

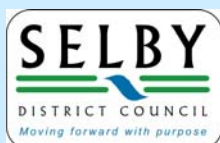
South Milford Lumby & Newthorpe



Village Design Statement

Supplementary Planning Document

December 2009



Contents

Purpose of a Village Design Statement	1
The South Milford Village Design Statement	1
Introduction to South Milford	2
Maps of South Milford	4
Summary of Design Characteristics	7
Character Areas:	
A: High Street and Low Street	10
B: The Avenue/Sand Lane West	13
C: Beech Drive/Sand Lane East/Church View	15
D: Burley Grange	17
E: Industrial/Agricultural	20
F: Westfield Lane	22
G: Lumby	24
H: Newthorpe and Surrounding Area	27

Appendices

What is a Village Design Statement and how do I use it?	30
General advice for prospective developers	32

VDS Objectives

Objectives of the VDS

To Provide a record of local distinctiveness by describing the unique qualities and character of the village.

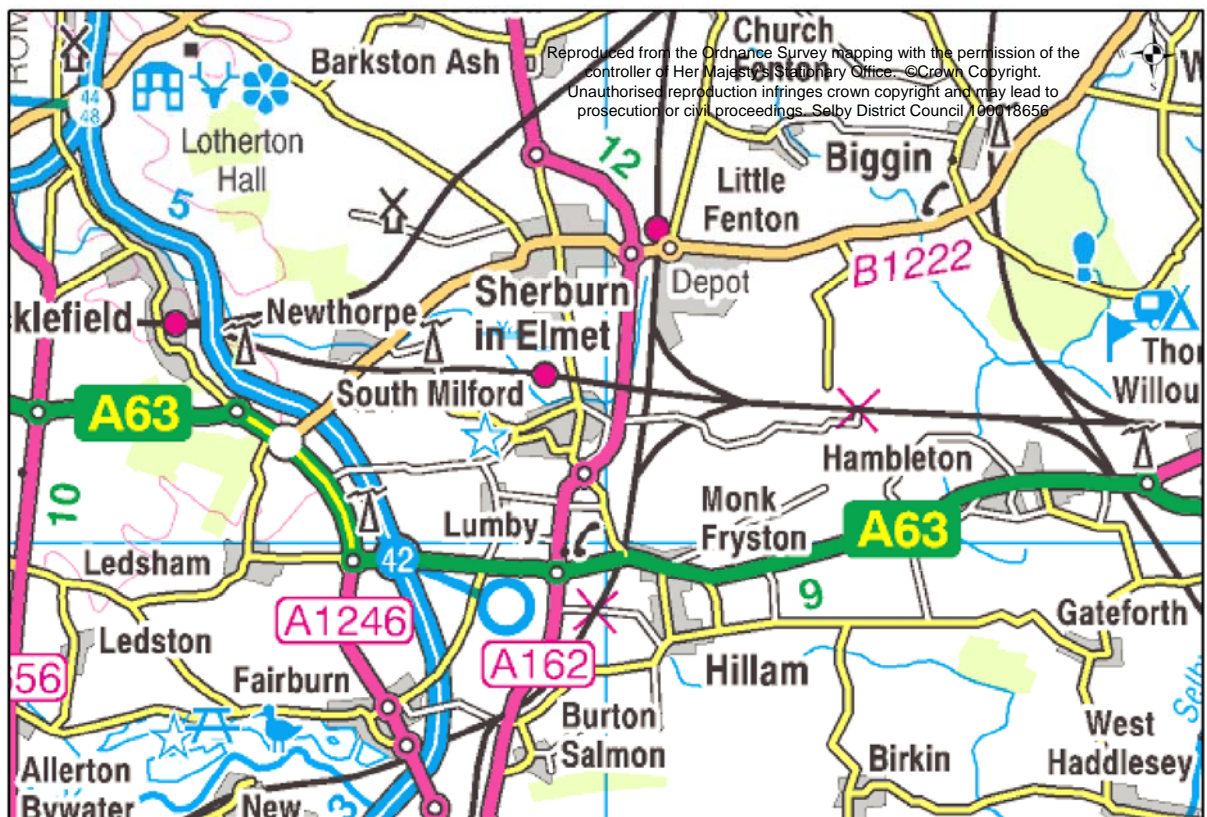
To identify the key features and characteristics of the local natural and built environment to be respected and protected from the impact of inappropriate development.

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



South Milford Location Map

0 750 1,500 3,000 Meters

Purpose of a Village Design Statement

1.1 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.

1.2 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.

1.3 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.

1.4 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.

1.5 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.

1.6 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.

South Milford VDS

2.1 South Milford has like many settlements, grown significantly since the Second World War. Suburban type estates have not respected the local influences shown in the older part of the village, particularly the local stone. The extent of new housing has not been reflected in the number of facilities, and so the villagers must rely on the private car to access services.

2.2 The Village Design Statement also considers the surrounding countryside and neighbouring hamlets of Lumby and Newthorpe that form the remainder of South Milford Parish.

2.3 The Village Design Statement has therefore identified several character areas that set out the key features of each of these to ensure that new development is respectful to its immediate neighbours, but it is considered necessary to highlight the importance of the Low Street/High Street layout (Character Area A) to inform future development so that it continues the traditional “South Milford Character”.

Introduction to South Milford

3.1 South Milford is a small village located in the west of Selby district, adjacent to the larger settlement of Sherburn-in-Elmet just one mile to the north. Around South Milford are the hamlets of Lumby and Newthorpe, as well as a number of small farmsteads that all nestle in to the rolling countryside. It is positioned on the edge of the Vale of York some 30 km from York, 9km from Leeds, and 5km from Selby.

3.2 South Milford is approached from the south via the A162 which has bypassed the village. The approach through cereal-producing open countryside gives way to a sporadic mix of land uses that gives no sense of arrival. Access from the north (via Sherburn-in-Elmet) is a more attractive entrance as one passes beneath the railway bridge and leaves the open farmland for a dense traditional Yorkshire village.



3.3 Sited on the edge of the flat fertile plain that characterises Selby District and extending west in to the gently rolling farmland, South Milford is one of the few settlements that is not at risk of severe flooding, although the culverted stream that runs broadly along High Street can cause localised flooding. As an agricultural village it has always had close connections with the land and many farms remain in operation within and around the settlement. New housing development over the years and its close proximity to the motorway network has meant that it has now become a commuting satellite for the nearby towns and cities. This said, the village still retains its links with the local farming community.

3.4 The village has Saxon foundations: its name derived from the "mill" which was on a

site behind the Swan Hotel and the "ford", the remnants of which can still be seen next to the bridge opposite the pub. The road through the village is the old London coach road to York, and it is reputed that the highwayman Dick Turpin stayed in the village on his famous ride from London to York.

3.5 In 1379, the village was inhabited by just 39 people. By the year 1822, the 'Baines Directory' shows the population as 631, whereas today the figure is over 3000. South Milford is now principally a dormitory settlement serving nearby Leeds and York.



3.6 Residential use therefore forms the vast majority of the built form with a few services and facilities to support daily needs. Those services and facilities in the village include (but not exhaustively) a Primary School, church, restaurant, social clubs, public houses, Post Office, convenience shops and small employment uses.



3.7 Built in a ribbon type layout along the two main streets, South Milford is a compact and well-defined village with an obvious traditional core. Low Street runs south from the railway bridge over the old A162 from Sherburn-in-Elmet, through the village to the Ferrybridge and beyond. High Street meets Low Street near the northern edge of the

village and extends westward towards Ledsham and then further to Leeds.

3.8 20th Century suburban estates have filled in much of the land on the periphery particularly towards the south and west to form a large broadly square village, with varying degrees of success with regard to integration with the traditional development pattern and type.

3.9 There is no “village centre” in the traditional sense, but much of the economic activity is centred upon Low Street and High Street. A patchwork of agricultural and low impact industrial use is concentrated in the south-east corner of the village, which presents an unattractive entrance to the village.

