

# Monk Fryston

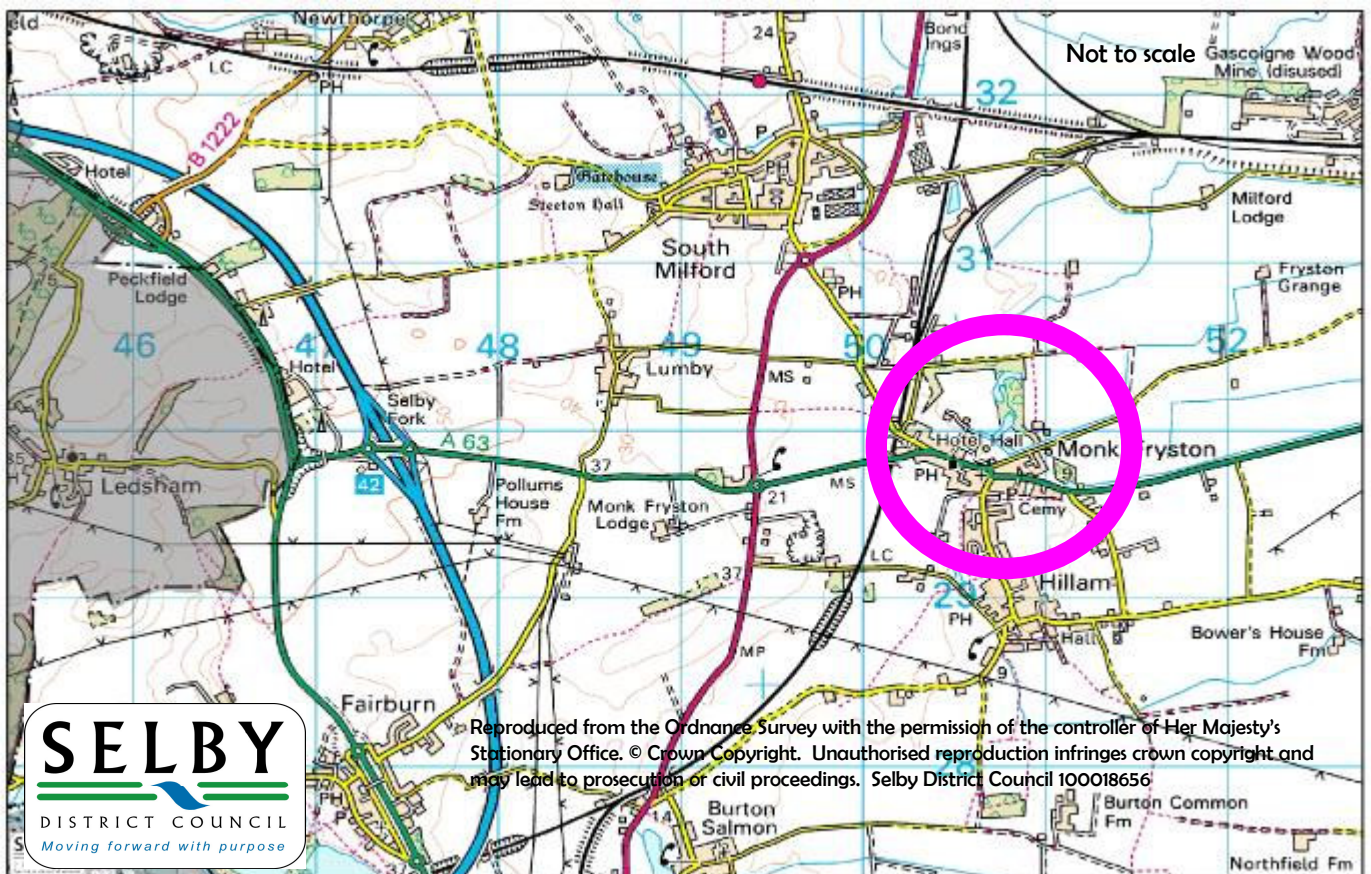


Village Design Statement  
Supplementary Planning Document  
February 2012



Purpose of a Village Design Statement	1	To Provide a record of local distinctiveness by describing the unique qualities and character of the village.
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		To increase the involvement and influence of the local community in the planning system.

## Location Map



# 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 from 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, juxtaposition 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. It can also be used to demonstrate that a proposed development is in character and may therefore support a planning application.

