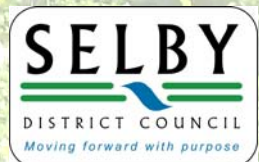


Osgodby Village Design Statement

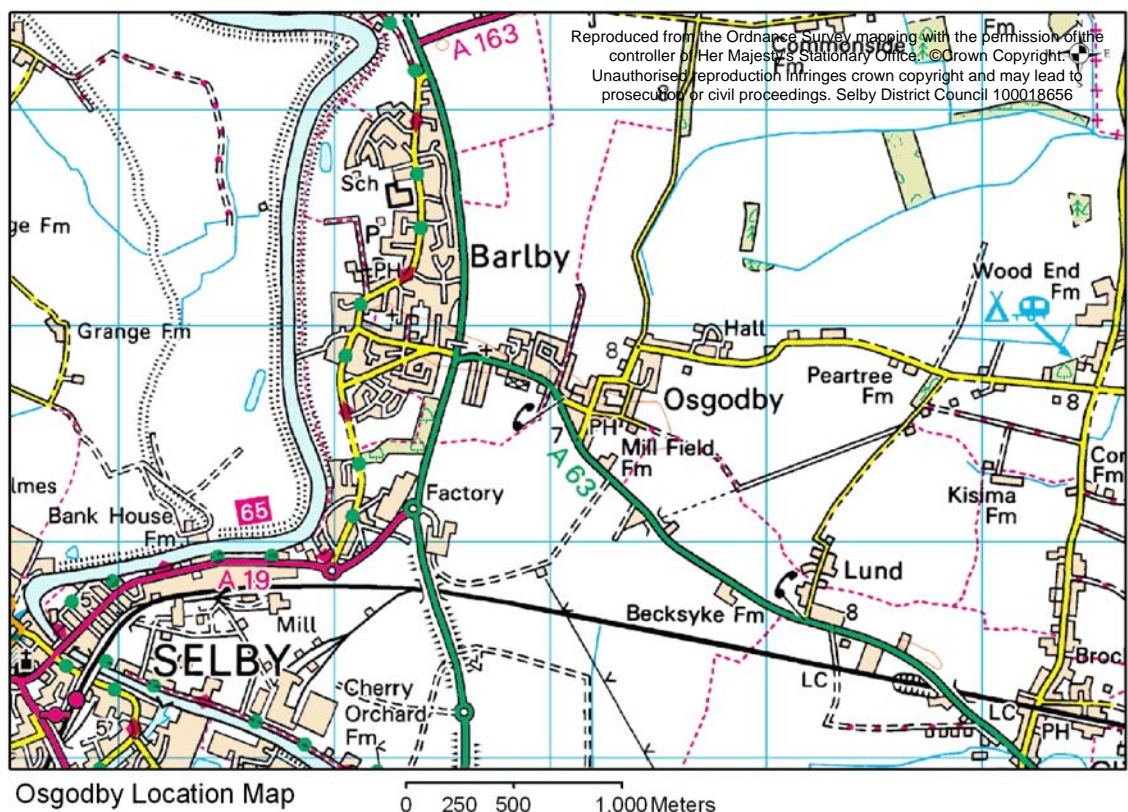


December 2009

Supplementary Planning Document



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Purpose of a Village Design Statement

