

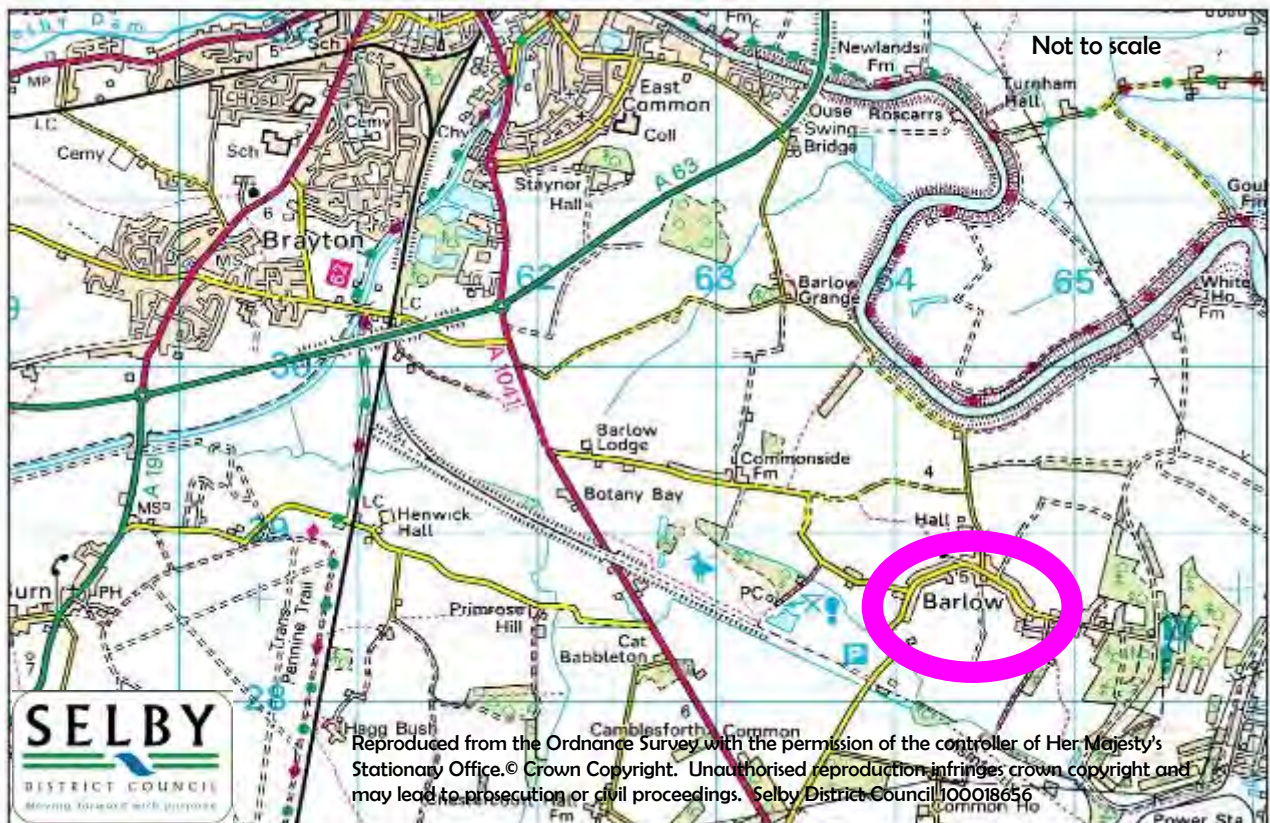
Barlow



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.
The Barlow Village Design Statement	1	
Introducing the village	2	
Map of character areas	5	
Summary of character	6	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.
Character Area 1: Village Centre	7	
Character Area 2: Mill Lane West and Park Lane West	9	
Character Area 3: Park Lane East and park Avenue	10	
Character Area 4: Stable Road	11	To provide design guidance for new development so that change is managed and development is in harmony with its setting.
Appendices		
What is a Village Design Statement and how do I use it?	12	To achieve a higher standard of sustainable design and where possible to enhance the local environment.
General advice for prospective developers	14	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 Barlow VDS

1.6 Barlow village is a farming community on the southern side of Selby Town. Lying close to the River Ouse, the village is a single street with a very small central green.