3.10 The form and nature of the residential dwellings varies across the village but distinct areas of common style exist, and these form the basis of Character Areas as follows:

- Character Area A: High Street and Low Street
- Character Area B: The Avenue/Sand Lane West
- Character Area C: Beech Drive/Sand Lane East/Church View
- Character Area D: Burley Grange
- Character Area E: Industrial/Agricultural
- Character Area F: Westfield Lane
- Character Area G: Lumby
- Character Area H: Newthorpe and Surrounding Area

3.11 The 2004/05 South Milford Parish Plan shows that most people wanted the Parish to remain a rural community and did not want development which would eventually join the two communities of Sherburn and South Milford – through estate-type developments.

3.12 Respondents liked the “peaceful, rural, friendly” nature of the village, and its good motorway access and school. They disliked speed bumps, the large expansion of house building, the lack of facilities, poor parking, dog fouling, litter, and the lack of a defined



Old photographs of South Milford

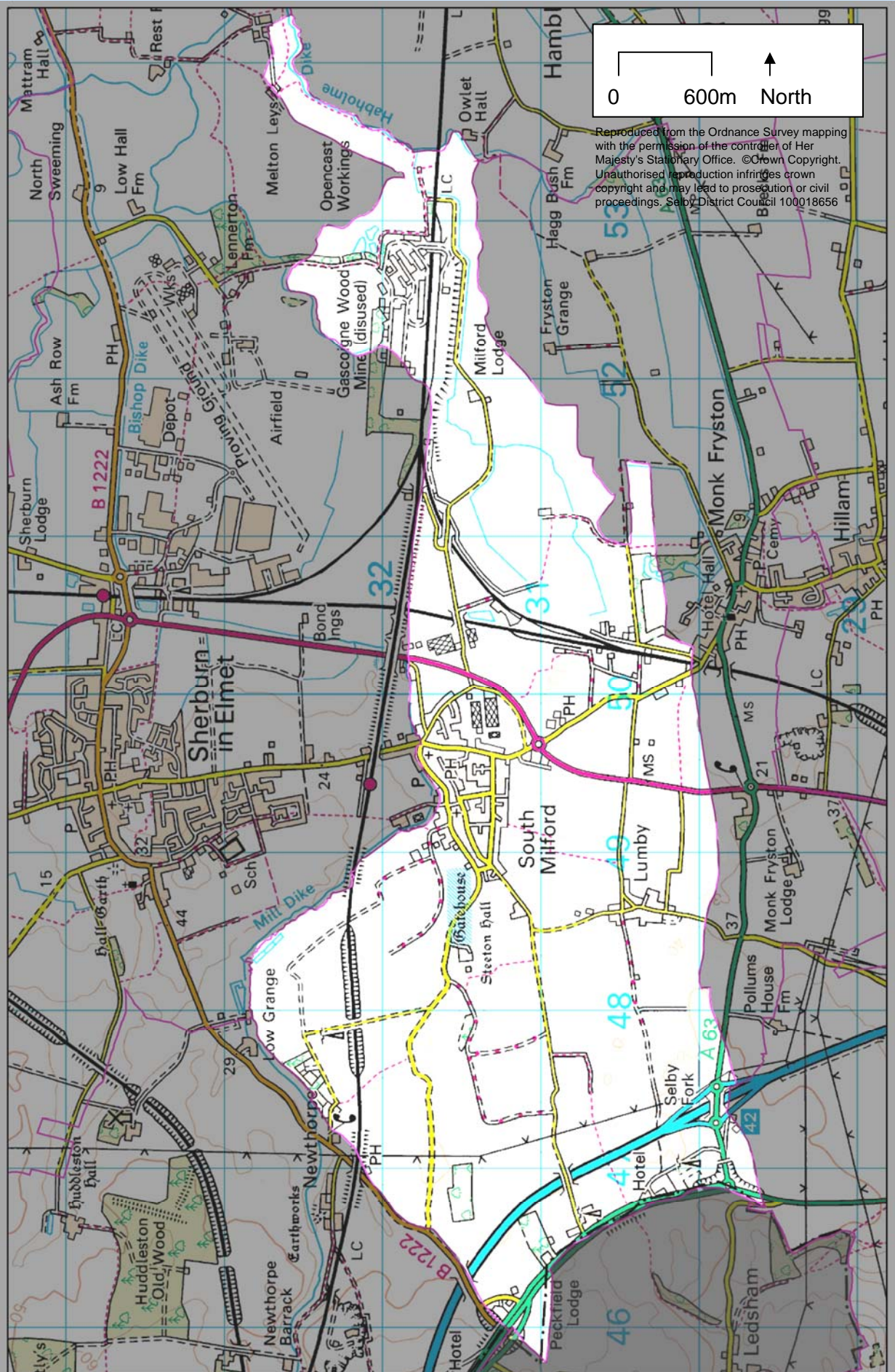
village centre. While some of these issues cannot be covered in the VDS, there are potential design issues that could facilitate solutions, and these shall be incorporated in to the design advice.

3.13 One such issue is the amount of parking in the village, particularly in Character Area A where the narrow traditional street is being overrun by parked cars. In order to limit this impact, the maximum parking standards should be applied to ensure that the streets remain free of cars. In the interests of the street scene