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

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

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

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

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

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

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

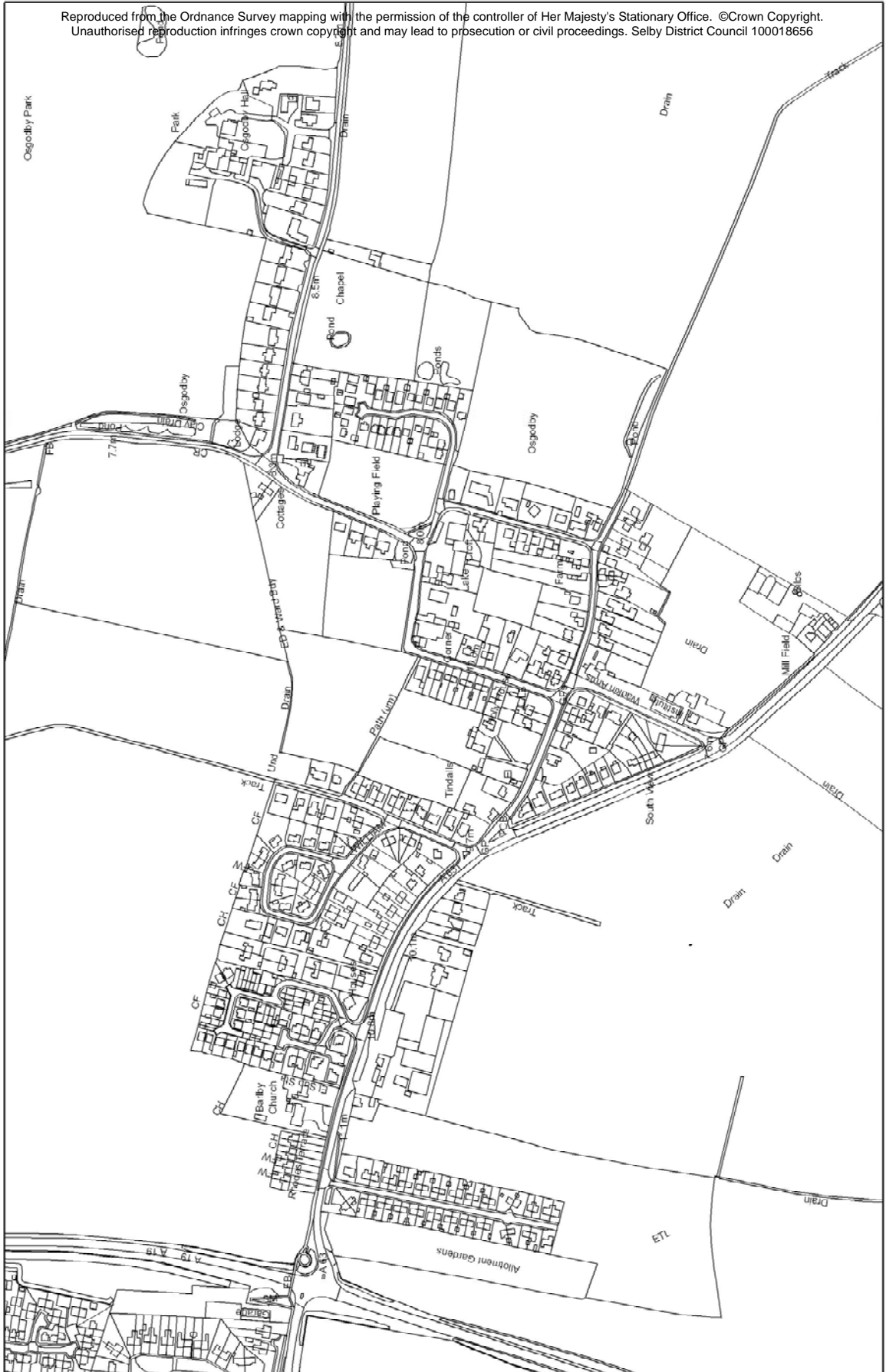
Osgodby Village Design Statement

2.0 Osgodby is a rural community of ancient origin sited atop a low ridge in the Vale of York. Its farming origins are still obvious today and the village contains several working farms. Growth and development has been gradual but constant, relatively small scale, unobtrusive and not out of character with the locality.

2.1 The village itself is a collection of small infill type developments that have adopted a myriad of styles and materials. Therefore the individual building design is not of particular importance to the village’s overall character. Instead, it is the relationship of the individual buildings with their neighbours and the street, and how these streets conspire to create the village. The village can therefore be described in terms of road and plot layout, the scale and massing of houses, and a palette of materials, colours and finishes that sit comfortably with neighbouring properties.

2.2 The VDS is not prescriptive about particular architectural styles, as Osgodby does not display such commonality. Instead, it is variety and individuality within a limited palette that creates the character.

