

Church Fenton



Village Design Statement Supplementary Planning Document February 2012



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

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

To provide design guidance for new development so that change is managed and development is in harmony with its setting.

To achieve a higher standard of sustainable design and where possible to enhance the local environment.

To increase the involvement and influence of the local community in the planning system.

Location Map



Purpose of a Village Design Statement

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 Church Fenton VDS

1.6 Church Fenton is an elongated linear settlement with agricultural roots. The village is most commonly associated with the RAF base to the north of the village, although that is actually in a different Parish.

1.7 Church Fenton is a mixed settlement with two main character areas, and several standardised infill estates throughout.

1.8 The VDS encourages future development to maintain the traditional character and to avoid development of "anywhere" housing.

Introducing the village

2.0 Church Fenton is a large village in the north west quarter of the District, some 5km north of Sherburn-in-Elmet and some 12km from Selby. It is likely that the village was originally an agricultural community, although in 1400 records show that many villagers were employed at the Huddleston stone quarry at a time when the stone was being used to build York Minster. The landscape is made up of flat agricultural fields for miles in each direction, and the view across them is broken only by dense pockets of woodland.



2.1 Approaching Church Fenton on any of its access routes reveals little of its charm other than the silhouettes of houses softened by treetops against the sky. As one gets closer, some details begin to appear in the materials and house designs, before arriving in the village itself. Each street is lined with attractive houses that, although few are of individual note, their collective appearance together with the mature planting and trees is most attractive.



2.2 The origin of the village's name is relatively simple: 'Ton' or 'tun' suggests a community within an enclosure, reclaimed from the 'fen' which is an old English word for a marsh. The longer name "Church Fenton" has evolved over the years, starting as Fentune in 963 when King Edgar made a grant of twenty Hides to Aeslac of Sherburn-in-Elmet. Little archaeological evidence remains of the earlier origins of the village. The Domesday Book of 1086 notes the village as Fentun. "Kirk Fenton" is first mentioned 1338, signifying the establishment of a church in the village.

2.3 Railways first appeared in the area with the Leeds & Selby line which opened in 1834. The York & North Midland was formed in York in 1835 and began planning a link to London. The first plan showed the railway passing through Kirkby Wharfe and North Milford. However, objections from the Grimston Estate led to a revised plan on the current route through Ulleskelf to Altofts near Normanton to connect with the Leeds to Derby railway. Originally the railway crossed Common Road on a level crossing, with a station on the site now occupied by the present railway bridge. The level crossing has since been replaced by the current road bridge over the tracks, and trains now link the village to York and Leeds.



2.4 Church Fenton is perhaps most well known for its role as an RAF base, one of many built on the flat lands in the Vale of York. Several squadrons have been based there since it opened in 1937 including front line fighters, but most recently it has been used for propeller-driven training aircraft. The base has its own community approximately 1km north of the main village. This is standard RAF type architecture within a compound and not considered by many to be part of Church Fenton at all. Indeed, the base is actually within neighbouring Ulleskelf Parish and covered the Ulleskelf VDS. The village today is quiet and peaceful now that the military jets have gone.



Important Buildings

Church of St. Mary the Virgin (a)

2.5 The church that gives the village its name is reputed to be one of the smallest completely cruciform churches in the country carrying so large a tower. The church is Grade I Listed. At night the spire/tower is illuminated and is visible from all over the area due to the flat land. Mainly 13th Century with some 14th and 15th Century additions and alterations including the tower, it is built in the local Magnesian Limestone from the nearby Huddleston quarry, and a stone slate roof. A comprehensive restoration and repair programme was completed in 1844. The north wall and sections of the east transept date from 1230 and the first recorded vicar was a Thomas de Fenton in 1338. The tower was added in 1240 and the church has undergone two 'recent' major restorations in 1844 and 1966.



2.6 The original church clock was moved into the tower in 1780 but was replaced a year later by a new clock purchased from Goodall of Aberford. The original vicarage dates from at least 1663, and is currently called the 'Old Vicarage' opposite the Methodist chapel. The 'new' vicarage was built in 1870 near the station on land purchased from the North Eastern railway. Within the churchyard is the Grade II Listed Cross. This Medieval octagonal cross is constructed in the local Magnesian Limestone, and is approximately 1.5m high. A 19th Century flat bronze sundial completes the cross.