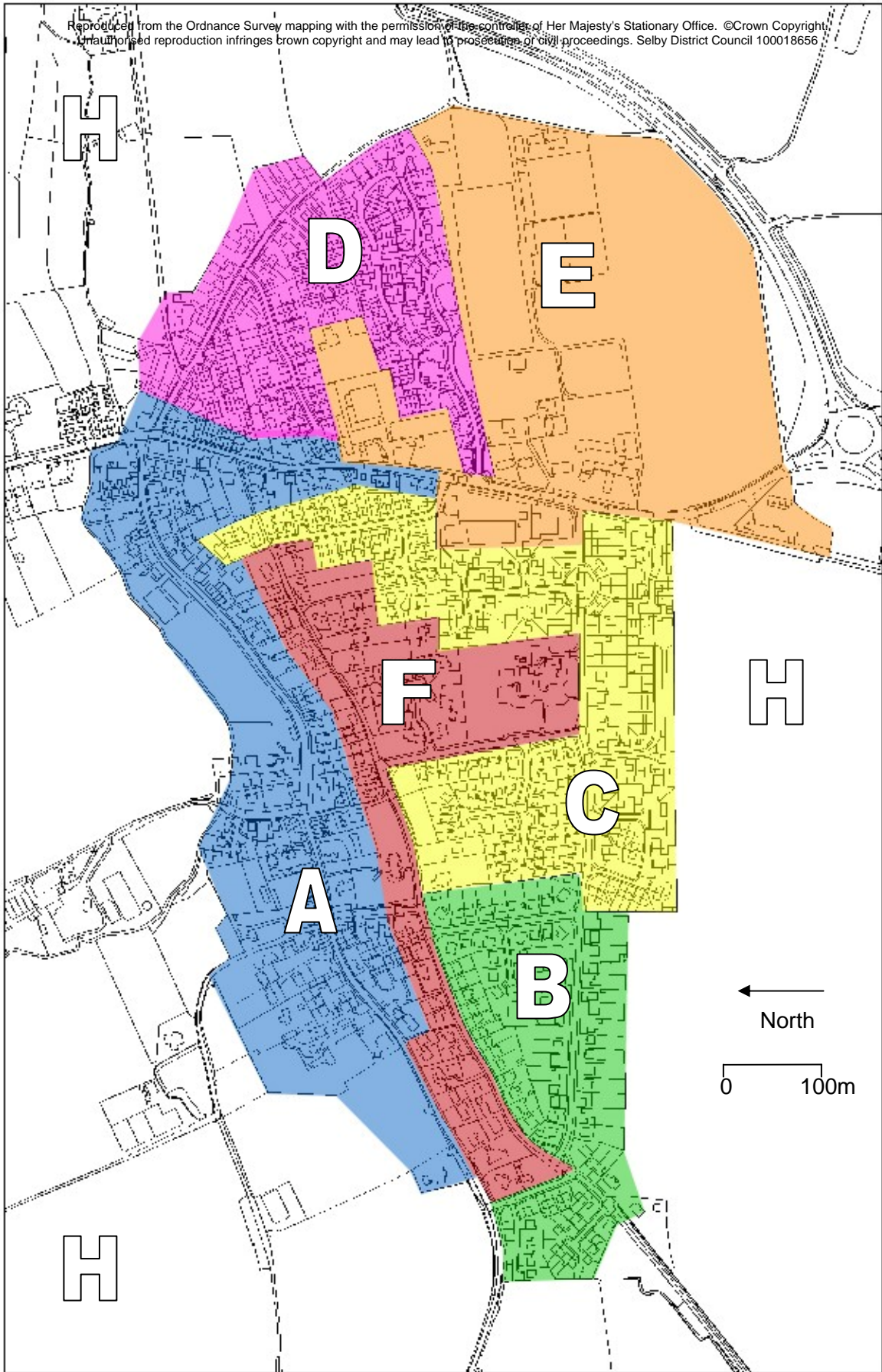


High Street, South Milford

Map of South Milford Parish

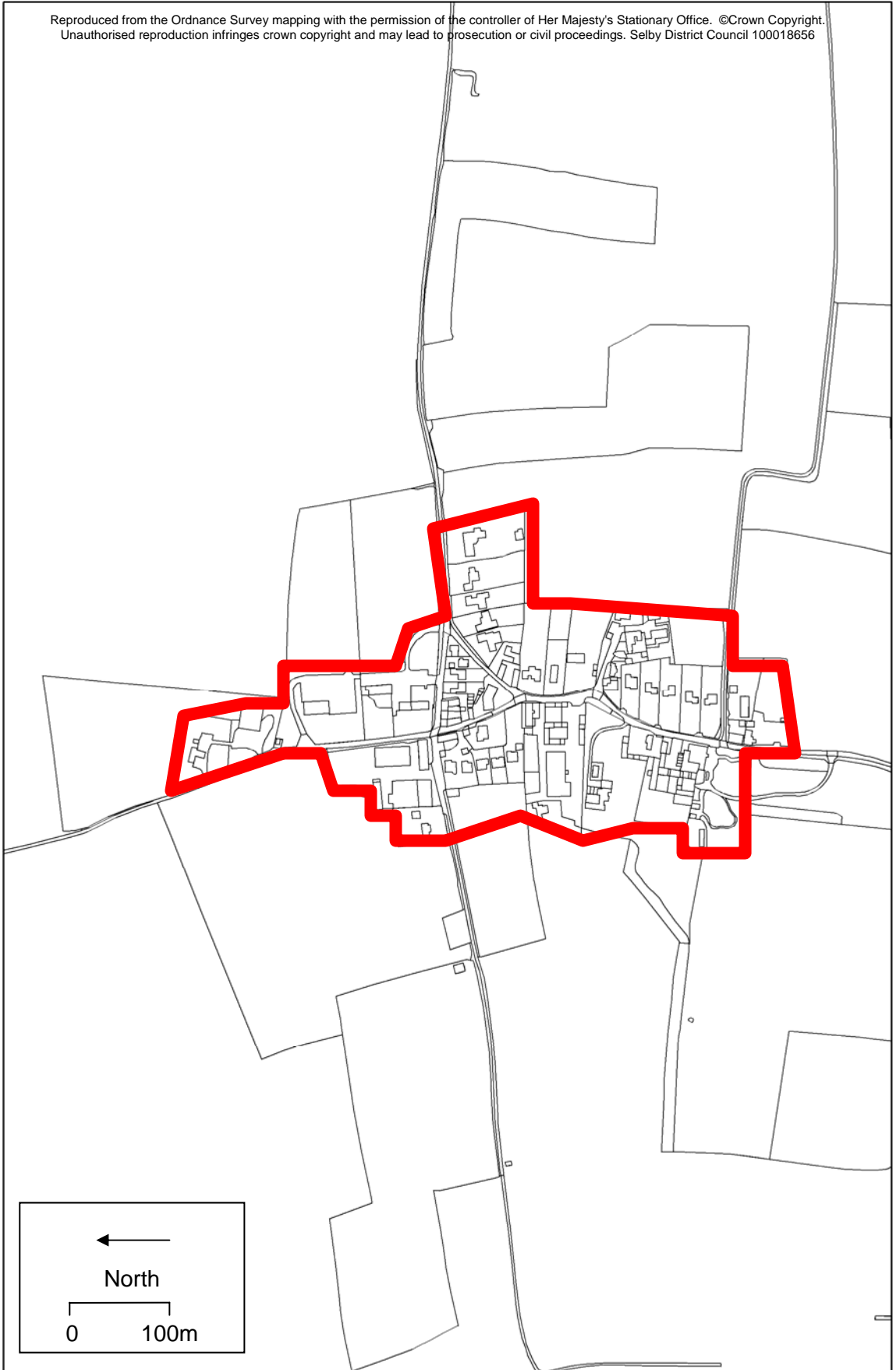


Map of Character Areas



Map of Lumby

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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.

Character Area A: High Street and Low Street

- Traditional, attractive small country village
- “Organic growth”
- Each property or short terrace is unique
- Plots are long and thin, perpendicular to the road
- High walls and gates around side gardens gives illusion of continuous frontage
- Dense, mature planting
- Properties face the street
- Buildings mainly open directly on to the footpath
- Strong building line
- Road width varies
- Buildings mainly two storeys
- Local magnesian limestone, some red brick and rough cream lime render
- Gabled roof shape and eaves face forwards
- Multiple-paned timber windows and doors

Character Area B: The Avenue/Sand Lane West

- Low density suburban type residential estate
- Large grass verges and specimen trees
- Wide visibility splays at junctions with specimen trees
- Minimum 2m separation between houses
- Houses on corner plots face the higher order road
- Strong front building line with >5m front garden
- One, one and a half, or two storey building
- Small clusters of detached houses, all subtly different
- Walls constructed in sandy yellow limestone or dark brick
- Gable roofs, eaves facing the road
- Green or red cement pan tile
- Flat roof timber/uPVC clad roof dormers where used
- Side or rear, integral or detached garages
- Low front boundary wall/timber fence up to 1m
- Lawn and planted borders

Character Area C: Beech Drive/Sand Lane East/Church View

- Simple distributor roads and cul-de-sacs layout
- Strong building line
- Wide grass verges containing specimen trees at junctions
- Mature vegetation and trees
- Low density and spacious in generous plots
- Square buildings face the road
- Set back by >5m front garden
- Corner plots face the secondary highway
- Uniform house types set in groups of Single story, two storey and cottages, Westfield Lane demonstrates more variation
- Houses centrally located within plot to give access to rear
- Low building heights – up to 2 storey with a tall roof
- Local natural rough cut limestone or red brick construction
- Windows soft wood or uPVC
- Low timber fences at the front or walls to match the host dwelling
- 2m lap panel fences to the sides and rear, supported by dense hedges

Character Area D: Burley Grange

- Low density residential set in individual gardens
- Clusters of similarly styled houses interspersed with individual dwellings
- Short roads and cul-de-sacs
- Dwellings are front facing
- Plot size varies from street to street, but each cluster features regular plot sizes
- Semi-and detached houses are the most common
- Some front gardens offer off-road parking
- Narrow side gardens lead to large rear gardens

Continued...

Summary of Design Characteristics

Character Area D: Burley Grange...continued

The lower density estate houses with uniform design.

- 1960s and 70s style “smooth” or “plain” buildings
- Roof line has been varied
- Owners have added individuality
- Off-road parking
- Concrete roof tiles with white eaves and small, brick chimneys with one pot
- Machine made brick in stretcher bond
- Houses all feature white wood or UPVC windows and doors with side panels, often with a porch, and a ground floor bay window.
- Houses facing Common Lane have only a few small windows visible

The lower density modern estate houses where more variety within a palette of materials is used.