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.

## **The Monk Fryston VDS**

1.6 Monk Fryston village is a linear settlement on the Selby-Leeds A63. A traditional farming community built from Magnesian Limestone with a mix of opulent and simple houses, the village presents a pleasant face to those passing through.

1.7 Later development has extended the village, but the core principles of architecture, layout and materials still dominates. Monk Fryston has survived with relatively little damage to its character from “anywhere” development.

# Conservation Area and Listed Buildings

## VDS and Conservation

1.9 The village has a designated "Conservation Area"; a planning tool similar to Listing a building, except that it covers a larger area. Conservation Areas are designated in an attractive historic area where there is a demonstrable character that it is "desirable to preserve or enhance" in the national interest.

1.10 The aims of the Conservation Area are similar to those of a VDS, but is undertaken using different planning legislation. Conservation Areas are concerned with historic environments, with an emphasis on managing change progressively, maintaining the historic fabric and layout. The Conservation Area designation is set out in a different policy and ultimately carries more weight than the VDS SPD (see hierarchy in appendix 1).

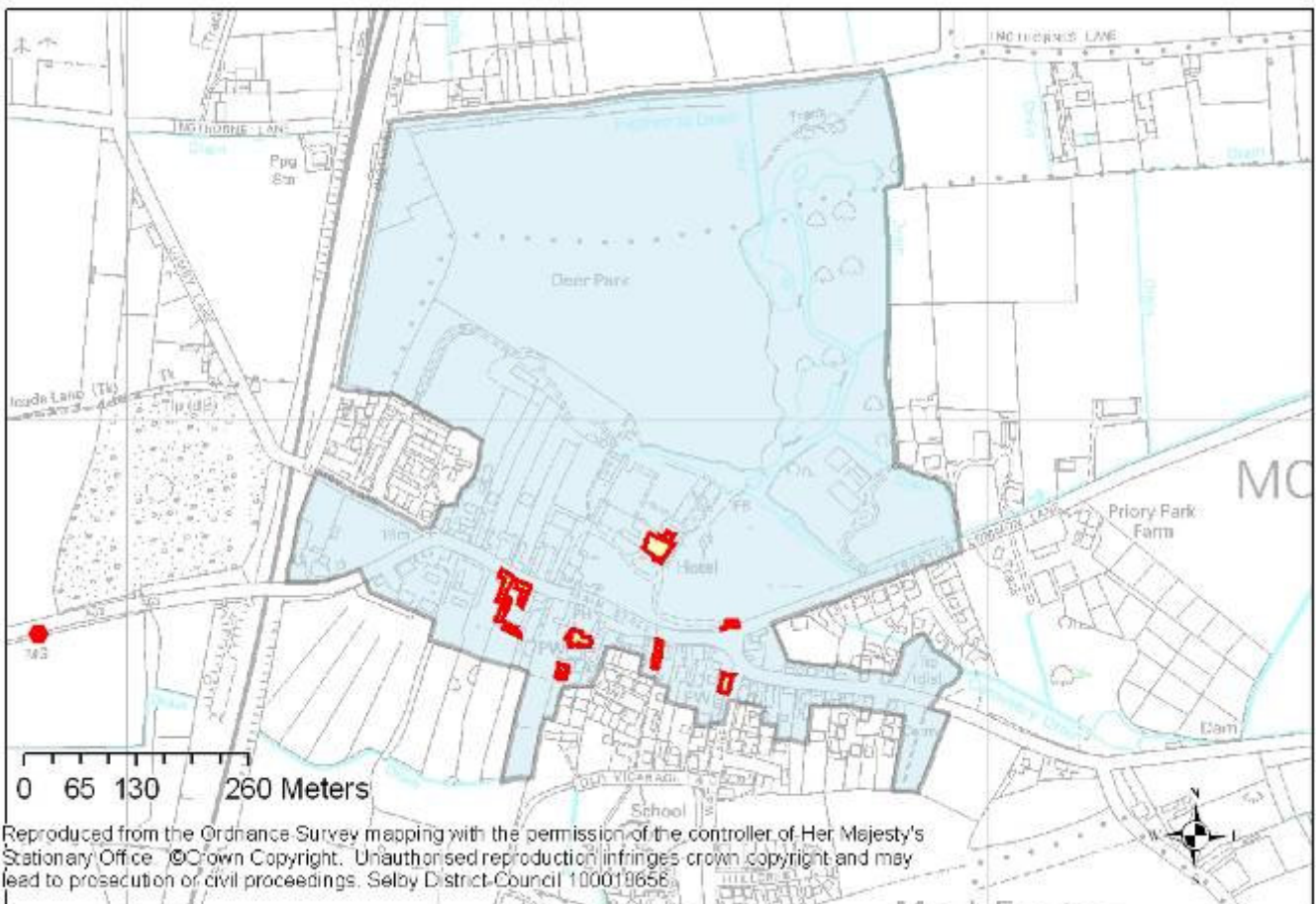
1.11 The VDS on the other hand is less focussed on the historic aspects.