Inglestone, Main Street (b)

2.7 This Grade II Listed house was built in the early C19 with later additions. Constructed in a pinkish-brown brick with Welsh slate roof, it has 2 storeys around its central entrance: an elaborate 20th Century multi-paned door with fanlight with glazing bars. 12-pane sashes throughout with sills and under flat arches of rubbed brick. Hipped roof is relatively unusual in the village of mostly-gables.



Old Vicarage, Main Street (c)

2.8 The original Vicarage is Listed Grade II, and is now a private house. Probably built in the 14th Century and rebuilt in the 16th Century, later additions and alterations have shaped the house including restorations and rebuilding in around 1982. It is a timber framed construction with Magnesian Limestone rubble and brick walls, partly rendered and with a pan tile roof.



The Croft, Church Street (d)

2.9 This Grade II Listed house probably dates from the 16th Century or earlier, with later additions and alterations including 17th Century range and 20th Century extension to the rear. It is a timber framed construction, now rendered and with stone slate and pan tile roofs.

Character Areas

Church Fenton Layout

3.0 The village is essentially a “T”-shaped layout at the junction of three roads. Common Lane extends westward to Barkston Ash, while Main Street extends eastward to Ryther/Cawood/Biggin. Lastly, Ash Lane leads due south to Sherburn-in-Elmet. Most of the village’s services and facilities are located here, including the railway station, shop, school and pub.

3.1 Along these roads, farms and houses have developed on both sides to form an elongated village. Main Street is the longest of these ribbons, and over the years has doubled the length of the village.

3.2 Some compact estates have been developed in the west that bulk out the village, and 21st Century volume house builder’s estate has introduced more built form on the opposite side of the railway lines, deep in to the open countryside. Despite these additions, the linear character remains very strong.

3.3 Although there is a lot of variation in the village, three character areas that demonstrate broadly similar design characteristics can be identified.

1. Character Area 1: The village centre (blue on map)

3.4 This area has developed one house at a time with an overall palette of brick and pan tile/slate materials, but each house is unique. The houses face the street to form attractive rows, set behind a front garden of varying length. Mature planting and trees creates a “chocolate box” street scene and a traditional North Yorkshire village appearance. Most of the village facilities are also located here, including the railway station, school, Post Office, shop and pub. Occasional infill plots have realised newer house designs, but an adherence to the materials and plot layout ensures that these blend in and continue the character rather than spoil it.

- houses have been built one at a time in a ribbon layout
- each house is unique
- Houses mostly feature gardens to the front and long thin plots
- size of the front garden varies due to the meandering nature of the road
- mix of houses – little or no repetition
- low-density environment
- mature planting creates a very green street scene
- narrow carriageway

- roof interest and the variation in the height of the eaves
- Red/brown brick or cream render
- generally rectangular footprint and elevations
- houses parallel with the road so eaves face the front.
- simple cottage style
- mostly two storey
- occasional bungalow
- Further out of the centre houses are larger and more elaborately designed and detailed.
- red pan tile or natural slate
- mixture of fencing, brick walls and hedges
- Windows have a vertical emphasis, white timber and multiple panes
- Doors are simple timber, or elaborate finely detailed doors with elaborate porch features with carved wooden surrounds. Although mostly white, variation features dark earth colours.

2. Character Area 2: The East End (purple on map)

3.5 A gap in the built form occupied by agricultural fields, football pitch and cricket field separates this area from the village centre. Built either side of three roads, houses here follow the one-at-a-time layout, but are larger and set in larger plots than houses in the village centre. The architectural style changes slightly too, moving away from the cottage style to a more villa style with more variation and detailing.

