

Newton Kyme

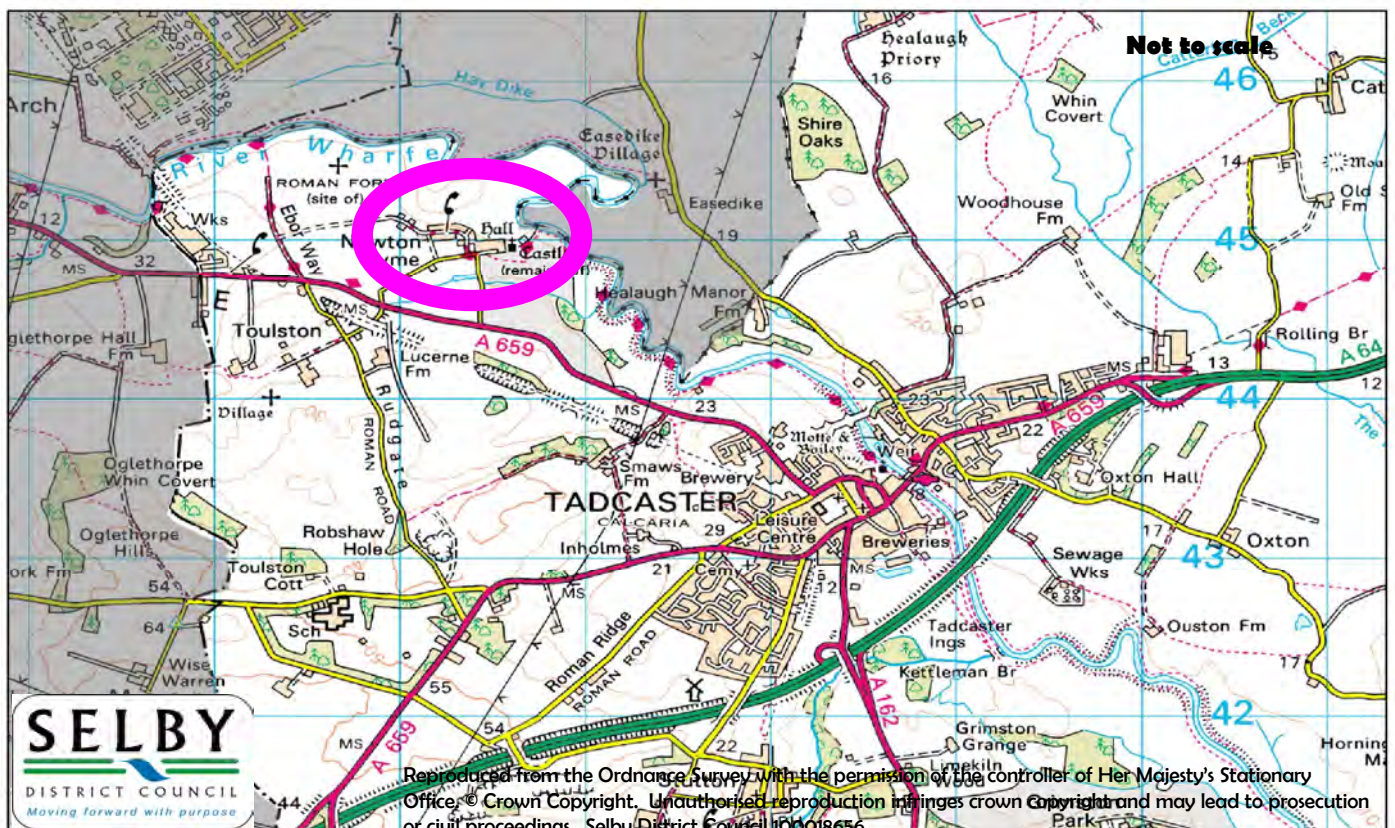


Village Design Statement Supplementary Planning Document February 2012



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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B: General advice for prospective developers	15	To achieve a higher standard of sustainable design and where possible to enhance the local environment.
		To increase the involvement and influence of the local community in the planning system.