- Mix detached, semis, flats and apartments
- Ridge and eaves level changes
- Plot sizes vary
- Houses front the road
- Short amenity front gardens
- Limestone clad or part limestone and cream painted render, or machine made brick
- York stone window lintels
- Houses have machine made red pan tiled roofs
- Timber fences
- Hedges and mature vegetation which assists in shielding this area from outside South Milford

Character Area E: Industrial/Agricultural Area

- Development should follow the broad character of Area A
- Present an attractive face to Low Street and The Bypass
- Face the front
- No two buildings are alike
- Attractive roofscape as land is low lying
- Maintain and reinforce vegetation

Character Area F: Westfield Lane

- “One at a time” ribbon development – all unique
- Large detached houses
- Meandering building line – neighbouring plots are staggered by around 1-to-2 meters
- Long front garden to facilitate off-road parking
- Large plots, well spaced from neighbouring houses
- All buildings are unique, and very different from the neighbouring properties
- Well tended gardens and mature vegetation
- Low decorative front wall in stone or brick
- Garages to the side or rear

Character Area G: Lumby

- Integration in to the hillside rather than trying to level it
- Roads are narrow and tightly enclosed by hedges, trees and stone walls – compact
- Buildings on a north-south or east-west axis tight up to path/road
- Several buildings are built at 90 degrees to the main roadway with a blank face to the road
- No two buildings are alike – compact layout with large neat houses, but small gaps between them
- Rectangular footprint with Gabled roof
- Detached with one to two storeys with no half-storeys
- Rough-cut magnesian limestone laid in semi-regular lines in a lime mortar
- Occasional elevations in pale/white brick or rough lime rendering in cream
- Normally red or grey deep pan tiles, occasional rough cut grey slate
- Ridge tiles are over-emphasised
- A square chimney stack with one or two pots
- Brown or white timber windows often recessed in to the deep walls
- Simple stone cills and headers
- Simple doors flush to the wall without decoration

....Continued....

Summary of Design Characteristics

Character Area G: Lumby...continued

- Large plots that offer large driveways for off-road parking
- Boundary walls between 50cm and 2m in stone with stone capping, with dense hedges and thick bushes forming privacy screen
- Timber gates, and timber fences to the rear of properties
- Specimen trees of native species
- 1950s concrete/cast stone lamp posts with short arm and small lamp

Character Area H: Newthorpe & Surrounding area

- Wide, flat, open fields with little shelter
- Views across the area are open, far reaching and generally unrestricted
- Few street lights
- Sparse, occasional buildings or clusters of buildings
- Buildings perpendicular to the road, in the middle of plot
- Narrow shelter belts of native species
- Traditional hedges and/or post and rail fencing with timber or metal bar gates
- Rough cut magnesian limestone walls
- Rough cut grey slate roof
- Some small elements of rough cream render or red brick
- White, multiple-pane timber windows are the most common

Below: Aerial photograph of South Milford, looking broadly north west
Bottom: views around South Milford



Character Area A: High Street and Low Street

Introduction

4.1 Area A is the original part of the village of South Milford. The area is an inverted “L”-shape with the apex centred on the junction of High Street and Low Street. Unusually, development has not extended in all directions, but only westward and southwards along these roads.

4.2 The area is bound on the north by open farmland and the Parish boundary. This excludes a number of larger detached properties on Milford Road that are in Sherburn in Elmet Parish. The remaining boundaries are defined by the rear of properties in Low Street and High Street where they abut the other character areas.



4.3 The flat land is occupied by a range of residential properties dating from the 1800s through to the modern day. The previous commercial activity associated with the route on the London-York road has gradually declined leaving only a handful of non-residential uses including the Women’s Institute Hall, Post office/shop, doctor’s surgery, the Memorial playing field, and 3 pubs. Those premises that have closed have been turned in to houses, including the old Co-Op that features a plaque on the wall dating this property.

4.4 There are several interesting views of the area, as well as within it. Long distance views across the park and fields from High Street out to the countryside are reciprocated giving views in to the village. There are also several characteristic views along High Street demonstrating its organic growth.



Left: The Black Bull public house
Middle: views around High Street
Bottom: Plaque on the wall of the Co-op

4.5 The character of this part of South Milford is perhaps the most important. The layout, building materials, colours and massing all combine to create a traditional, attractive small country village. The other later areas have not respected this part of the village and this should be reversed. Indeed, area E is the least characterful part

Character Area A: High Street and Low Street



of the village and therefore it is considered that future development on that area should follow the broad themes of Area A.

Layout and plot

4.6 The layout of these streets is called “organic growth”, which means that individual houses were added on one at a time to extend the street, rather than significant continuous development by a volume builder. Each property or short terrace is unique, but utilises a similar range of materials and colours, and a similar size and position in the street.

4.7 Plots are long and thin, perpendicular to the road. Side gardens, yards and alleyways are snuggled between the buildings, but often these have high walls and gated walls so there is the illusion of a continuous frontage along the street. This enclosure is reinforced by dense, mature planting.

4.8 Properties face the street and generally open directly on to the footpath, but some later ones have a 1metre amenity strip and low wall. There is therefore a strong building line. The road width varies and is not perfectly straight so there is an element of discovery as the High Street meanders westward and Low Street southward.

Buildings

4.9 Buildings are mainly two storeys, although very occasionally a three storey or bungalow property can be found. Houses are constructed in a range of materials, the most appropriate being local Magnesian limestone, with some red brick and rough cream lime render being found. Victorian gables are the dominant roof shape with forward-facing eaves, but hips are sporadically found.

4.10 Windows and doors vary, but are typically timber or timber-effect, and feature multiple-panes.

Street Scenes in High Street and Low Street

Character Area A: High Street and Low Street



Public Areas

4.11 There is little public space here other than the road and footpath arrangement, with an obvious transition between public and private space. The exception to this is the Memorial playing field in High Street. Because of this minimal amount of shared space, there is little street furniture, and the public realm is unremarkable being laid in tarmac with standard lamp posts and other features.

4.12 Parking is mainly on-street which leads to traffic obstructions. There are few spaces in gardens and courtyards as access to the rear where space is available is limited.



Top: Common door and window design
Left: High Street and Low Street
Bottom: Memorial Playing Fields



Character Area A: High Street and Low Street

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- “Organic growth”
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- Dense, mature planting
- Properties face the street
- Buildings mainly open directly on to the footpath
- Strong building line
- Road width varies
- Buildings mainly two storeys
- Local magnesian limestone, some red brick and rough cream lime render
- Gabled roof shape and eaves face forwards
- Multiple-paned timber windows and doors

Introduction

5.1 Area B is a suburban type residential estate located on the south-western corner of South Milford. The properties however are less regimented than in other suburban areas of the village, and more variation is found which softens its impact. The estate settles in to the gap left by the “V” shape of Low Street and High Street. The majority of the area was started in around 1968 by G Greenwood builders on the gentle slope up to the west away from the older part of the village. Access to this area is taken from High Street or Sand Lane via Low Street. In addition, the two country lanes extend westward to give access to Lumby and Newthorpe.

5.2 Bounded to the north by properties on the northern side of Westfield Lane, and by the back gardens of properties on the southern side which also forms the edge of the village. To the east, the Area B boundary is formed by back gardens of properties in The Avenue.

5.3 Town Quarry lies at the western edge of the area and was the source of limestone for the construction of the church and other old buildings in South Milford. Now the quarry has closed it is proposed to redevelop the quarry into a community nature area with new trees, nesting boxes, paths and seats.

5.4 Views over the open countryside are extensive, but are mostly private views as few public vantage points exist.

Given the type of property and the age of the estate, there is little character to capture in architectural detailing as there are numerous variations in doors, windows and other aspects of the built form. Therefore, it is the layout, scale and massing that is important to maintain in this area.



Layout and plot

5.5 The estate is broadly rectangular with the distributor roads leading east-west, The Avenue linking Westfield Lane and Sand Lane to form an “A” shape on its side. Two cul-de-sacs emanates from this road layout to form neat clusters of houses.

5.6 Large grass verges between the footpath and the road are common giving an open and low density feel, although the houses themselves tend to be close together – a 2m separation is average.

5.7 Corners are turned by orientating the houses to respect the higher-order road and furnishing the houses with wide side gardens.

Buildings

5.8 The age of properties varies, although there is commonality in the size, materials and style, and in particularly most feature a square front elevation and footprint. Detached bungalows are mixed with dormer bungalows and semi-detached 2-storey housing. This adds greatly to the low-density appearance of the area because of the low building heights.



