the developer should refer to this VDS in a “Design and Access Statement” to demonstrate how its advice and guidance has been used. This will help people understand how a particular design for the development has come about. Where a site lies on or near the “border” of two or more character areas, the advice of each should be taken in to consideration and used appropriately.

A7 If planning permission is required, the District Council’s Planning Officer will also use the VDS to assess the design of the application. If it cannot be demonstrated that the advice has been used, or it is considered that it has not been used correctly, it could result in the refusal of planning permission.

A8 Even if planning permission is not required, it is still very much in the interests of the village to undertake any development work in sympathy to the village’s character. It will increase the appeal and the value of the development and ensure that the aesthetic qualities of the village continue for future generations to enjoy.

# Appendix B: General Advice For Prospective Developers

## Appendix B: General advice for prospective developers

B1 This section considers more than just the aesthetic issues and offers advice and guidance for prospective developers in achieving a suitable development proposal.

### **General good design**

B2 There are lots of conflicting issues in considering new development, but whatever the compromise, the village character should always be maintained.

B3 The character described in the VDS does not restrict new designs or materials or insist that everything is designed to “look old”. Instead, it is the job of the developer to design and build a modern building that satisfies modern needs, exploits new technology and building methods, and uses them to create a desirable, profitable development that works with its environment to seamlessly integrate with the local area. Modern, but appropriate development is encouraged.

B4 It is helpful to consider the visual impact of developments from all angles and from longer distance. Accurate perspective (isometric) drawings or street scene views to show how new developments would appear in relation to their neighbouring properties and in the wider street scene could be very useful.

B5 There is an emphasis on evolution not revolution in the village, and so multiple smaller developments will have less impact than a single large-scale development. This approach reflects the way the village has grown in the past.

B6 Examples of inappropriate designs, materials and layouts within the village should not be used as a precedent for further inappropriate use of these features.

### **The Planning Process**

B7 Anyone considering development should contact the District Council for planning advice before submitting an application. This will help to iron out potential issues and lead to a smoother planning process. The Parish

Council would also welcome early discussion and to help wherever they can.

B8 Discussion with neighbours before applying for planning permission will give them an opportunity to discuss any concerns, and that may avoid unnecessary neighbour disputes.

B9 Some development does not need planning permission, but the need for good design remains. Understanding of the local character and applying it may increase the value of a development and ensure that the important local character remains.

### **Repairs and maintenance of buildings**

B10 Many buildings in the villages are old, having been built long before building regulations came in to effect, before plastics were invented, and before cars began damaging structures through impact, chemical attack via exhaust gases, and water damage from splashing through puddles. The need to maintain and repair our older buildings is never more apparent, but it is essential that the correct materials and methods are used to maintain character, but also to ensure that the building continues to live.

B11 Bricks and stone may be bonded together using a mortar, but up until the Great War, most buildings used a lime mortar mix rather than a sand-and-cement mortar used today. Cement mortar is extremely hard and does not flex which can lead to cracks appearing, particularly where foundations are shallow or soft. The rain cannot penetrate cement easily and so it is found that the bricks and stone wear out faster than the mortar joints leaving the mortar exposed. This accelerates wear and buildings will become damp, unstable and ultimately collapse. A lime mortar is no more expensive and no more difficult to use than cement, but it is the better choice for many buildings in the district. Where stone is used, a sand and cement mortar should never be used.

B12 When installing modern features on a traditional building such as satellite receiver dishes, conservatories, replacement guttering and fascias etc, new windows and doors, and

# Appendix B: General Advice For Prospective Developers

damp proofing can all seriously affect the integrity of both the appearance and the way traditional buildings function. Modern materials are often cheaper to buy, but may have a shorter operational life, and also lack the physical qualities that are needed in traditional buildings. However advice is available from HELM (English Heritage's Historic Environment Local Management arm) who offer a wealth of information to help make an informed choice about materials and methods of repair to older buildings. See [www.helm.org.uk](http://www.helm.org.uk).

## Highway and parking advice

B13 Safety is paramount, but modern standardised road designs do not always sit comfortably within historic areas. When designing road layouts it is important that a balance is achieved to allow safe access without detriment to the local character. This means that a bespoke design will be needed.

B14 Historic areas were never designed for the private car and so these environments are spoiled by inappropriate and ill considered parking arrangements. Rural villages often feature heavy machinery such as combine harvesters and on-street parking is therefore problematic. Bespoke solutions will be required to minimise highway disruption and to maintain local character and amenity.