Location Map



Purpose of a Village Design Statement

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 Newton Kyme VDS

1.6 . The village of Newton Kyme is fascinating in terms of its history, layout and form. Situated on the south bank of the River Wharfe, this charming village is practically invisible from the main A659 from which access is gained. The single track lane shows off the lime tree avenue which once was the main access to the magnificent Newton Kyme Hall, a large country residence set in formal parkland.

1.7 Moving west into the village the size, opulence and style of buildings gradually change to smaller cottages and (converted) farm buildings as one moves along Main Street, however most benefit from the beautiful white hue of the Magnesian limestone from which the majority of the village is constructed. The overall village design is unique in Selby District, and unusual throughout the UK.

Conservation Area and Listed Buildings

VDS and Conservation

1.8 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.

1.9 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).

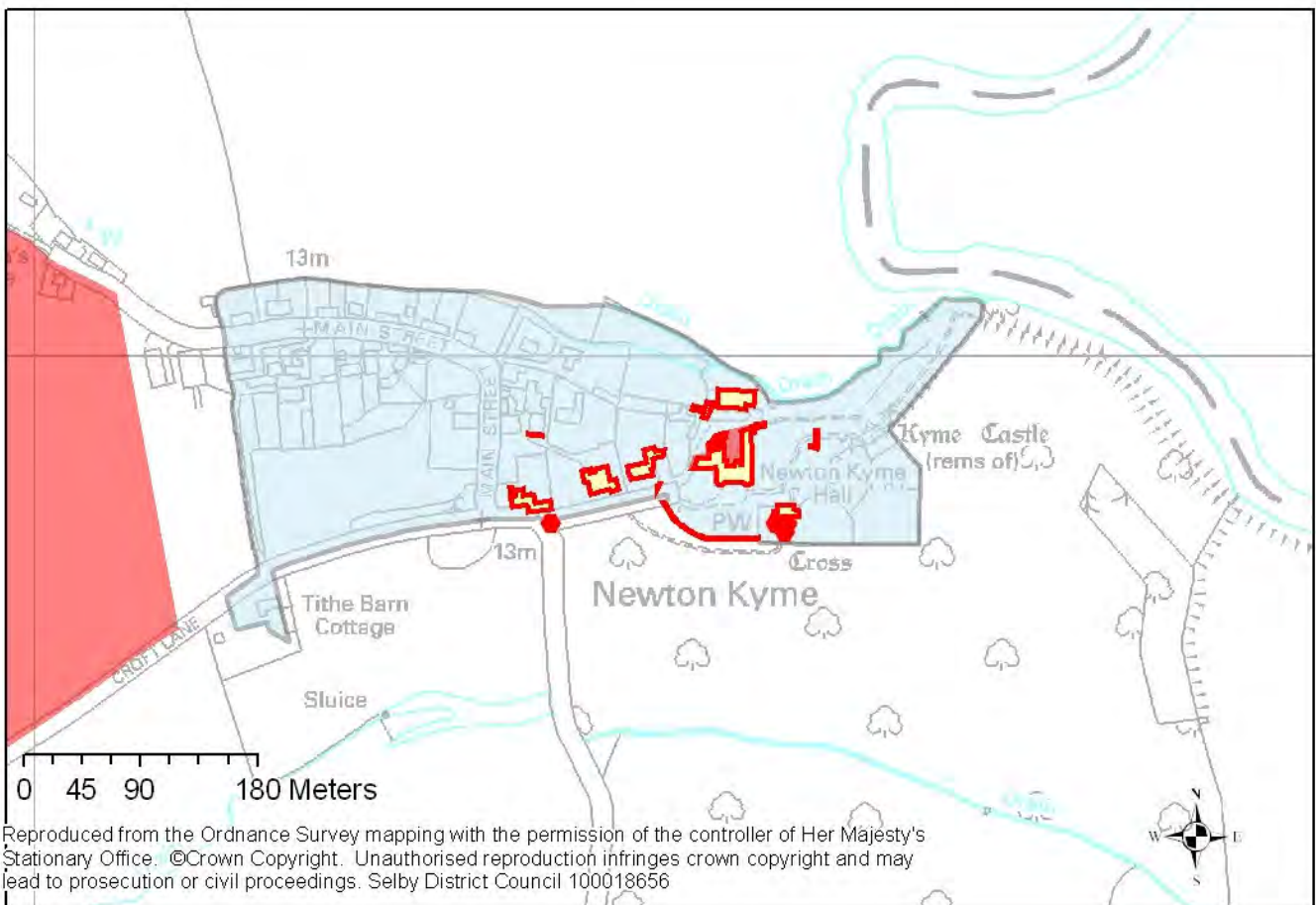
1.10 The VDS on the other hand is less focussed on the historic aspects. It often covers more modern areas and considers