It often covers more modern areas and considers those aspects that make up the existing character, which may not be so squarely focussed on the historic elements. It considers those aspects that may not be of concern to the national interest, but are important to local people.

1.12 There is clearly a crossover of the two mechanisms, particularly where much of the village's character is derived from the historic environment. But the two mechanisms can work alongside each other to help to improve the quality of new development.

1.13 A map of the village's Conservation Area is included in the VDS purely for information. For more information about Conservation Areas, contact Selby District Council Development Management service on 01757 705101.

**Map shows extent of Conservation Area in blue, and any Listed Buildings and Scheduled Monument; in red.**



## Introducing the village

2.0 Monk Fryston is situated just over 6 miles west of the town of Selby in the West Yorkshire Green Belt. It lies 2 miles east of the A1(M) motorway, and 4 miles north of the M62 motorway. The A63 road, Leeds to Selby, runs through the village.

2.1 The name 'Monk Fryston' is believed to originate from a quarry in the village 'Monk Free Stone' - the stone from which was used to build Selby Abbey and many other buildings within the district. The village is very closely linked to Hillam, although both villages maintain separate parish councils.

2.2 Monk Fryston is set on a small incline and is based on an elongated linear settlement with agricultural origins. Most of the farming aspects of the village have gone. Where farmstead once dominated Main Street the outbuildings and barns have been converted to housing, this has maintained the original form of the village. Monk Fryston is most commonly associated with the Monk Fryston Hall Hotel, St Wilfrid's Church along with the thatched cottage in the centre of the village.

2.3 Upon entering the village the character of the stone dominates the view, with dense tree foliage and vegetation setting the buildings well into the street scene. Were it not for the presence of cars, the village could easily be lost in time.

2.4 Monk Fryston is a mixed settlement with two main character areas, one being the traditional core of the village with converted farm buildings, and the second is made up of a number of more recent volume house builders' infill estates that are found all throughout the village. The VDS encourages future development to maintain the traditional character and to avoid development of "anywhere" housing.

### Important Buildings

2.5 One of the main features of Monk Fryston is Monk Fryston Hall; a picturesque mansion that stands in an extensive grounds. The oldest portion of Monk Fryston Hall Hotel dates back over 800 years where the original building contained vaulted ceilings, stonework and inglenook fireplaces. The building was a monastery around the 12th/13th Century when land was given to Benedictine monks by the Bishop of York. As the centuries passed, later additions included stone mullioned windows, oak panelling and stone terracing around the main house. The hall was sold in the mid 20th century and is now a hotel retreat.



2.6 The lodge to Monk Fryston Hall dates back to the mid-late 19th Century. Unusually built in Ashlar, the local Magnesian limestone is used only as decorative dressing. Also features a slate roof.



2.7 The current Grade I Listed Church of St Wilfrid is sited where a place of worship has been located since the 11th Century. St. Wilfrid's Church stands centrally in the village on elevated ground on Main Street. The Church is constructed from Magnesian limestone with stone slate and lead roof. The church has had additions throughout the centuries and therefore has seen a mixture of architectural influences throughout the centuries including a 20th Century south porch, and 13th Century nave.



## Introducing the village

2.8 The former Methodist Church on Water Lane is Listed Grade II. The church was constructed around 1845 from Magnesian limestone and a Welsh slate roof with later additions and alterations. The buildings has recently been converted into a dwelling.



2.9 The Manor House, situated on Main Street is Listed Grade II. Above the door is inscribed 'TC 1655'. There are unusual mullion windows in the building.



2.10 Stone House Farmhouse and its associated barn and granary have now been converted to residential dwellings. These buildings located in Main Street are Listed Grade II. The farm house probably dates back to the 17th Century.