B15 New accesses should be designed to minimise the loss of boundary vegetation and achieve an appropriate balance between highway safety and amenity.

## Energy conservation and sustainable development

B16 New development can play its part in reducing the risk and impact of climate change. Installing modern environmental systems in an attractive setting can have a serious detrimental impact on the character of the village. Therefore domestic wind turbines, solar panels and photovoltaic cells should be carefully sited to reduce their visual impact. If they cannot be placed sympathetically to limit their visual impact, then consideration of alternatives should be made. Ground source

heating and better insulation may be just as effective by reducing consumption instead of generating more power.

B17 In order to reduce carbon emission, it is not only the ongoing costs that should be considered, as methods in construction may also limit environmental impact. Timber, stone, slate and labour from local sources will reduce the amount of travelling required overall thus cutting emissions and maintaining local employment. More information about sustainable construction can be seen at [www.bre.co.uk](http://www.bre.co.uk).

## The natural environment

B18 Any new development on the edge of the village should conserve or enhance the soft landscaped edge by the provision of appropriate tree and hedgerow planting. Hard edges of walls, fences or other structures should be avoided. Selby District Council has a landscape Character Assessment that will assist in understanding the landscape around the villages.

B19 Hedges and trees within the village are an essential part of the character. These should be conserved and reinforced through new planting in any new development whether small or large.

B20 Even small areas of hard landscaping can lead to a sharp decline in local wildlife with the removal of nesting, breeding or feeding habitats. This has a drastic effect on our natural ecosystems and so hard landscaping and removal of vegetation is strongly discouraged.

B21 Many plant and animal species that have declined in the wider landscape in recent years are increasingly dependent on the opportunities provided to them through the built environment, such as putting up bird and bat boxes, making ponds, and planting native trees, shrubs and wildflowers. Indirect actions such as using peat free or home-made compost also benefit wildlife. Further information can be found from the Natural England website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk).

# Appendix B: General Advice For Prospective Developers

## Flooding

B22 Much of the District lies in the severe flood risk area, but it is not just those areas that are susceptible to flooding. Flooding can include short term flash flooding after a heavy downpour which can cause localised damage. There are two considerations when designing out flood risk: a) the impact of flooding on a development, and b) the impact of the development on flooding. The following advice is generic, but does not imply that all areas are at risk of severe flooding. Detailed advice about how to cope with flood risk - including maps showing those areas most at risk - can be found on the Environment Agency's website [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

B23 To reduce the impact of flooding on a development, consider the plot in relation to slopes, water courses and known flood risk areas. If a flood is likely or possible, how would the water affect the development? Building on stilts and raising the ground floor level of the building may not be the answer, as the dry occupants would still be trapped because they would still be surrounded by water.

B24 Water storage capacity is particularly important; hard landscaped areas such as paved parking areas and driveways should be avoided, instead a permeable surface such as gravel is able to absorb water much more easily and hold it, prevent it escaping and building up elsewhere. It will also slow any flowing water down, and this will reduce the risk of impact damage. Collecting water from the down pipe in a butt may also assist in reducing the amount of water that the ground has to cope with. Trees and large vegetation help to bind soil together to prevent land collapse, so in areas where there are no trees, consider planting some to make sure the land can take the weight of water it holds.

## Crime prevention

B25 Selby is generally a low crime area, but there are simple steps that can be taken to reduce the risk of crime further still in new development. For example, clear definition between public and private spaces, siting buildings to prevent areas that are not

overlooked, removing potential hiding places, and designing buildings that are not easily broken in to.

B26 "*Secured by Design*" is a publication by the Association of Chief Police Officers that sets out these and other simple but effective methods of reducing the opportunities for crime. Schemes that meet the criteria set out are eligible for awards, and may attract lower insurance premiums. A copy may be obtained here:

### ACPO CPI

First floor,  
10 Victoria Street,  
London  
SW1H 0NN

Phone: 0207 084 8962

Email: [acpocpi@acpo.pnn.police.uk](mailto:acpocpi@acpo.pnn.police.uk)

B27 In addition, North Yorkshire Police Community Safety Partnership have specialist Officers who would be pleased to help prepare development proposals. They may be contacted on 01757 341 029.





Selby District Council  
Development Policy  
Civic Centre  
Portholme Road  
SELBY  
YO8 4SB