Character Area B: The Avenue/Sand Lane West

5.9 Houses face the street with >6m gardens to the front in regimented rows giving a strong building line. Walls are constructed mainly of sandy yellow or red brick. A small number of houses are stone fronted or cement rendered, but these should be seen as anomalies. Garages are integral or detached, either to the side or rear of properties.

5.10 Roofs are constructed with gable ends with a mix of orientation facing the road, covered in either green or red cement pan tiles, but some grey slate effect tiles are also to be found. Roof dormer windows are flat-roofed, timber or uPVC clad and feature felt roof.

5.11 Boundary treatment and gardens

All houses feature generous back gardens which makes them particularly suitable for families. Most front gardens are well tended and are planted with shrubs, herbaceous plants, trees and have a lawn.

5.12 Front boundaries are made in hedges, low brick or stone walls or, simple timber fences about 1m high. Side boundaries are mostly wood (larch lap or similar).



5.13 Sporadically, properties feature entrance gates in wrought iron or timber (solid or 5 bar types) although these are few and far between and are not the standard.

Public Areas

5.14 1m wide grass verges and occasional specimen native trees are common and enhance the open feeling of the area. Some road junctions have wide visibility splays that are laid to turf with additional clusters of trees.

5.15 People are encouraged to use the open spaces as several seats are placed around the area together with other standard street furniture

Character Area B: The Avenue/Sand Lane West

- Low density suburban type residential estate
- Large grass verges and specimen trees
- Wide visibility splays at junctions with specimen trees
- Minimum 2m separation between houses
- Houses on corner plots face the higher order road
- Strong front building line with >5m front garden
- One, one and a half, or two storey building
- Small clusters of detached houses, all subtly different
- Walls constructed in sandy yellow limestone or dark brick
- Gable roofs, eaves facing the road
- Green or red cement pan tile
- Flat roof timber/uPVC clad roof dormers where used
- Side or rear, integral or detached garages
- Low front boundary wall/timber fence up to 1m
- Lawn and planted borders

Introduction

6.1 Area C is another predominantly residential part of South Milford. Located in the geographic centre of the village it is a “U” shape tucked between The Avenue (in Area B) to the west, and Low Street to the east. The southern boundary is formed by the rear gardens of properties that back on to the open farmland, while the northern boundary is formed where the school in Area F forms the indent into the area to make the “U” shape.



6.2 Access in to the area is complex due to the road layout. There are three principal entrances – Beech Drive is accessed directly off Low Street, but forms a cul-de-sac with Maple Close. Sand Lane also emanate from Low Street and gives access to the southern half of Area C. Lastly, Westfield Lane forms the northern entrance but remains in another Character Area. However, pedestrian access is possible to all of these areas via small cuts and passageways.



6.3 Much of this area has been built since 1970 and are of uniform house type set in groups. The character of this area is made up of its layout, form and massing, rather than any particular architectural detailing. Nevertheless there is a palette of building materials and features that are appropriate to this area and should be maintained.

Layout and plot

6.4 The road layout forms a simple estate made up of distributor roads and cul-de-sacs. The estate appears to be low density and open plan as all properties are set in generous plots and are of just 2 storeys in height.

6.5 Road junctions are often emphasised by wide grass verges containing specimen trees. Corner plots are occupied by houses that face the secondary highway.

6.6 Buildings face the road and are set back from the road by a >5m front garden to create a strong building line. This gives ample off-road parking for two or more cars and so on-street parking is limited.



Buildings

6.7 Buildings are arranged into clusters of Single story, two storey and cottages. Neighbouring types respect the massing by stepping up gradually to meet the next type.

Top: southern edge of village showing rear of Legion Street.

Left: Looking west up Sand lane.

Above: Looking in to Church View from School Lane.

Character Area C: Beech Drive/Sand Lane East/Church View

6.8 A dark red or brown brick is used most commonly, with dark clay roof tiles in simple gable shape. The eaves on the different house types either face the road or are turned, but there is no variety within a house type.

6.9 Windows are constructed in soft wood or uPVC with no one type or colour taking preference.

Boundary treatment and gardens

6.10 Rectangular plots give generous gardens with houses being positioned centrally within the plot, giving access to the rear around the property.

6.11 Boundary walls match the host dwelling's materials and design theme, but low timber fences at the front and 2m lap panel fences to

the sides and rear are most common. These are often supported by dense hedges and other mature vegetation.

Public Areas

6.12 The area has the benefit of wide and open road access with open pedestrian footpaths on both sides and unrestricted traffic views at junctions. Standard street furniture and lamp posts are found throughout the area.

6.13 A number of lime trees adjoin the school playing fields to the North and are balanced by a number of other mixed mature trees to the South boundary of the school. The area has a 'leafy' feel because of the age of the properties having had chance to mature.



Above: School Lane
Left: Looking east down Sand Lane

Character Area C: Beech Drive/Sand Lane East/Church View

- Simple distributor roads and cul-de-sacs layout
- Strong building line
- Wide grass verges containing specimen trees at junctions
- Mature vegetation and trees
- Low density and spacious in generous plots
- Square buildings face the road
- Set back by >5m front garden
- Corner plots face the secondary highway
- Uniform house types set in groups of Single story, two storey and cottages, Westfield Lane demonstrates more variation
- Houses centrally located within plot to give access to rear
- Low building heights – up to 2 storey with a tall roof
- Local natural rough cut limestone or red brick construction
- Windows soft wood or uPVC
- Low timber fences at the front or walls to match the host dwelling
- 2m lap panel fences to the sides and rear, supported by dense hedges

Introduction

7.1 Area D occupies the north-eastern corner of the village, hidden from main views by Low Street. The area is broadly triangular and points north. This is a residential part of South Milford that has developed over the last 50 years with small and medium sized suburban developments that have gradually extended south and east.

7.2 The beck located at the northernmost point of Area D next to The Swan Hotel, was a former weir for washing coaches, but has long been replaced with a bridge. The village name “mill”/“ford” is derived from this area and the Saxon remnants of the mill and ford can be seen here. This part experiences regular small floods, sometimes causing building damage to The Swan.

7.3 Bound to the west by the rear of properties in Low Street, the properties in Common Lane abut the open countryside to from the north east edge of the village. Properties in the 2007 development “Burley Grange” are included in this area and from the southern boundary that abuts the agricultural/industrial Area E.



7.4 Vehicular access in to this area is taken solely from Low Street with emergency access taken via Common Lane. Common Lane extends towards the south-east encircling the village before becoming Lund Syke Lane approximately half way down where it narrows and turns westward to encircle Area E, and rejoining Low Street at its southern end. Various small estates emanate from Common Lane, the main access roads being Cawdel Way and Burley Close. A number of pedestrian cuts and

“ginnels” cross the area assisting in pedestrian permeability.

7.5 The whole area lies at a lower level than Low Street as it is built on a low-lying, flat land that gradually rises towards the south of the area, and this assists in hiding its true size. The view out from the eastern edge of the area is across flat arable farmland and traditional hedgerows towards the Maltings, a former Victorian malting plant.



7.6 Area D is characterised by clusters of similarly styled houses interspersed with single older dwellings. This layout format has evolved as the original farmsteads have been developed as the village sprawled outwards and become more suburbanised.

7.7 The character interest of this area is principally concerned with the low density family type housing set in individual gardens. There is some variety of materials but a common palette of colours and textures that collectively build up the character of this area.



Layout and plot

7.8 There is a low density suburban type feel to this area which uses a mix of short roads and cul-de-sacs to maximise the space available. The area is neat and easily navigable as the different house designs make it easy to find the correct small development. Vehicle access is restricted by

Character Area D: Burley Grange

this layout, but pedestrians are able to use cuts and ginnels between the properties for ease of access.

7.9 Dwellings are front facing, and although the plot size varies from street to street, each cluster features regular plot sizes. Semi-and detached houses are the most common, set behind front gardens that offer off-road parking. Narrow side gardens lead to large rear gardens.