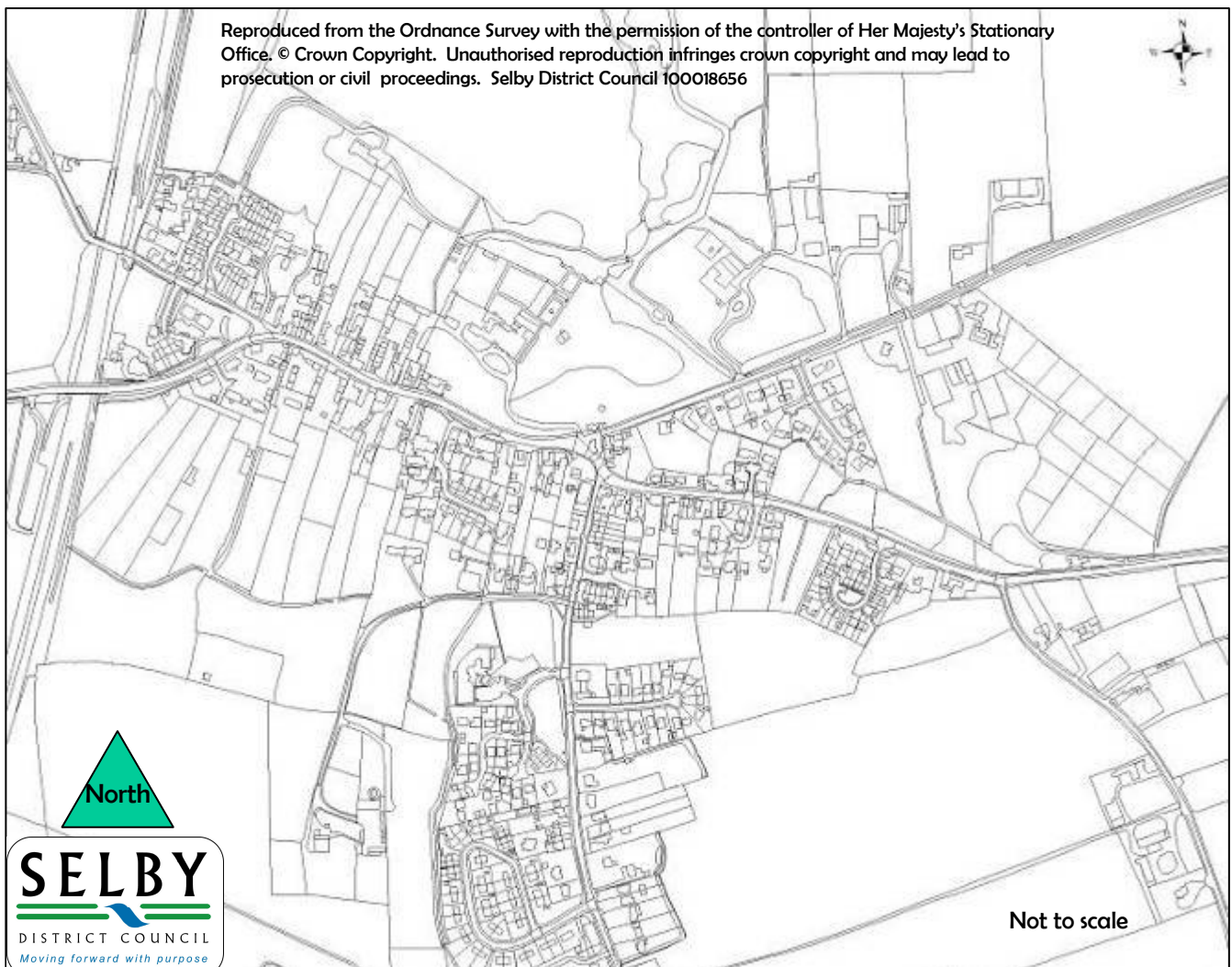
2.11 Malvern House and Malvern Mews stand on Main Street, and are unusual in that they are three storeys tall. Their front windows are mullioned which indicates substantial wealth.