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.

1.11 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.

1.12 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 Monuments in red.



Introducing the village

2.0 Newton Kyme is a quiet rural village set in open countryside atop a shallow ridge on the south bank of the River Wharfe. The surrounding views of gently rolling farmland enhance the character of the village. The ridge is made of Magnesian Limestone, and the majority of the village is constructed from this attractive material which was quarried locally. The village is located almost equal distance between Tadcaster and Boston Spa, alongside the hamlet of Toulston which together form the Parish.

2.1 The village can be accessed via two entries both from the main A659 Tadcaster to Wetherby Road and unusually there is no through road and egress must be made by returning along the same route. This single track road is adjoined by open fields, taking the first entry from Tadcaster; one's immediate view of the village is of Newton Kyme Hall and St Andrews Church which can be seen to the right of the lane. During the day the south facing village benefits from sun lifting the pink-white hue of the limestone from which it is built, during the night the village is further enhanced by the fact that there is no formal street lighting, merely the glow from porch lighting. Although the recent widening of the A1 and spread of the Thorpe Arch trading estate has seriously increased the light pollution in the area, the sky at night can still be greatly appreciated in Newton Kyme.

2.2 Newton Kyme is surrounded by lush farm land, used for grazing animals and arable farming. The Village lies on the southern bank of the River Wharfe, where a footpath along the river joins with Tadcaster



Introducing the village

2.3 Newton Kyme is built close to the ancient site of the St Helen's Roman Fort and is believed to actually have been built upon the earlier Roman settlement, as remains have been found in the village, it is known that the Romans used limestone to create roads in this area, further evidence of the Roman presence in the area is Rudgate, which at one time crossed the Wharfe at St Helensford.

2.4 The Roman settlement was built in the location of an earlier settlement as crop photography in the 1960's revealed that also to the west of the village is the site of a Neolithic ceremonial monument known as a Henge. Interesting aerial photographs of the area can be viewed on various web-sites to show the scale of these ancient constructions.

2.5 The famous Yorkshire Fairfax's who lived in the area can be dated back to the 15th century. Gabriel Fairfax (born around 1527) inherited Newton Kyme from his father William Fairfax. The Fairfax family owned land and property throughout Yorkshire and other parts of England. In terms of the village's development, the settlement appears to be the product of gradual addition to the Newton Kyme Hall and estate. Other buildings are likely to have been added gradually, firstly simple structures to support the house itself with stabling, workers cottages and such operational buildings, then gradual additions of houses associated with the family and farming. A family church was a popular addition among the aristocracy and this would have cemented the collection of buildings as a proper community, not just a mansion house and supporting estate.



Remains of Kyme Castle & Fairfax crest



Newton Hall and St Andrew's Church

Introducing the village

2.6 In more recent times Newton Kyme boasted a Railway Station and in 1914 was a main connection on the Cross Gates to Harrogate line. The station house still exists but is now a private house.

2.7 Papyrus Villas

Further along the A659 the paper mill known as the 'Papyrus Works' close to the village of Newton Kyme was opened in the 1950's. A former paper making factory, within the curtilage of the factory lies Papyrus Villas, the residential properties erected for the workers of this factory, this area is affiliated with the village of Newton Kyme.