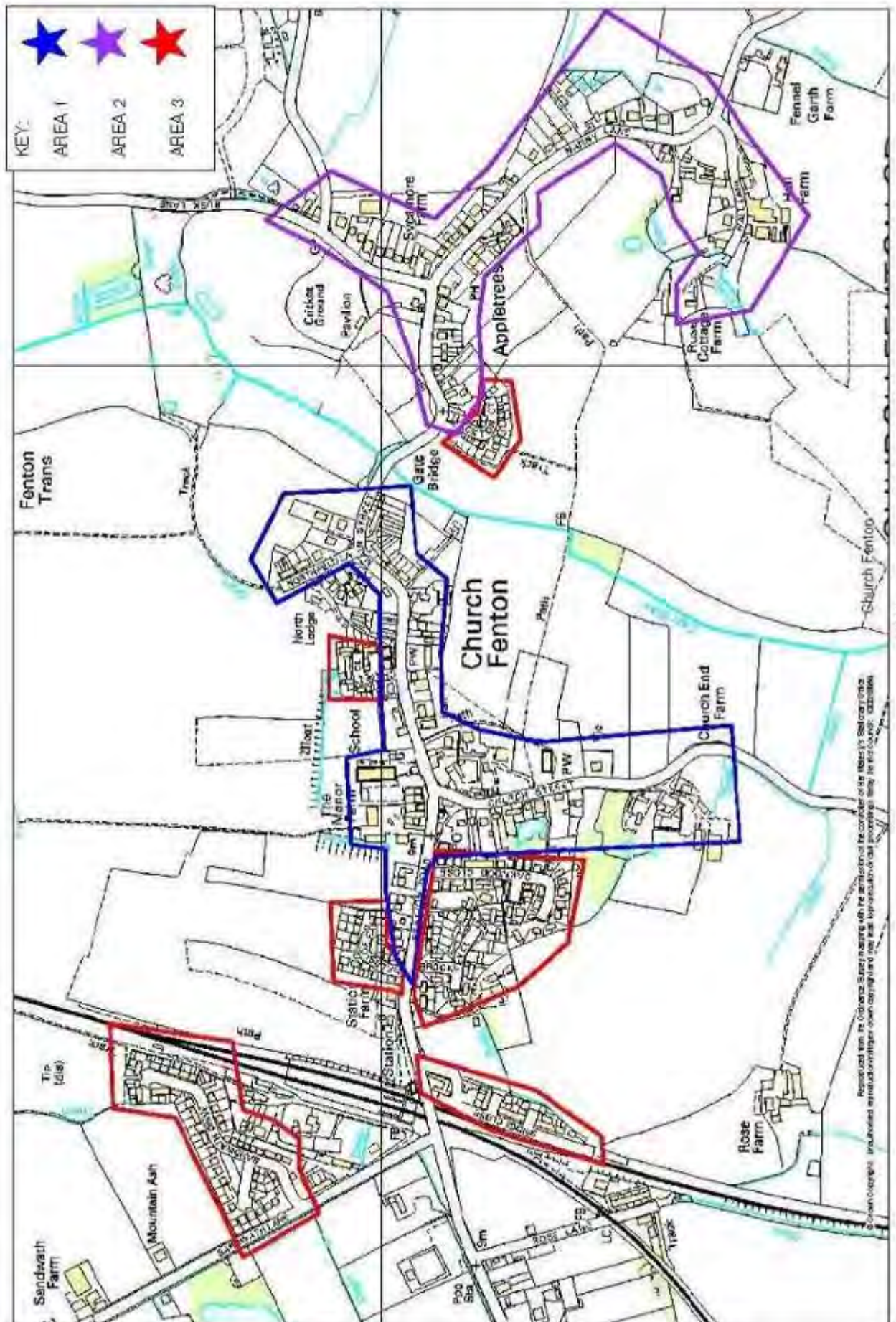
- one-at-a-time ribbon layout,
- individual “villa-style” (unlike cottages in Village Centre)
- houses set back from the road
- boundary treatments mainly brick walls and hedge rows.
- hand clamped brick (dark brown – red) or render.
- Windows depend on the property size: large properties have grand designs with brick headers and thick stone cills, small properties feature simple designs with no surround features:
- Doors are plain timber with a single window at the top.
- Larger houses feature porches or brick surrounds with elaborate detail.