# Character Areas

## Key points of the Monk Fyston Character

- Ribbon layout one house at a time
- houses face the street
- Continuous building line to form attractive rows
- houses built directly onto the street or set behind a short frontage and a low wall.
- frequently the entrance doors are on the side due to the busy road
- majority 2 storey, occasional 3 storey or bungalow
- mixture of large grand houses and smaller cottages = variety
- long plots and extensive rear gardens
- Mature planting and trees
- Each house in unique from neighbours and those nearby
- built in local Magnesian limestone
- pan tile or Welsh slate
- gabled construction with front facing eaves
- Windows feature heavy stone headers and cills,
- heavy stone mullions and surrounds are common windows are mostly multiple paned with horizontal or square emphasis
- front doors are plain timber
- stone or timber framed porch
- Chimneys are tall brick with plain simple pots.



# Monk Fryston Character

3.0 This area is based on the oldest part of the village, and is also defined as a Conservation Area. It has developed one house at a time along the main Leeds-Selby A63. Main Street runs from east to west the road is slightly twisty and starts to incline when approaching the main core of the village.

3.1 There is a very unusual raised area about half way through the village on the south side of Main Street which gives access to a number of properties. This is possibly part of medieval defensive earthworks that are common in the northern part of the District. Today it gives some visual interest and adds a large area of grass verge to the otherwise narrow street scene.

3.2 The houses face the street on a continuous building line to form attractive rows, opening directly onto the street or set behind a short frontage and a low wall. Mature planting and trees reinforce the rural character.

3.3 The Crown Inn and The Blue Bell public houses are both rendered and feature large multiple pane windows. They are traditional pub character with distinctive hanging signs.

3.4 A z-bend in the road outside Monk Fryston Hall forms a small public space. It is likely that a small market would be held here in the past. Most of the remaining village facilities are also located near here, including the, Post Office, shop, public houses, and Monk Fryston Hall. The primary school is on Water Lane and is shared with Hillam Parish.

3.5 On entrance from the east, mature vegetation is prolific. The road is narrow with little on street parking. One of the unusual features of Monk Fryston is the cemetery that is separate to St Wilfrids church. The cemetery dominates the street scene with the boundary wall built in local Magnesian limestone with iron railings.





# Monk Fryston Character



## Houses

3.6 The houses on Main Street directly abut the footpath, but frequently the entrance doors are on the side due to the busy road. There are a mixture of two storey detached houses from cottages to grand houses. Several short terraced cottages are also found alongside one or two large 3-storey houses.



3.7 As the houses are directly onto the street the majority have large gardens behind them. Most of the houses in this character area are set in large plots.



3.8 On leaving the village towards the west the topography is slightly more undulating and a road bridge adds elevated views for passers by. Here more converted out-buildings and farms are found.

3.9 Gable fronted buildings are more dominant in this area of Main Street, the buildings are slightly further apart set out in their own individual plots. The common theme continues with the buildings straight on to the street with a foot path either side of the road.

3.10 Occasionally infill plots have realised newer house designs, but have successfully maintained the materials and plot layout to blend in and continue the character. Houses dominate the village, and many farms have been redeveloped by the conversion of outbuildings into houses but still keeping the layout of the existing farmstead.

# Monk Fryston Character

## Architecture

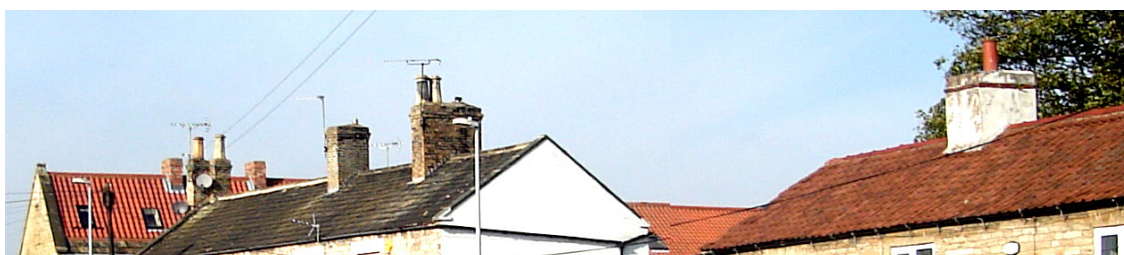
Houses follow an overall style, but each is unique. There is an overall palette of Magnesian Limestone and pan tile or Welsh blue-black slate materials. Some cream render or paint is also found on a few properties.