Important Buildings in Newton Kyme

2.8 **Newton Kyme Hall** is an impressive Grade II* listed building of 17th century origins, but today's building is mainly of the early 18th century. Newton Kyme Hall is constructed from Magnesian Limestone with a Welsh slate roof with multiple paned sash windows and glazing bars. The Corinthian colonnade faces the Lime Tree Avenue which runs up to the main road. Within the grounds of Newton Kyme Hall lies a 'HaHa' approximately 25 metres away from the hall. The HaHa is constructed from Magnesian Limestone and forms a semi-circular ditch to the front of the hall approximately one metre in height. The HaHa was designed to keep grazing animals off the main lawns, but when viewed from the house itself, it cannot be seen. Within the grounds of the hall an old icehouse constructed in Magnesian Limestone with a studded entrance door and a lintel above with the motto '*Farefac*' can be seen. The use of stone continues to the rear of the Hall, with a walled garden and elaborate carved finials.



Introducing the village

2.9 **The Coach-house and stables**, belonging to Newton Kyme Hall have now been converted into a house. The coach house is U shaped layout with two bay wings at right angles, with sash windows and stone cills all under hipped roofs.



2.10 **St. Andrew's Church** is one of the oldest churches within Selby District, once belonging to the Fairfax estate. This Grade I listed building can be dated back to around the 12th century, with later additions throughout the centuries. Constructed from local stone, the porch has a gable roof with pointed chamfered arch various shaped windows. Within the grounds of the church lies a memorial to Robert Fairfax and his wife Catherine Stapleton.



Introducing the village

2.12 **The Old Schoolhouse** in Croft Lane is a Grade II listed building once a schoolmaster's house, with the school room and barn now converted into a dwelling, the building was originally constructed around 1787 by Robert Fairfax.

2.13 **Dower House** is just one of many Grade II Listed properties built around 1710. The house is constructed from Magnesian Limestone with a Welsh slate roof and has had previous infill over the years. Sash windows made from timber with Ashlar surrounds compliment the timber front door which blends almost seamlessly with the rest of the windows.



2.14 **The Rectory** with wall and railings surrounding the dwelling was built in around 1768, constructed from Magnesian Limestone and a Welsh slate roof. This two storey house shows distinctive features such as the Ashlar ball finials on the roof and three chimneystacks with timber multiple pane sash windows with glazing bars.



Summary of Character

Newton Kyme's key character traits should guide the design of any new development in the village. It is important that any development respects its location within the village, as the form, size and level of architectural detail is guided by the location within the street: the further east the site is then the more elaborate and impressive development should be. The further west the site is then the smaller and less embellished it should be.

- locally-sourced Magnesian Limestone as main building material
- Welsh slate roof
- road starts as a boulevard in east, gradually diminishes to a farm track
- layout is one-house-at-a-time linear
- mixture of bungalows, converted farm buildings, 2-storey dwellings.
- Buildings form an irregular terrace, interspersed with detached dwellings to create an obvious continuous row of buildings.
- Each house is unique
- rectangular footprint,
- wider than they are tall,
- roofs are simple gable shapes
- front-facing eaves (often overhanging)
- variation of ridge heights,
- houses in the east have opulent stone detail including water tables, eaves and carved stone
- further westward the houses are lower, simpler, and closer together
- Roof-scape is devoid of roof windows,
- 45 degree angle of chimney construction atop a squat base.
- Windows are Georgian white timber sliding sash,
- Ashlar stone headers and cills, and complete surrounds.
- doors in the same style as windows
- occasional decorative timber or stone door canopies and cases
- openness surrounding the village

Newton Kyme Character

3.0 Newton Kyme Village is an architectural treasure of Magnesian Limestone buildings. The village has retained its appearance of a traditional unspoilt community, with impressive Listed Buildings still occupied today. There are numerous picturesque views in and around Newton Kyme, and in the absence of cars could easily be confused for a portal back in time. The village is fortunate that most modern development and conversions of the older buildings have been carried out with sympathetic design, and constructed from locally-sourced materials.