3. Character Area 3: 20th Century estates (red on map)

3.6 There has been steady development over the years but always on a piecemeal scale until recently when large estates were developed. These demonstrate a “national” style with little regard for local character. The estates range from around 10 dwellings to over 70 dwellings. The principal difference in these estates is the introduction of standardised house types and more uniformity in the designs. All built at the same time, these houses do not demonstrate the intricacies of the older part of the village, and also introduce new colour shades in the mass-produced bricks in place of the hand made and low volume darker shades.

3.7 There are several smaller post-war estates that have been built throughout the village. These break the traditional one-at-a-time growth pattern and introduce uniformity and standardisation. Further, they often introduce materials, house types and details that are alien to the Church Fenton style. Although none of the developments should be considered repugnant, the diversion away from the Church Fenton style of development should be avoided in the future, and a return to the local character ensured.

Character Areas



Character Area 1: Village Centre

Village Centre

4.0 The original Church Fenton village was a collection of farms, some of which still remain today. They were arranged along each side of the three main roads that meet to form a “T”-shape, and have been slowly added to over the years. Station Road (west) and Church Street (south) are generally straight, but Main Street is far more curved, following old plot boundaries and watercourses as it extends eastward.

4.1 Today, houses dominate the village, and many farms have been redeveloped at higher densities, however a handful of commercial units remain in this area including the primary school (circa 1975), the public house, post office/shop and the church. The houses have been built one at a time as parcels of land became available, and therefore each in unique. However, a common overall form is apparent, and a limited palette of building materials is also used. This gives Church Fenton its character.

4.2 Houses mostly feature gardens to the front although the size of the front garden varies due to the meandering nature of the road. This creates an unusual mix of houses behind long gardens, and occasionally some that open directly on to the street. It is likely that these were once shops or other businesses.

4.3 Side and rear gardens help to create a low-density environment, and the large gardens are well stocked with mature planting that creates a very green street scene. This also provides ample off-road parking to keep cars out of the narrow carriageway.

4.4 The red/brown brick or cream rendered houses themselves are generally rectangular, running parallel with the road so the eaves face the front. Built in a simple cottage style, the houses are mostly two storey, although an occasional bungalow can be seen.



Main Street



Station Road



Church Street



Character Area 1: Village Centre

4.5 Further from the junction of the three roads, houses are larger and more elaborately designed and detailed. Clearly these were built for wealthier people and therefore they display more wealth in the detailing such as carved fascia and bargeboards, porches, and elaborate brickwork in items such as chimneys.

Church Street

4.6 Church Street has a significant number of established trees and hedges along its whole length, adding positively to the character of the street.

4.7 A key view on entering Church Fenton from Ash Lane onto Church Street is the church which is surrounded by mature trees. From the same vantage point if you look North or East, rather than along the road and towards the village, the view is one of open fields.

4.8 Another Key view is the historic village green which also accommodates the listed ruins of a 13th Century Cross. The houses around the village green are set back from it making this an open space and un-crowded.

4.9 Church Street has a high proportion of historic buildings, some of which are listed. These include The Church St. Mary the Virgin, Church End Farm, The Croft, The Old School and The Old School House. Other notable buildings include, The Orchards, Shepherds Barn, The Cross on the village green.

4.10 Church Street is of a linear design on a curving road with blind bends. It has footpaths at both sides of the road however in places they are very narrow and in other places are often blocked (at least partially) by parked cars. The road accommodates 2-way traffic, but there are often problems (for example during church events) when cars park opposite each other.

4.11 The character of the street and its housing stock is "traditional", with well spaced low density properties that do not overlook each other.

4.12 The houses are either dark red brick or rendered and painted white/cream. The roofs are all red pan tile or natural slate. The houses are built in varying styles depending mostly on when they were built, but all look like they have been there for years and have the characteristics mentioned in this document. The houses all have enclosed front and back gardens with off street parking and garages. Properties are set back from the road at different distances.