7.10 Common Lane consists of mainly semi detached homes, earlier ones set back from the road with larger front gardens. The oldest home in Common Lane is unique and is orientated sideways on to the street.

Buildings

7.11 There are three main types of housing in this character area, arranged in clusters or streets which give a collective character, albeit there are some differences in finish from plot-to-plot. Random individual buildings such as the original farm houses, and the occasional bungalow do pepperpot across the whole character area.



7.12 The lower density estate houses with uniform design. The Cawdel Way estate and Common Lane houses are built to the standard, clean, simple looking building template common to the 1960s and 70s, although their roof line has been varied and some owners have added extensions and individual details such as feature windows, porches and cladding.

7.13 There is some considerable variation here, but houses generally have off-road parking in the front garden or to the side. Roofs are made of concrete tiles with white eaves and small, brick chimneys with one pot.

A machined brick laid in a stretcher bond is standard, but some stone or timber cladding panels are not uncommon. Houses feature white windows and doors with side panels, often with a porch, and a ground floor bay window. Houses facing Common Lane have only limited fenestration on their front.



7.14 The Cawdel Way estate houses have small white wood or UPVC fix and hung windows the upper storeys having a rounded top feature made of white render.

7.15 The lower density development of Burley Grange demonstrates more variety within a palette of materials. A mix of detached, semis and flats, as well as ridge and eaves level to create some variety to recreate the traditional individually-built street scene of Area A. The effect is variable as some modern suburban needs have not mixed with this traditional approach. Plot sizes also vary more but houses Front the road or estate cul-de-sacs with short amenity front gardens only.

7.16 Buildings are Limestone clad or part limestone and cream painted render. As one ventures further into these two estates more

Character Area D: Burley Grange

machine-made red brick, stretcher bond can be seen. Houses have different types and sizes of windows including fix, bay, casement, hung and single hung fixed. It is notable that all houses on the Burley Grange estate have York stone window lintels. Houses have machine made red pan tiled roofs.

Boundary treatment and gardens

7.17 The stone walls are made of local limestone along some of Common Lane and Mill Lane, and are an important part of this area's appearance. Along Low Street some high walls (remnants of farm walls) to the older buildings and some lower old limestone stone walls occasionally linking properties and continue the building line. Aside from these, a mixture of low walls and fences are used, with higher timber fences to separate the rear and

sides of properties. All feature mature planting and hedging to support boundaries. Some use of iron railings is apparent but this is not a characteristic of South Milford.

Public Areas

7.18 Public areas are often dominated by parked cars, particularly in Low Street. This makes the street appear very much narrower than it already is. There are few places to meet outdoors and this adds to the sense that people are passing through the area rather than stopping there.

7.19 The village's playground and cricket pitch are sited in this area and are well maintained, although the cricket pavilion is due to be renewed with a sports pavilion. The playground in the Burley Grange estate is very basic.

Character Area D: Burley Grange

- Low density residential set in individual gardens
- Clusters of similarly styled houses interspersed with individual dwellings
- Short roads and cul-de-sacs
- Dwellings are front facing
- Plot size varies from street to street, but each cluster features regular plot sizes
- Semi-and detached houses are the most common
- Some front gardens offer off-road parking
- Narrow side gardens lead to large rear gardens

The lower density estate houses with uniform design.

- 1960s and 70s style "smooth" or "plain" buildings
- Roof line has been varied
- Owners have added individuality
- Off-road parking
- Concrete roof tiles with white eaves and small, brick chimneys with one pot
- Machine made brick in stretcher bond
- White wood or UPVC windows/doors with side panels, often with porch & ground floor bay.
- Houses facing Common Lane have only a few small windows visible

The lower density modern estate houses where more variety within a palette of materials is used.

- Mix detached, semis, flats and apartments
- Ridge and eaves level changes
- Plot sizes vary
- Houses front the road
- Short amenity front gardens
- Limestone clad or part limestone and cream painted render, or machine made brick
- York stone window lintels
- Houses have machine made red pan tiled roofs
- Timber fences
- Hedges and mature vegetation which assists in shielding this area from outside South Milford

Character Area E: Industrial/Agricultural Area

Introduction

8.1 Area E is a mix of land uses that lies between the bypass and Low Street in the south-eastern corner of the village. Overall the site is broadly "T"-shaped, lying on its side with the leg pointing east.

number of units. These are agricultural and industrial units set in an otherwise suburban residential land use. This boundary also extends to the south along Low Street to the roundabout where a number of units are included.

View across the agricultural field to Burley Grange in the distance



8.2 Bound to the north by the houses in Burley Grange, and by Lund Syke Lane to the east, while the southern boundary follows a track that separates an agricultural field from the nursery and other agricultural/industrial/petrol filling station uses on the site.

8.3 The western boundary is more convoluted, but is recognisable on the ground because of the change in land use. Area E crosses Low Street to include a few properties and the unsightly car sales forecourt, and extends north around the Burley Grange Estate to incorporate a small

8.4 The land in the area is generally flat whilst being some way lower than the surrounding area and main transport routes. Crucially, the area is overlooked on the South East and West and is therefore very prominent.

8.5 The land has historically been used for arable farming purposes. More recently the area has been used for the growing of produce under glass, and houses a considerable amount of dilapidated green houses. The area is subject to recreational use for walking, running and pet exercise.

Character Area E: Industrial/Agricultural Area

8.6 The area adds to the village in terms of employment, retail and recreation, but the uncoordinated use of materials, styles and colours gives a negative impression of South Milford on this important entrance. Therefore this area's character requires reinforcing through some positive guidance that should inform all future development.

Future development

8.7 This guidance should be used to inform any future development in Area E, whether it is a large-scale comprehensive development, or simply an extension to an existing building, or perhaps a replacement single building. The advice is intended to progressively reintroduce an attractive face to South Milford, although the principle of any development is neither proposed or supported through the VDS itself.

8.8 Area E forms the main entrance to the village and so it should present an attractive face to the road. New development should face the front, and follow the broad character of the rest of Low Street set out in Character Area A of this VDS. This will give continuity to Low Street and ensure that there is a consistent design character to unite the separate parts of the village.

8.9 The Low Street character is an "organic" character - this means that no two buildings are alike, but there is a common approach to heights, massing, materials and colours that unites them. Refer to Area A for more detailed information.

8.10 The view from the bypass is elevated across Area E, and so any development, however small, will be visible from that major public vantage point. Therefore development should consider the quality of the view from the bypass and present an attractive face to it.

8.11 The land is also up to 3m lower than the main roads, so development must consider the quality of the rooftop view.

8.12 The existing trees and other vegetation makes an important contribution to the site and these should be retained.



Various views of the industrial and agricultural land uses in the character area

Character Area E: Industrial/Agricultural Area

- Development should follow the broad character of Area A
- Present an attractive face to Low Street and The Bypass
- Face the front
- No two buildings are alike
- Attractive roofscape as land is low lying
- Maintain and reinforce vegetation

Introduction

9.1 Area F is an eclectic mix of different house styles that have developed one by one over many years. Many houses have been built in the rear garden of dwellings facing the High Street, utilising the back lane until it has become formalised as a street in its own right. The “one at a time” style continues westward with the suburban estate expansion, and now incorporates a number of more recent properties, including some groups of more uniform houses. While these are not wholly unique, they are different enough from each other to be included in this character area.

9.2 The area is bounded to the north by properties in High Street, where there is a steep slope down to High Street that separates this area from those properties in High Street. On the south, east and west sides, there is a marked difference between the unique houses in this area, and the more uniform houses in the more suburban character areas.



9.3 Although predominantly a residential area, a number of other uses in the area include the old school buildings at the top of The Nook, allotment gardens and St Mary’s Church. Constructed of local limestone and with a single bell which is reputedly from a chapel which used to be in Lumby, the church is peculiar in that the new graveyard is across the road from the church yard.

Top: rear of properties in High Street – looking from Southfield Lane
Bottom: Individual houses in Southfield Lane



Character Area F: Westfield Lane



Various Scenes from around the Character Area



Buildings

9.4 Properties in Westfield Lane demonstrate more variation due to being individually designed and built. The older properties demonstrate more architectural features while the 1970s and 80s houses are less elaborate. The most recent properties in “The Limes” have returned to the very detailed style once again.