3.1 With a title of Main Street it could be expected to see a busy road however in keeping with this small hamlet Main Street forms a gentle 'S Curve' which starts from Croft Road and meanders out of the village to a single farm track into open countryside.



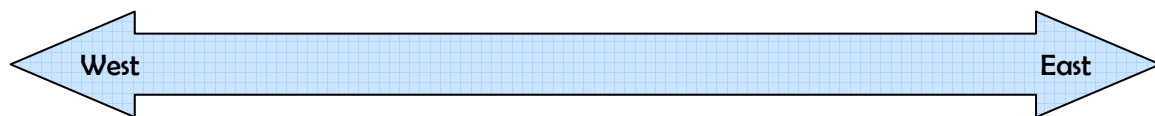
3.2 Residential dwellings can be found along Main Street where the layout is one-house-at-a-time linear. Houses are erected on a slight slope and there is a mixture of single storey bungalows, converted farm buildings, and two storey dwellings.

3.3 Buildings form an irregular terrace, interspersed with detached dwellings to create an obvious continuous row of buildings. All are unique, but share a basic Magnesian Limestone and Welsh slate roof. More recent

development has introduced orange pan tile roof, however the limestone and Welsh slate is still the dominant material for the village.

3.4 Houses are mainly rectangular in footprint, wider than they are tall, with front-facing eaves.

Newton Kyme has an obvious order to it whereby the largest and most important building is the Hall, set in the largest grounds with the most opulent architectural detailing. Moving westward, houses gradually become less grand, smaller, closer together and closer to the road in a "sliding scale". At the end of Main Street, the houses are simple cottages, and even the road diminishes to become just a farm track. This is a very clear character trait of Newton Kyme that gives it a unique style.



Low (single storey)	Tall buildings
Few architectural details	Opulent architectures
Simple rectangular buildings	Elaborate outshuts and wings
Narrow road/farm track	Wide boulevard
Small plots about the roadway	Large well-stocked gardens
Cottages	Grand houses and mansions

Newton Kyme Character

3.5 Gradual stages along Main Street moving from West to East shows the obvious diminishing of opulence to become more cottage style.



Materials and Features

Materials and Features

4.0 The dominant building material for Newton Kyme is locally-sourced Magnesian Limestone, with Welsh slate roof. Most roofs are simple gable shapes with eaves facing the road, often overhanging.

4.1 Building footprints are generally rectangular, and in the east these often feature protruding extensions or wings to the rear and sides. With a strong horizontal emphasis, buildings are wider than they are tall, with some double fronted properties.

4.2 Houses are all of a maximum two storey construction. In the east, houses enjoy a large front garden, the largest of course being that of the Hall. Further west, gardens reduce in size and towards the west in Main Street, houses abut the footpath. The slight change in building size results in some variation of ridge heights, the varying roof heights add to the variety in the street. Again, further westward the houses are lower, simpler, and closer together.

4.3 Many houses in the east have opulent decorative stone detail such as water tables, decorative eaves and carved stone features. Regular protruding gables are a feature in porches and outshuts, but further west these disappear as buildings become plainer.

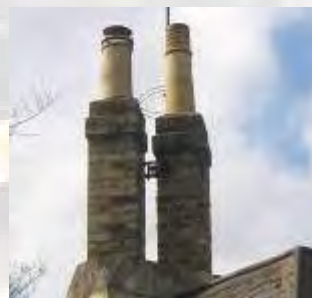
4.4 The roof-scape is devoid of roof windows, but the mix of gable and hip shaped roofs, protruding gables, and the different pitches give variety. Blue-black Welsh slate covering with a dark clay ridge tile dominates, providing an attractive contrast with the light Magnesian Limestone walls. Chimneys are usually squat, but an unusual feature of Newton Kyme that several buildings possess is the 45 degree angle of construction atop a squat base.



The East Wing of Newton Kyme Hall, showing the pink hue of the stone



Roof and window detail



Materials and Features

Even the single-storey dwellings have these distinctive features adding to the charm and character of Newton Kyme village.