St Mary the Virgin



Open Views



The Old School



The Croft



Street Scene

Character Area 1: Village Centre

Station Road

4.13 Station Road is linear in layout along a straight road connecting Church Street and Main Street at one end with "The Common" at the other. The most striking feature of Station Road is the "avenue" of mature indigenous deciduous trees which partially line the street. Another important feature are the gaps or spaces between houses and gardens.

4.14 The houses in Station road are more recent than those in Main Street/Church Street. They are large, more elaborate and are set in larger plots. The entrances to the 3 cul-de-sacs create a natural break in the building line, as does the gap in development opposite Elm House. This gap is agricultural land and significantly adds to the character and enhances the street scene of this part of the village.



4.15 The gardens are enclosed using a mixture of fencing, brick walls and hedges. The hedges are mature and form an integral part of the character. Some properties on Station Road have very large gardens that add to the overall openness and uncrowded character of this street.

4.16 This part of the village has a number of *ginnels* offering shortcuts for pedestrians. These include ginnels between

- Church Street – Oakwood Close
- Church Street – Station Road
- Station Road – Brockley Close



4.17 Manor farm is an impressive historic building on Station Road and is built on the site of a former manor house and moat. It is a large double fronted detached period farmhouse set in a large open garden with access from the road to the farmyard and associated agricultural buildings



Rose Lane:

4.18 Rose Lane is a straight, narrow street over a level crossing. 14 terraced houses face each other across a narrow street, 3 on one side and 11 on the other. Built in 1865-1895 of red brick (Church Fenton or Castleford) with slate roofs, the houses all have chimneys with round pots on top.

4.19 Configuration is narrow two story with one front door (some wood or plastic (all colours) with one window bottom and one top all facing the street. There is a right of way for cars and foot behind the terraces. Original windows were small white wooden 4 pane but some have been replaced with larger plastic white or brown 3 pane. All have small front gardens bordered with wooden (natural or green) fences or small bushy hedges. All have small concrete back yards. Some front doors have small porches. The front roofs have black cast iron gutters and down pipes.



Character Area 1: Village Centre

Main Street

4.20 From the roundabout in the centre of the village, Main Street is linear in design and yet the road has twists along through the village eastward out towards Nanny Lane. The building line is consistent, but the length of front garden differs due to the gently meandering road. The majority of dwellings in these areas are two story construction built in the mid- to late 20th century, but no two match.

4.21 The street is characterised by low density, detached, 2 storey houses set in large gardens. They have garages, drives and off street parking. They do not overlook each other and some have open fields behind giving a rural appearance and a high level of privacy.

4.22 Although many are relatively new builds they are built in a traditional style of red brick and red tiles or slate roof. They also replicate the brick detail feature at the first floor level and below the eaves that many of the older houses in the village have.

4.23 There is a broad mixture of housing types, detached, semi-detached and bungalows up to a maximum of two storeys. Non-residential buildings include Kirk Fenton Primary School, the White Horse Public House, the Village Hall and Methodist Church.

4.24 Main Street continues the agricultural character of Church Fenton with open fields, trees and hedge rows separating buildings as the continuation of the street meets Nanny Lane and Busk Lane. The dwellings along Main Street continue the linear character and 'one at a time' type of development showing individual late modern development of dark brick or render with a few feature older properties in between.



Character Area 1: Village Centre

IMPORTANT FEATURES

4.25 The walls are either dark red brick or rendered and painted white/cream with red pan tile or natural slate roofs. The houses are built in varying styles depending mostly on when they were built, and have the characteristics mentioned in this document.

4.26 Roof interest and the variation in the height of the eaves plays an important role in defining this character area. Monotony is definitely not a feature of the roofscape, instead a richness from the variety of pitch, dark slate or orange pan tile, chimneys and finishing detail creates an attractive skyline.

4.27 Windows along Main Street, Station Road and Church Street have a vertical emphasis constructed from white timber and have multiple panes.

4.28 Doors within this character area are simple timber, solid in construction, or elaborate finely detailed doors with elaborate porch features with slate and stone canopies and carved wooden surrounds. Although mostly white, variation features dark earth colours.

4.29 Gardens are enclosed using a mixture of fencing, brick walls and mature hedges. Some properties on Main Street - like Station Road - have very large gardens that add to the overall openness and uncrowded character of this street.