9.5 The large detached houses are sited along the road in a meandering building line – neighbouring plots are staggered by around 1-to-2 metres. Most feature a long front garden to facilitate off-road parking. Houses are low density, set in large plots, well spaced from neighbouring houses.

9.6 In area F there are no particular window, door, roof, etc themes to follow, as every property is different. On the contrary, all buildings should be unique, and very different from the neighbouring properties. It is this complete contrast that makes the character area so appealing.

9.7 Gardens are well tended and feature a range of shrubs and bushes. Mature trees provide a green, leafy environment. A low, often decorative front wall in stone or brick marks the boundary. Driveways are usually large enough for several cars, with garages to the side or rear.

Character Area F: Westfield Lane

- “One at a time” ribbon development – all unique
- Large detached houses
- Meandering building line – neighbouring plots are staggered by around 1-to-2 metres
- Long front garden to facilitate off-road parking
- Large plots, well spaced from neighbouring houses
- All buildings are unique, and very different from the neighbouring properties
- Well tended gardens and mature vegetation
- Low decorative front wall in stone or brick
- Garages to the side or rear

Character Area G: Lumby

Introduction

10.1 Lumby is a small Hamlet of around 50 houses, around 1km South West of South Milford, set in rolling farmland. Lumby is a residential and farming village that is not linked physically to South Milford, but is linked in terms of community. Nevertheless there is an obvious similarity between Lumby and the older parts of South Milford because of the local materials and vernacular design.

10.2 Approaching Lumby from South Milford (from the north) are several modern agricultural buildings that quickly give way to more traditional stone buildings. The land use quickly changes to become more residential. There is an obvious change from the open fields surrounding the village to the hard, compact built up area.

10.3 It is a picturesque short drive through the village down the slight hill and up the other side before re-entering the farmland to the south. The road used to be the main route from London to York with a Coaching Inn in the centre of the Hamlet. There is a very busy street scene in terms of the buildings, but a peaceful ambience because of the rural location. There is a geometric, hard and multi-layered layout of the village that demonstrates integration in to the hillside rather than trying to level it out for convenience.

10.4 The character of this area is very strong and despite some recent developments that have not followed the traditional materials and features, the character remains largely intact. Although other approaches have been used in the village, the traditional materials, layout and detailing are prevalent.

Layout and plot

10.5 The character area is broadly rectangular and is made up of a simple main street that runs north-south, with a short cul-de-sac and courtyards emanating to the east and west. The village has grown out of its valley and extended north and south up the valley sides, but has not quite peaked out of the top so the sense of enclosure remains. This seclusion is very important to its character.



Top: approaching Lumby from the south
Middle: traditional stone buildings
Bottom: Sympathetic stone development

10.6 The roads are narrow and tightly enclosed by hedges, trees and stone walls. Corners are tight and junction visibility splays are small which adds to the compactness of the village.

10.7 Properties are sited within the plot on a north-south or east-west axis. Located tight up to the road or set behind a very short strip of garden with low stone wall, this creates a varied building line in which few neighbouring properties are equal.

10.8 Some, properties are orientated 90 degrees to the main roadway, facing inward onto the lanes or small courtyards, often leaving a blank face to the road.

10.9 Stone boundary walls continue the tightness and impressions of a snug, compact village, supported by dense planting on property boundaries to keep the lane tight and winding. Buildings are set in large plots that offer large driveways for off-road parking. Gardens are well stocked and densely planted with a variety of specimen trees and bushes to offer privacy.

Buildings

10.10 Buildings are mostly unique, and coupled with their unique position within the hillside and the small, gradual changes that have been effected over time give a varied and individual look to each house. Several buildings have a single architectural flourish which identifies it against the others – such as a feature window or an extension.

10.11 Buildings have a rectangular footprint with a simple pitched roof of traditional construction. Although some gentrification is creeping in the form of decorative ironwork, stone cills and lintels, elaborate windows etc.

10.12 Most buildings are built in a rough cut magnesian limestone. In one to two storeys (with no half-storeys), the roofs are of a simple tall gable. The end walls of older farm buildings face the roadway but there is little aesthetic detailing – eaves are short and trusses are concealed to give a compact, neat look.

10.13 Walls are constructed in a rough-cut magnesian limestone laid in semi-regular lines in a lime mortar. Machine-cut stone in a regular size is not appropriate. Later buildings have utilised stone cladding with varying degrees of success. Some other finishes can be appropriate if used sparingly – white-ish brick or rough lime rendering in cream can be found on a single elevation, but not throughout the building.



Various Scenes from around the Lumby Character Area

Character Area G: Lumby

10.14 Roofs are simple elements in a red or grey deep pan tile, although some natural rough cut grey slate can be found. Commonly the ridge tiles may be exaggerated by being over-sized. Chimneys built in a square stack with some simple protruding string detail near top, finished with one or two pots are also an important feature and add greatly to the roofscape.

10.15 Windows are mainly white with 3 -10 small panes are often recessed in to the deep walls giving an unusual look to the walls. Some square cut stone cills and headers are found, but these are not particularly decorative.

10.16 Doors are flush to the front of the house or set back within the wall, but do not have porches, canopies or elaborate casing.

Boundary treatment and gardens

10.17 The majority of buildings have square or rectangular gardens to the back & front, apart from the cottages that only have back gardens as they open directly on to the courtyard.

10.18 Boundary stone walls are between 50cm and 2m, made in stone with stone capping in

variety of designs. These are supported by dense hedges and thick bushes. Specimen trees of native species are found throughout the village and these are an important part of the village street scene and wider setting.

Public Areas

10.19 The public realm is very subdued with narrow footpaths and simple tarmac surfaces. There is little street furniture, but the few lamp posts are of an unusual 1950s concrete/cast stone construction with a short arm leading to a small lamp.



Boundary treatment

Character Area G: Lumby

- Integration in to the hillside rather than trying to level it
- Roads are narrow and tightly enclosed by hedges, trees and stone walls – compact
- Buildings on a north-south or east-west axis tight up to path/road
- Several buildings are built at 90 degrees to the main roadway with a blank face to the road
- No two buildings are alike – compact layout with large neat houses, but small gaps between them
- Rectangular footprint with Gabled roof
- Detached with one to two storeys with no half-storeys
- Rough-cut magnesian limestone laid in semi-regular lines in a lime mortar
- Occasional elevations in pale/white brick or rough lime rendering in cream
- Normally red or grey deep pan tiles, occasional rough cut grey slate
- Ridge tiles are over-emphasised
- A square chimney stack with one or two pots
- Brown or white timber windows often recessed in to the deep walls
- Simple stone cills and headers
- Simple doors flush to the wall without decoration
- Large plots that offer large driveways for off-road parking
- Boundary walls between 50cm and 2m in stone with stone capping, with dense hedges and thick bushes forming privacy screen
- Timber gates, and timber fences to the rear of properties
- Specimen trees of native species
- 1950s concrete/cast stone lamp posts with short arm and small lamp

Introduction

11.1 Area H incorporates the rest of the parish outside of the two villages. The area is approximately 8km long, running from the old A1 road in the west to the outskirts of Sherburn in Elmet in the north, the edge of the Gascoigne Wood disused mine site in the east and to the outskirts of Monk Fryston village in the south. South Milford village is placed roughly in the top centre.

11.2 The area is composed of low lying, flat land around South Milford, rising in the west towards Lumby and the old A1 and north towards Newthorpe and also rising in the east with the man made form of the landscaped Gascoigne Wood mine site. This creates the setting of the village and forms an integral part of the overall character.

11.3 The central low lying land is prone to flooding, the steep drainage ditches around many fields and frequent fishing ponds are a notable feature of this landscape. The geology of the area is limestone which means soil can be thin with areas of limestone. Small quarries are common as well as the important wildflower habitat of limestone pasture on uncultivated areas.