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Osgodby Village Design Statement

Summary of Design Characteristics

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

Layout

- Long roads that lead somewhere not cul-de-sacs – ribbon development
- Wide grass verges
- Mature hedges and trees mark plot boundaries
- Views of surrounding open countryside between buildings is important

Street Scene

- Wide grass verges
- Variety and smaller clusters of housing types not large suburban style estates.
- Buildings set back behind long front gardens assists off-street parking
- Strong front building line
- Semi- and detached units
- One or two storeys
- Common scale, massing and size but individual buildings

Buildings

- One or two storeys
- Neighbouring buildings should not be alike – prevent the appearance of a suburban estate
- Square or horizontally-emphasised front elevations.
- Mixture of finishes
- Small variation in eaves and ridge levels
- Dark red smooth faced brick, rough sandy red brick and limited use of cream render
- Red clay pan tiles or occasionally thin grey slates
- Roof space windows to the sides or rear to maintain low, wide appearance
- White or dark timber windows
- Decorative brick or stone header and cill
- Some front entrance doors feature an arched porch that is becoming a strong feature in Osgodby



Osgodby from the air, looking broadly north-east

Introduction to Osgodby

3.0 Osgodby is a village of some 340 dwellings situated 2.5 miles east of Selby and 15 miles south of York. Osgodby stands in the vale of York, a landscape formed by the melting of glaciers at the end of the last ice age. The soils around Osgodby therefore consist of patches of loam clays, sands, peats, gravels silts etc. As with much of Selby District, the land is generally flat and low lying but the village is built atop the Osgodby fault – a major fault line that runs west to east, initially to the north of the A63, then following the line of Sand Lane and The Crescent eastwards. This ridge is elevated above the surrounding land and likely explains the village’s historic origins above the adjoining Ouse and Derwent flood plains.

3.1 The name ‘Osgodby’ is of Viking origin, and means the “*settlement/habitation of Os*” and is mentioned in the Domesday book. In the 14th Century the population of Osgodby was around 160 people.



Arable production

3.2 Ordnance survey maps show remnants of stone barns and the site of a small chapel, with the likelihood of medieval burials. No structural evidence is now apparent apart from a meadow, which may be a remnant of the medieval system of farming. Despite this, Osgodby remains a village with extensive farming connections.

3.3 Osgodby has a long and proud historic farming tradition based on the very high fertility of much of the surrounding lands. The relatively small scale farming enterprises with their traditional broad mix of



Approaching the village from the east

activities which were characteristic of the structure of farming in pre-war Osgodby, have by necessity gradually given way to the drive for production efficiency and economics of scale. This has led to much higher specialisation in grain production with a decline in the more labour intensive activities of root crops, dairy, pigs, poultry and market gardening.

3.4 There is a mixture of privately owned and tenanted farms, mainly in arable production as the land is grade 2 and 3 classification. Heavy agricultural vehicles using village roads are a familiar feature. Occasional intensive cattle rearing can be found in purpose built sheds, but agricultural buildings have largely remained sympathetic to the traditional character. Farming in Osgodby is still a significant part of village life as there are 7 working farms within the village boundaries. The reinstatement of trees and hedges in and around the village would assist in reintroducing its original character



Farm buildings retain traditional character



Osgodby's agricultural heritage is clear – relatively small arable fields surround the village. The village sits atop the ridge and so drainage runs either to the south to the River Ouse, or north to the River Derwent.