Character Area 2: The East End

5.0 There is a gap in the built form made up of agricultural fields, football pitch and cricket field, that separates this area from the village centre (Character Area 1). Built either side of three roads, houses here continue the one-at-a-time layout, but this is clearly a different character area as houses are larger and set in larger plots than houses in the village centre. The architectural style changes slightly too, moving away from the cottage style to a more villa style with more variation and detailing.



5.1 Main Street concludes here and becomes Busk Lane at the junction of Nanny Lane. Some features in this area are the Fenton Flyer Public House and Church Fenton Cricket grounds. Nanny Lane has a fairly wide road that narrows to a track as it leaves Church Fenton. From Busk Lane the houses around this area and the beginning of Nanny Lane are large, late 20th century detached houses set back from the road with boundary treatments such as brick walls and hedge rows.

5.2 The Fenton Flyer Public House sits at the entrance to Nanny Lane. The character of large detached houses continues for a while until road slightly narrows the houses become smaller with bungalows and terrace cottages giving a mixture of housing. Unlike central Church Fenton, Nanny Lane area has few modern estates or cul-de-sac developments.

Busk Lane

5.3 Busk Lane continues out towards the Church Fenton Airbase and Ulleskelf village. There are some working farms along this road and the cricket pitch/sports ground is located here.



Character Area 2: The East End

MATERIALS

5.4 The materials used along Nanny Lane and Busk Lane continue with the rest of Church Fenton. Gradually dwellings (villa style, cottages or bungalows) have been constructed from either hand clamped brick (dark brown – red) or have been rendered.



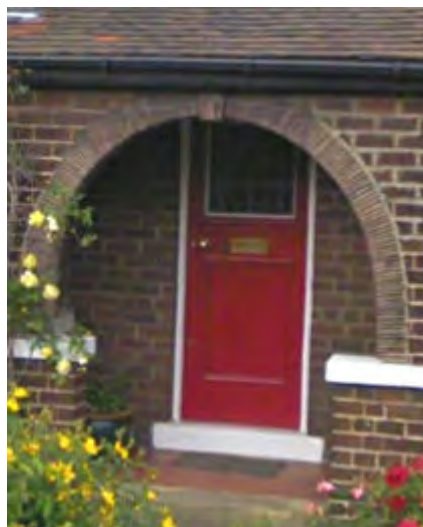
WINDOWS

5.5 Window are either grand rectangular multiple paned units with brick detailed headers and deep stone cills, or small multiple paned plain in detail and no header or cill. The design depends on the size of the building, with larger properties having more elaborate windows.



DOORS

5.6 Doors are plain timber with a single window at the top. On large detached houses, porch or door surrounds are more elaborate in detail. Brick surrounds are common, a feature peculiar to Church Fenton in Selby District.



Character Area 3: Late 20th Century estates

6.0 There are several smaller post-war estates that have been built throughout the village. These break the traditional one-at-a-time growth pattern and introduce uniformity and standardisation. Further, they often introduce materials, house types and details that are alien to the Church Fenton style. Although none of the developments should be considered repugnant, the diversion away from the Church Fenton style of development should be avoided in the future, and a return to the local character ensured.

Brockley Close

6.1 16 pairs of semis make up the T-shaped cul-de-sac on the south side of Station Road. Built in the 1950s by the Ministry of Defence, the houses are mainly semi-detached and built in overlaid concrete slabs that give the appearance of pebble dashing. As is common with housing of this type, they are characterised by large gardens and wide grass verges giving the overall feeling of open space.



Fieldside Court

6.2 Around 25 semi-detached houses and two short terraces make up the 2005 Fieldside Court estate built on the north side of Station Road. The development was built on previously-developed land and thus it extends into the open countryside further than the neighbouring single line of houses that form Station Road. The road is narrow with short open-plan front gardens. Some attic rooms have introduced large roof dormer windows that appear to increase the already tightly packed development. They are constructed of Red brick and roofed with red concrete pan tiles or imitation slates, the latter being alien to the traditional character of Church Fenton.