Windows and Doors

4.5 Windows are Georgian white timber sliding sash, a familiar style to most properties in Selby District. The windows are encased with Ashlar stone headers and cills, and frequently in complete surrounds. There are one or two notable examples of double windows with Ashlar mullions.

4.6 Many of the doors are in the same style to the windows and therefore blend in almost seamlessly into the elevation, only being recognised by their increased length and occasional decorative timber or stone canopies and cases. As with other detailing on buildings in Newton Kyme, the style becomes plainer further west and ends in solid timber cottage doors, and simple stone step and header devoid of intricate detail.

Other characteristics

4.7 The charm of the village is enhanced by few overhead cables, no formal street lighting and minimum invasion of satellite dishes. There is little or no footpath, off street parking is common which allows farm traffic to flow to the working farms. Set back from the main road the village is a quiet haven.

4.8 Other features include the openness surrounding the village: vast areas of lush green meadows and the formal parkland of Newton Kyme Hall together create a distinctive, atmospheric rural setting.



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:

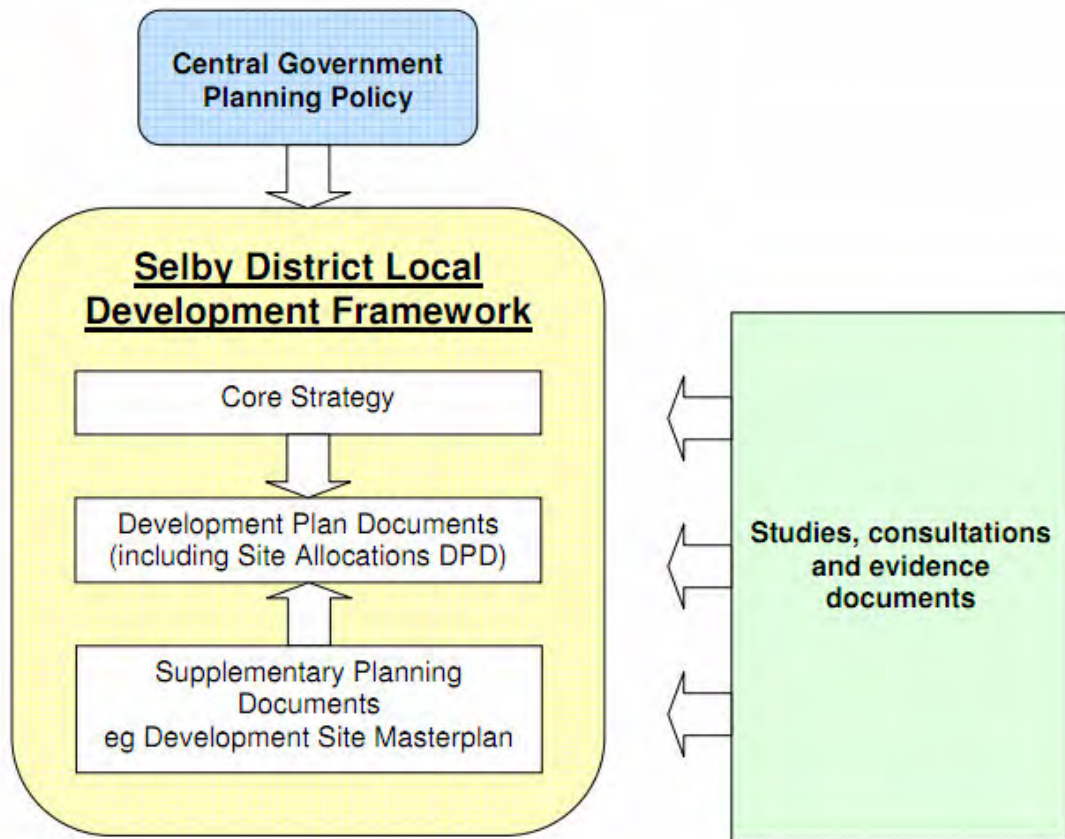
“ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of

- 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

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.

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.

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.
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, 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.

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

YO8 9FT

01757 705101