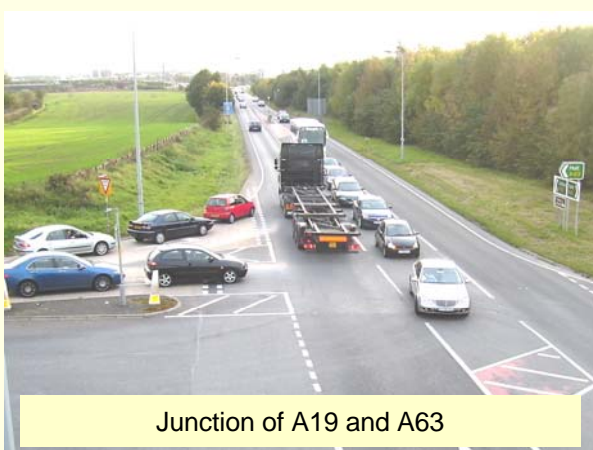
3.5 North of the ridge, water flows eventually to the River Derwent, while south of the ridge and to the west of the village, water flows to the River Ouse. Drainage has insufficient flow and therefore eventually has to be



Rhodes Terrace

pumped in to the rivers. Part of the parish adjacent to the river is in flood risk area as it is built on the riverbed. The southern third of St Leonards Avenue is vulnerable and flooded in 1947 but escaped flooding in 2000.

3.6 Osgodby straddles the main A63 Selby to Howden road and this provides the main access in to the village. Immediately to the west of Osgodby the A63 meets the A19 Selby to York road where the high volume of traffic is at odds with the rural character of the village.



Junction of A19 and A63

3.7 Development of villages to the east, combined with the construction of the Selby Bypass has increased the volume of traffic through Osgodby. Recent surveys suggest that around 7,000 vehicles per day pass through Osgodby, and that meets around

16,000 vehicles using the A19. The number of accidents at this junction is three times the national average for this type of junction. The junction is now scheduled for improvement but will not reduce the volume of traffic through the village.

3.8 The neighbouring village of Barlby is severed from Osgodby by the A19 bypass, although this is not the official boundary – the historic Parish boundary crosses the A63 in the region of The Manse.



The Garden Centre

3.9 In recent times there have been some commercial developments in the village including a Garden Centre, Builders' merchant, hairdresser and shop premises on the redundant Fruit Farm. A Business Centre is also being developed on the redundant Beck Syke Farm. However, in order to access other services and facilities it is necessary to travel to Barlby, Selby or beyond. Osgodby has 6 bus services per day that finish at 6pm on weekdays, with no services on Saturday evenings or on Sundays.



Entrance to old railway walk

3.10 Osgodby has excellent access to the surrounding countryside via a network of footpaths including a nature walk along the now-defunct Selby-Market Weighton railway line.

Osgodby Hall

4.0 Since the 16th century the fortunes of the village have been entwined with those of the Hall. Owned by the Babthorpe family for approximately 150 years and on its present site the 17th century. The families wealth suffered greatly by the staunch adherence of Roman Catholicism following the Reformation. Fines and imprisonment led to dispersal of the family and Sir William died in poverty in Holland. His children became priests and nuns. A cousin Mary Ward who stayed at the hall for long periods, founded

4.1 the teaching order of the Institute of the Blessed Virgin Mary. This has convents worldwide, villagers were also affected by seizure of goods and evictions because of inability to pay fines.

4.2 The hall passed through several owners and according to the 1819 apportionment of lands under Enclosure Acts the owner was granted substantial landholdings.

4.3 In 1861 the estate and Manor House were bought by Riley Briggs, an Industrialist from Leeds who before his death in 1913, increased the estate from 1125 acres to 1511 acres. The dispersal sale in 1919 advertised in Hall and Lands as an Agricultural Residential and Sporting Estate, it included the village of Osgodby cottages, a mill and 10 farms. The hall and parklands of

approximately 83 acres were sold as 1 unit. Tenant farmers and others purchased farms and East Yorkshire County Council bought the remainder of the land to set up young men as tenant farmers. EYCC built several farmsteads following that purchase.



Remnants of Iron railings around Estate parkland – now arable farmed

4.4 Subsequent owners of the hall sold the parkland to local farmers. Most of the remaining land, walled garden and outbuildings have been sold for residential development or converted into dwellings.

4.5 However some evidence of its former provenance still exists eg, brick lined pond used for soaking and washing of carriage wheels, ice house, rear walls of the walled garden and some iron railings. The hall was extensively damaged by fire in the 1950's, the tower was destroyed and the east and west wings separated and are now 2 dwellings.



Osgodby Hall C19th.