Sandwath Drive

6.3 The largest and one of the most recent developments in Church Fenton, built in a typical volume house builder layout pattern on land formerly occupied by the Triesse manufacturing plant on the west side of the railway. The development introduces uniformity and high density to Church Fenton, including substantial blocks of tall 2.5 storey designs. The open plan front gardens and short, square plots are also different from the rest of the village.



Chapel Close

6.4 This development of around 22 semi- and detached houses is built on a former farmyard on the north side of Main Street. The design has attempted to replicate this character through the use of a courtyard layout and some traditional farm cottage design elements. However there is a lot of standardisation within the development that belies its cottage character and distinguishes it from the more varied Main Street character. They are construction in pink/brown brick and either artificial pan tile or artificial grey slate.



Character Area 3: Late 20th Century estates

Oakwood Close

6.5 This street is laid out in an “F” shape, forming a cul-de-sac off Station Road that fills the gap between Brockley Close South and Church Street. Typical late 1960s design and layout, some 35 bungalows in uniform open plan plots line the road. To introduce some apparent variety, some houses are gable-on to the street and some are turned 90 degrees to present the eaves to the street. Constructed in a brown brick, most feature a yellow sandstone front panel infill. Mature planting and a tall tree backdrop soften the street scene.



Lockton Court

6.6 Built on the eastern side of the “gap” in Main Street, Lockton Court is made up of 16 detached houses all with an identical basic design. However, each demonstrates minor variations in detailing such as an occasional porch, brick string course, bow and bay windows, or other small variations. The same standardisation applies to the plots as they are all uniform and open plan. Constructed in a pale orange/brown brick and tile, the colour palette makes the development stand out from other areas in Church Fenton. The most striking difference is the use of block paving instead of standard tarmac. Circular windows to the front elevation with heavy stone surrounds are common in this development, but are not a feature elsewhere in Church Fenton.



Bridge Close

6.7 This is one of the newest developments in Church Fenton; a modern estate built to a standard layout and house type design built on former railway sidings – hence the elongated site. The immediately obvious differences from the Church Fenton character is the bulk and massing of the development borne from the high density and 3-storey buildings. Added to this is the use of orange and pink brick with orange artificial pan tiles and artificial grey slate, and also the uniformity of buildings. The development is a standard volume house builder layout that demonstrates little Church Fenton design.



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:

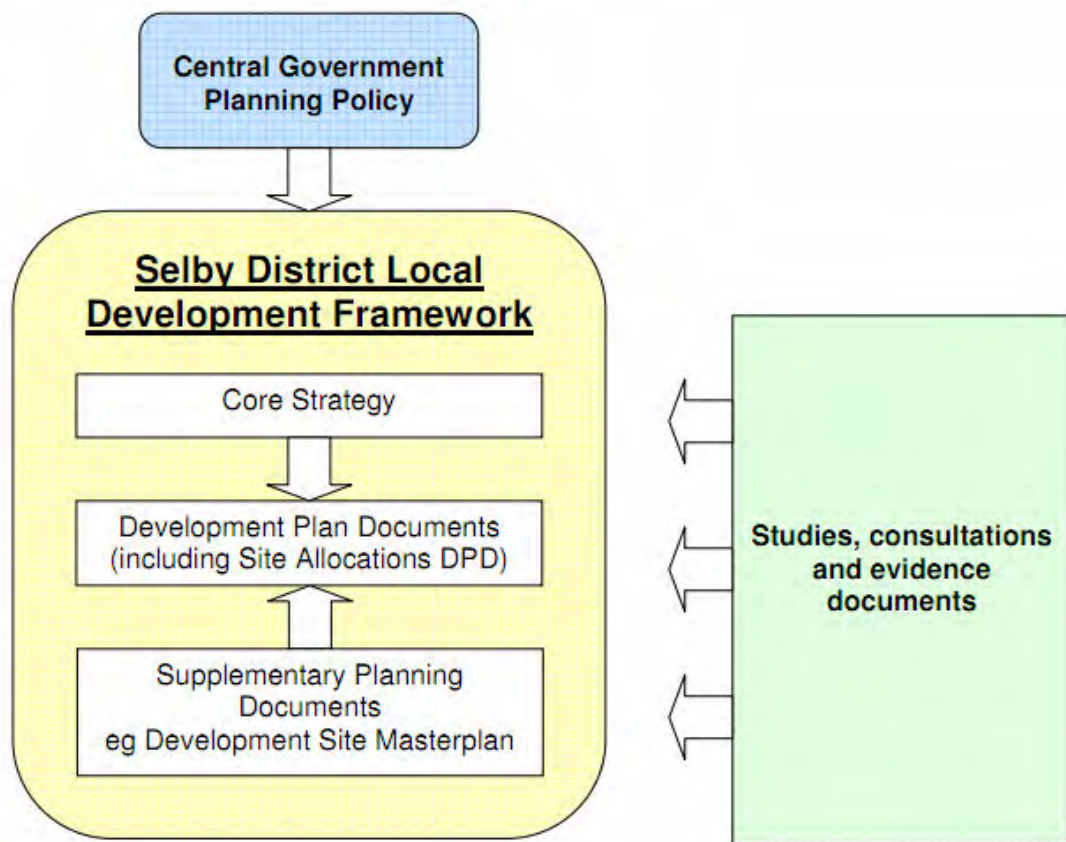
"ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of