Windows feature heavy stone headers and cills, but unusually in Selby District heavy stone mullions and surrounds are common. The windows are mostly multiple paned with horizontal or square emphasis – again unusual in the District as most other villages have vertically emphasised windows.

Doors and Porches along Main Street vary slightly however the basic style remains the same. Most front doors are plain timber with stone or timber framed porch.



Roof materials in this area are mainly slate or orange/red pan tile. There is a mixture of roof shapes, but gabled construction with front facing eaves is by far the most common. Chimneys are generally tall, constructed from brick with plain simple pots.



# Later Estate Developments

There has been steady development over the years but always on a piecemeal scale until recently when larger infill estates were developed. These frequently demonstrate a “national” style with less regard for local character. Some developments built in the 70’ 80’s 90’s show an increase in density and the introduction of three story dwellings to the village. The principal difference in these estates is the introduction of standardised house types and more uniformity in the designs, and more obviously a switch from Magnesian Limestone to brick. A summary of these developments is included below:

## **The Crescent.**

This development is a mixture of town houses and semi- and detached houses built on previously developed land off Main Street. The design has attempted to replicate the character through the use of a courtyard layout, however this is more of a cul-de-sac design. Materials used replicate the stone in the village. However there is a lot of standardisation within the development and distinguishes it from the more varied Main Street character. They are constructed in artificial stone with pan tile or artificial grey slate.



## **The Meadows**

A cul-de-sac off Main Street has detached stone properties set in large plots with some original stone work still visible.



## **Main Street Development (A)**

This development has kept some character in the village. The low density detached houses are set in large plots, but there isn't the variation in proportions that typifies Monk Fryston. In this particular instance the greater attention to detail has been paid to stone work, windows and general layout.



## **Priory Park Grove and Fryston Common Lane.**

Fryston Common Lane starts at the junction off Main Street near Monk Fryston Hall. The narrow straight road has a footpath either side and a stone wall and tall established pine trees belonging to the Hall and the entrance to Deer Park Hall. The road then continues out of the village merging into more of a single track road with no footpath, only a grass verge leading to open countryside and grazing land and farmsteads. There are a number of stone bungalows or houses detached properties along Fryston Common Lane. Keeping with the traditional character of the village by building in large plots with mature vegetation and trees surrounding them.



However the materials used in construction of these properties are not the local stone found in older buildings through out the village. Priory Park Grove has the similar theme with properties set in large plots with stone walls and dense vegetation. Nevertheless apart from the density of the houses situated the cul-de-sac development is not the local character.



# Later Estate Developments

## Church Lane

This lane runs off Main Street along the side of St Wilfrid's church continuing up an incline around the back of houses on Main Street. These houses are standard semi detached properties and can be seen from Old Vicarage Lane. They are constructed from red brick and red tiled roof within a cul-de-sac layout.



## Old Vicarage Lane

Old Vicarage Lane is on the edge of the Monk Fyston village. This narrow track road with a single footpath, has 'one at a time houses' set in moderate plots, they are set back from the road with some garden frontage. They are set on one side and school playing field to the other. The boundary treatments are typical of the village with hedgerows and stone wall. The road ends with a park and views of the church and houses on Church Lane.



## Water Lane

Continuing with the stone character of Monk Fyston, Water Lane has some stone buildings remaining. There are some further houses and bungalows along Water Lane of later construction. These houses are set back from the road with rear gardens and established vegetation. On leaving Water Lane toward Hillam dark brick terraced cottages have been introduced. Orchard Close situated off Water Lane a 20th century cul-de-sac development with standardised brick housing .



## Main Street Development (B)

This 20th century development is another example of modern development in Monk Fyston which has kept some character to the village. The low density detached houses are set in large plots. In this particular instance the greater attention to detail has been paid to stone work, windows and general layout. The short infill farmstead layout is apparent rather than a high density cul-de-sac development. Unfortunately the standardised design fails to reflect the variety elsewhere in Main Street.



# Later Estate Developments

## Lumby Lane

Lumby Lane is a quiet countryside lane leaving Monk Fryston providing another access to South Milford village. Lumby Lane is located at the highest point of the village, lush open countryside valleys and distance views across trees tops can be seen from here adding a further dimension to Monk Fryston. There are a number of 20th century cul-de-sac developments with in this area.



## Abbeystone Way

One of the most recent developments in Monk Fryston, built in a small former quarry. The development features too much open space and introduces unusual shapes in an urban style development.