Village Development and Character

5.0 Osgodby has grown gradually with relatively small-scale unobtrusive development that maintains the rural ambiance of the village. More specifically, the appropriateness of development has been through having large curtilages and houses sited behind large front gardens, away from the street. There is no one style of architecture, so the village is a mixture of building designs, but a commonality created by the scale, massing and positioning in the plot.

5.1 Unlike most nearby villages, terraced houses that open directly on to the road are not common. Instead, semi- and detached houses set back from the wide verges and pavements by long front gardens can be found, in a linear or “ribbon development” style along the roads. However this is not a “suburban” area, as the houses are built in small pockets or clusters, seldom more than a handful in any particular style. In doing this, the village has grown from some 200 dwellings to some 340 dwellings since 1980.

5.2 The character is derived from the layout and the positioning of the large plots with the housing well spaced, and is not tied tightly to any particular architectural style. Despite this apparently random assortment, there are several key characteristics that are apparent throughout the village and these combine to create a strong identity throughout.

5.3 Development towards the east and north east of the village has been sporadic and includes converted farmsteads and development on demolished farm buildings, while some later estate-type infill development on the west of the village, although the denseness of this layout is not apparent from the main road. Such denser developments in small plots are not in keeping with the important large plots, well-spaced buildings and overall “ribbon development” character of Osgodby.

There is no one style of architecture, so the village is a mixture of building designs, but a commonality created by the scale, massing and positioning in the plot.

Osgodby does not have a village centre in the traditional sense because of the ribbon pattern of growth. Instead, there are three areas that contain community facilities, each playing a different role in the village:

Area One

6.0 The area around the garden centre and Rowan Buildings, where non-residents may consider the centre of the village as it supports commercial activity on the main A63. These buildings continue the layout of the village, as they are well set back from the road. The sheds and workshop buildings are well integrated through the use of brick facing.



6.1 St Leonard's Avenue on the right and Rhodes Terrace on the left were built in the late 1930's, constructed in a light sandy red brick, originally with rosemary tiles, many now re-roofed with red pan tiles. Front entrance doors feature an arched porch style entrance above. Car standing places have been made in many of the front gardens.



6.2 Further east, the Hull Road, Bennymoor Lane, William Road and Tune Street area has a mix of dwelling types, but a predominance of brick built semi-detached houses and bungalows with driveways, garages and off road parking are incorporated in the plot.



6.3 Among this mix are a small number of detached houses some with coloured render finish. Dwellings stand back from roadways, with well-stocked front and rear gardens. Red pan tile roofs and dark or painted wood and white or brown UPVC.



Top: The Garden Centre.
Middle top: St. Leonard's Avenue.
Middle bottom: Bennymoor Lane.
Bottom: Hull Road

Mostly red brick, with an obvious street layout and generous front gardens. Mature greenery is very important.



Area Two

7.0 The area bordered by the Wadkin Arms and junctions of Sand Lane, South Duffield Road and Old Cliffe Road and the village Institute. This area incorporates the bus stop, Parish Council and public notice boards and post box and is a destination for residents.

7.1 Houses here are low density with generally good sized gardens, well spaced and set back from highways or footways by long gardens. Garages and off street parking are available and trees and vegetation add to the variety of street scene. A mixture of bungalows, chalets, semi detached, and various sizes of detached 2 storey dwellings are found.

7.2 Finishes are usually in brick with pan tiles and windows and doors either white uPVC or darker wood. In this area are the few 19th century house and cottages in the village, now usually extended or converted. Some have been rendered and painted cream.

Top: Wadkin Arms Public House
Middle top: Rendered finish
Middle bottom: Old Osgodby Stores (now a dwelling).
Bottom: Osgodby Hall Gamekeeper's Lodge.

Buildings are mostly red brick, with an obvious street layout and generous front gardens. Mature greenery is very important. Older properties have a white rendered finish.