- 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

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.

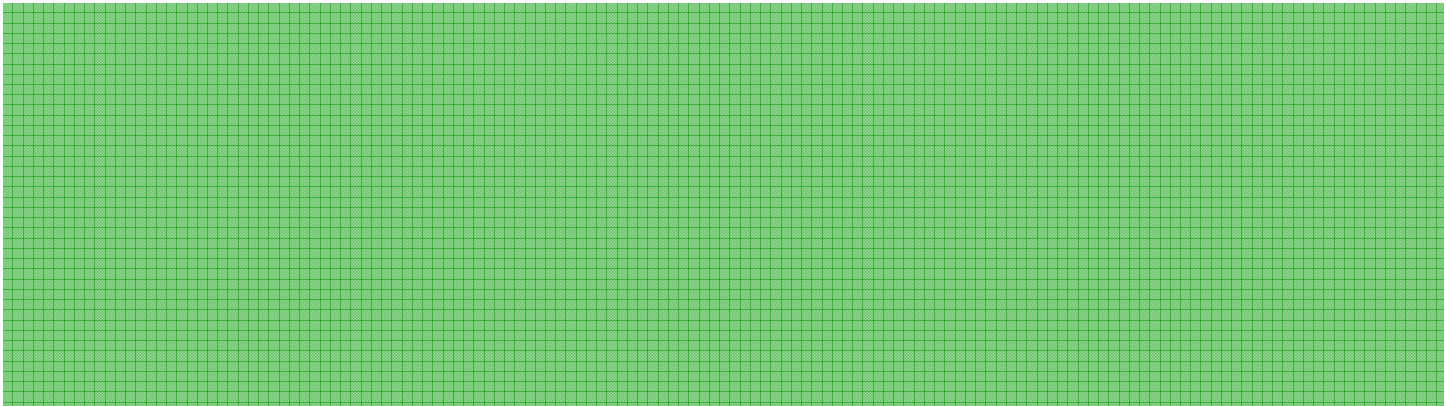
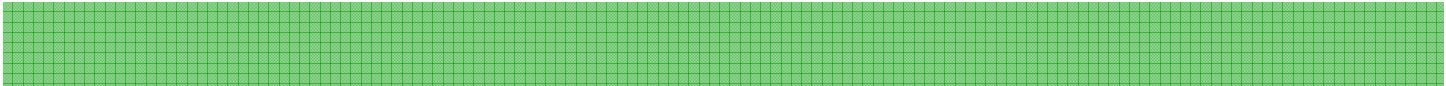
B24 Water storage capacity is particularly important; hard landscaped areas such as paved parking areas and driveways should be avoided, instead a permeable surface such as gravel is able to absorb water much more easily and hold it, prevent it escaping and building up elsewhere. It will also slow any 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

Development Policy

Civic Centre

Portholme Road

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