## Deer Park Court

Deer Park Court estate is similar to many early 70's developments. The properties are stone fronted (although not the local Magnesian limestone) with Georgian style windows, following the traditional materials in Monk Fryston. The uniformity in the house design is at odds with the Monk Fryston character.



## Inglethorpe Lane

Inglethorpe Lane/ Inglethorpe Way is located off Lumby Lane. This is a single track road sloping down out of the village into open countryside. Inglethorpe Lane continues around the edge of the village leading to open fields and is probably used for agricultural purposes. Inglethorpe Way is a mixture of houses and bungalows replicating stone set in reasonable sized plots. Few similarities with Main Street.



# Appendices

## **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:

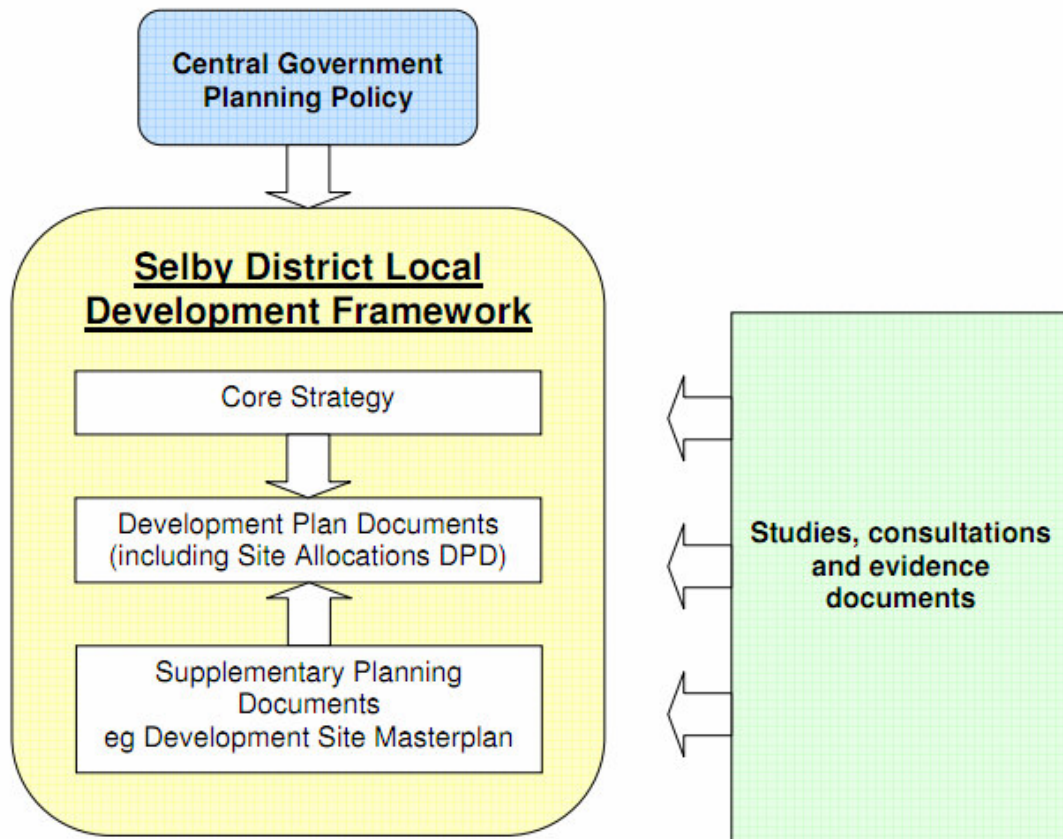
*“ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of*

- 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”*

# Appendices

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 this VDS 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.

# Appendices

## **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 do 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. [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### 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 vehicles 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.



# Appendices

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](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 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 reducing 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.

## Appendices

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).  
Flooding

B22 Much of the District lies in the *severe* flood risk area, but all areas may be susceptible to some form of 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), or through planning application stage or pre application process.

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 ensure areas are 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 or Email: [acpocpi@acpo.pnn.police.uk](mailto:acpocpi@acpo.pnn.police.uk).

B27 In addition, North Yorkshire Police have specialist Police Architectural Liaison Officers who would be pleased to offer 'designing out crime' advice in respect of development proposals. They may be contacted on 0845 6060247.

Selby District Council

Civic Centre

Doncaster Road

SELBY

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