11.4 The area seems at first sight appears to be predominately agricultural with arable crops in large fields, pig/poultry keeping and some deciduous woodland areas. However, disused quarries, The Victorian Maltings site (now a green waste composting site), Milford Junction which was Europe's largest railway goods yard in the Victorian period, and Gascoigne Wood which was an important mine, begin to demonstrate the previous industrial nature of the area that have since returned to nature.

11.5 This area's character is important to protect as it forms the setting for the villages. There is variety in the buildings and structures that populate it, but an overall feel is apparent. Traditional design should be reproduced in order to enrich this area.

Layout

11.6 The distinctive wide, flat, open fields with little shelter from the wind feature deep drainage ditches with occasional trees blown sideways and are a striking element within this rural landscape.



Various Scenes from around the Character Area

Character Area H: Newthorpe & Surrounding Area

11.7 The sparse amount of housing and other buildings are arranged perpendicular to the road, sitting in the middle of plot. Farms are remote from the road and set in clusters of simple buildings. Narrow shelterbelts surround these buildings and/or complexes.

Buildings

11.8 While there is a variety of building materials across the area, the most appropriate method of construction would follow the more traditional rough cut magnesian limestone (local limestone from Newthorpe or Huddleston quarries), with a rough cut grey slate roof. Rough cream render with some red brick appears to be a later style that blends well with the limestone to create some variety within each building. White, multiple-pane timber windows are the most common.

11.9 Farm outbuildings and barns are most appropriately made in limestone, timber and slate. With farms traditional hedges and/or post and rail fencing is often used. Timber or metal bar gates are common.



Surroundings

11.10 Views across the area are open, far-reaching and generally unrestricted – an important landscape characteristic. The views are pepper potted with small ponds, hedgerows, occasional buildings and clusters of trees. The view of South Milford reveals little of its traditional form, but presents a flat skyline

Above: Agricultural fields in the rolling countryside surrounding the villages
Right: The gatehouse and buildings at Steeton Hall

11.11 There is little light pollution as there are few streetlights, and low concentration of buildings does not give a collective glare. Therefore, the ability to see the stars at night is an important criteria.

Steeton Hall

11.12 Steeton Hall is situated approximately 2km west of South Milford and the earliest records date back to the Wilghby family prior to 1242.

11.13 It was a complex site of domestic and agricultural structures, the core of which comprising the Manor House, Chapel, Tower, Precinct Wall & Gatehouse dates back to the 14th Century. The Gate House is built of magnesian limestone ashlar, as a two storey rectangular structure with a central archway for carriages and a small side passage for footmen, and once marked one of the corners of the estate. The top of the gatehouse is crenellated and decorated with gargoyles and coats of arms with crests carved onto stone shields. The gatehouse is now a Scheduled Monument.



11.14 The Steeton Hall site is thought to have been much larger than those buildings surviving today. There are buried remains that survive beneath and adjacent to the later additions

Character Area H: Newthorpe & Surrounding Area

which indicate the full extent and nature of this medieval building. These later additions are mainly 16th & 17th Century, comprising the Barns, Rear Range & House.

11.15 Renovations mainly occurred during 19th Century with the remodelling and restoration of the main House, with the additions of the Cottage, Cart Shed and Wash House. More complete renovations for these listed buildings using local limestone and slate tiles, occurred during the latter part of 20th Century which are now solely for domestic use. The most recent addition is the Horse arena, with attached stables and horses roaming in the field.

11.16 Steeton Hall is now a wonderful imposing residence, which reflects the Manorial Estate of years gone by situated over looking South Milford and Lumby.



Steeton Hall

Character Area H: Newthorpe & Surrounding area

- Wide, flat, open fields with little shelter
- Views across the area are open, far reaching and generally unrestricted
- Few street lights
- Sparse, occasional buildings or clusters of buildings
- Buildings perpendicular to the road, in the middle of plot
- Narrow shelter belts of native species
- Traditional hedges and/or post and rail fencing with timber or metal bar gates
- Rough cut magnesian limestone walls
- Rough cut grey slate roof
- Some small elements of rough creamrender or red brick
- White, multiple-pane timber windows are the most common

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;

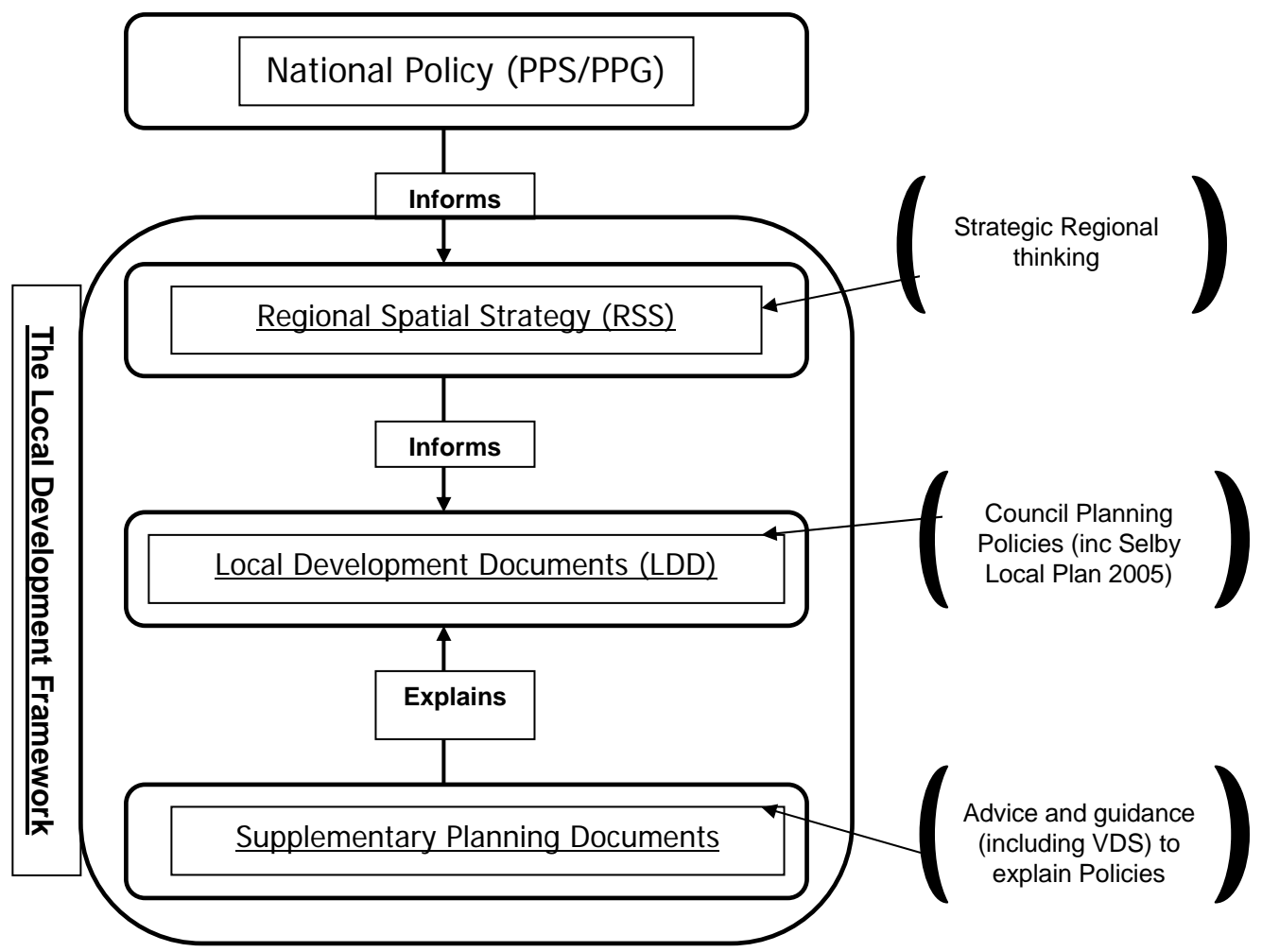
the extent to which the needs of disabled and other inconvenienced persons have been taken into account;

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

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.

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.

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.

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.

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

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.

Notes

Selby District Council

Development Policy

Civic Centre

Portholme Road

SELBY

YO8 4SB

01757 705101