Area Three

8.0 The village pond and playing field area located at the junction of South Duffield Road and Back Lane provides informal leisure and recreation for local residents. Beyond the village pond, properties have been developed in ribbon along South Duffield Road in brick, but houses with some connection to the Hall estate i.e. the Lodge, Hall and Tower House employ cream coloured render. These houses are generally individually designed.



Top left: Playing field - open aspect of this area

Top right: Sand Lane

Bottom left:: South Duffield Road

Bottom right:: The Hollies – one of only two cul-de-sacs

Openness and greenery are very important in this area, developed astride roads that lead somewhere. Small clusters of similar houses or large individual properties form the ribbon-development .



Buildings in Osgodby

9.0 While national planning policy seeks to maximise the use of land and increase density, this must be done sensitively in a rural, low-density village. Open spaces and the surrounding countryside are usually both visible between buildings and this should be maintained through the use of larger than average plots; in general gardens take up around 75% of the plot. Typically, houses in Osgodby are low-density in large plots with spacious settings and a long set back from the road to uphold the established building line.

9.1 The most successful streets in Osgodby feature a meandering but easily identifiable front building line that forms an obvious street frontage. Crucially, neighbouring buildings differ, but maintain a common scale, massing and size, and this is a key aspect of the Osgodby street scene. A uniform development line would be conspicuous and create a barrack-like layout at odds with the existing street scene.

9.2 Dwellings are mainly semi- and detached units of one or two storeys, with square or horizontally-emphasised front elevations: this means that elevations are generally wider than they are tall. The majority of houses are two storeys high, but mixed with a good proportion of single storey and dormer bungalows. There are no three storey houses in the village, and utilisation of attic space should not lead to windows on the front roof pitch – this will maintain the horizontal emphasis. Large buildings are out of place in the village, but with careful design these can take on the appearance of smaller dwellings through the use of eaves and ridge height variation, annexes, and depth and shape. Such methods have been used successfully in several houses throughout the village.

9.3 Neighbouring buildings should not be identical and so to avoid an “estate appearance” there should be a mixture of finishes and a variation in eaves and ridge levels to help create a sense of gradual growth along the street, rather than a single large-scale development.



Top: A63 Hull Road. Middle: Tune Street – variety of design. Bottom: Hull Road 1930s style detached houses

9.4 Osgodby supports a wide mixture of density, size, style, architecture and materials used in the construction and appearance of its dwellings. Despite this, all development is of a relatively standard form of traditional brick and tile construction, and therefore the village is united in a broad character of different, but complementary sizes, styles and finishes. It is important that variety continues in the village, but that the basic village form and layout of the buildings is maintained to continue the harmony.

9.5 Osgodby features a number of buildings made in a dark red smooth faced brick. Some occasional use of a rough sandy red brick can also be found, as can some limited use of cream render

Right:: various houses demonstrating the different designs and materials, but also the commonality of size and massing.

Below: A wintry scene in Osgodby



9.6 Roofs are covered in red clay pan tiles or occasionally thin grey slates. Where rooms are incorporated into roofs, dormers or skylights should be to the rear to maintain the low building appearance of the street.



9.7 Window detail varies considerably, but white or dark timber is appropriate with a decorative brick or stone header and cill. Front entrance doors feature an arched porch that appears to have been replicated through the many building periods, creating an interesting feature in Osgodby.

9.8 The large gardens and narrow roads mean that the streets are relatively free of parked cars. In order to continue this important visual aspect, the maximum parking standards should be applied to ensure that the streets remain free of cars.



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;

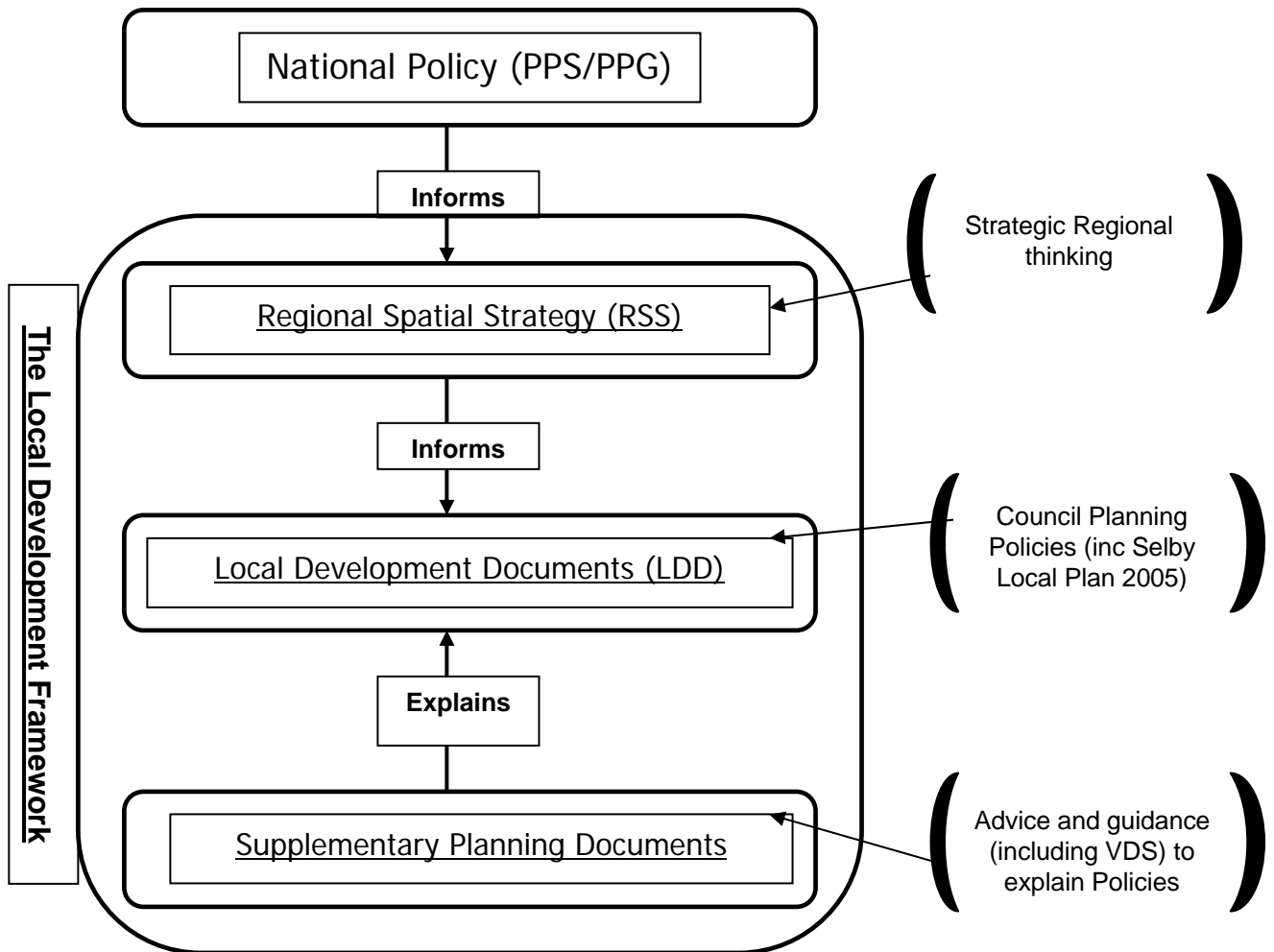
the potential loss, or adverse effect upon, significant buildings, related spaces, trees, wildlife habitats, archaeological or other features important to the character of the area;

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”

The diagram shows the hierarchy of plans.



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

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

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

Appendix B: General advice for prospective developers

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

General good design

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

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

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

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

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

The Planning Process

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

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

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

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

Repairs and maintenance of buildings

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

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

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

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

Highway and parking advice

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

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

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

Energy conservation and sustainable development

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

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

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

The natural environment

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

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

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

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



Flooding

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

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

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

Crime prevention

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

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

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

ACPO CPI

First floor,
10 Victoria Street,
London
SW1H 0NN
Phone: 0207 084 8962
Email: acpocpi@acpo.pnn.police.uk

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

NOTES





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