1.7 Individual houses have continuously been developed over the years in a piecemeal fashion until recently when volume house builders developed in the east and west of the village with more standardised designs and suburban layouts.

1.8 The traditional Selby style remains dominant and should be the influence in new individual or volume developments.

Introducing the village

2.0 Barlow can be found 2 miles south east of Selby off the A1041. The village is in a quiet rural setting, albeit the easternmost part which lies in the shadow of Drax power station. Barlow is located on top of an almost imperceptible hill, surrounded by flat arable farmland that stretches in every direction, and is prone to flooding. The main access to the Barlow is by narrow winding roads from the A1041 into the western end of the village. All traffic must pass through the village to get to the main road network as there is no through route.

2.1 Barlow village is linear and runs from east to west firstly in an arc to the very small village green, and then a straight road that terminates at the gates of Drax Power Station. Development lines each side of the road in a ribbon layout, where individually designed houses face the street but have open fields behind. Some development has "filled in" many of the gaps between buildings which increases the density, but does follow the natural ribbon style layout. Each house is different which continues the Barlow one-at-a-time style. Some more recent development introduced garden and backland development, however this is at odds with the character of Barlow.

2.2 The "old" village is clearly visible as it features several farms clustered around the green, and is mostly composed of older houses. As development has occurred, less interest in the local character has been shown and more standardised designs have been used, particularly in the eastern end of the village. For the most part the designs reflect the tastes of the period.

2.3 In terms of character, the village can be split into four Character Areas. Each has a layout, materials and style that are separate from the neighbouring character area. In terms of future development, it is envisaged that the original style of Character Area One informs the design.

History

2.4 Little can be seen now of the history behind Barlow, in the medieval times the name "Berlai" is of Anglo-Saxon origin, the name can be found in the Domesday Book of 1086. 'Berlai' derives its first element from the Olde English pre 7th Century "bere(n)" meaning barley, plus "-leag", a clearing, hence, "clearing where barley grew".

2.5 Though the remains of the medieval village of Berlai adjacent to the current Barlow Village are gone, English Heritage gives the site protection as it is now a 'Scheduled Monument'.

2.6 Over the years Barlow has been the site of a brickworks, racehorse training facility, an airship factory, and a Royal Ordnance Depot, which included a Prisoner of War camp. Some of the houses towards the end of Park Lane, including the village club, hall and playing fields were part of the Royal Ordnance Depot.

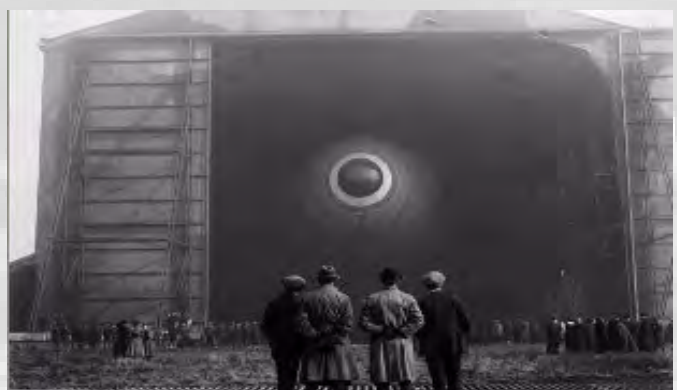
Airship Factory

2.7 In September 1916, the German Zeppelin L-33 was brought down at Great Wigborough, Essex. The German pilots failed to destroy the L-33 therefore the airship fell into the British hands. The L-33 was virtually intact and the engines were undamaged, giving the British the opportunity to look the technology.



2.8 British designers adapted their own airship plans to include what the Germans had done so successfully, and this enabled the design teams to produce near copy designs for the R33 and R34. The R33 was allocated to Armstrong and Whitworth at their Barlow works.

2.9 Construction of the ship did not commence until the summer of 1918. The ship measured almost 196m (643ft) in length, and travelled at a maximum speed of 62 mph.



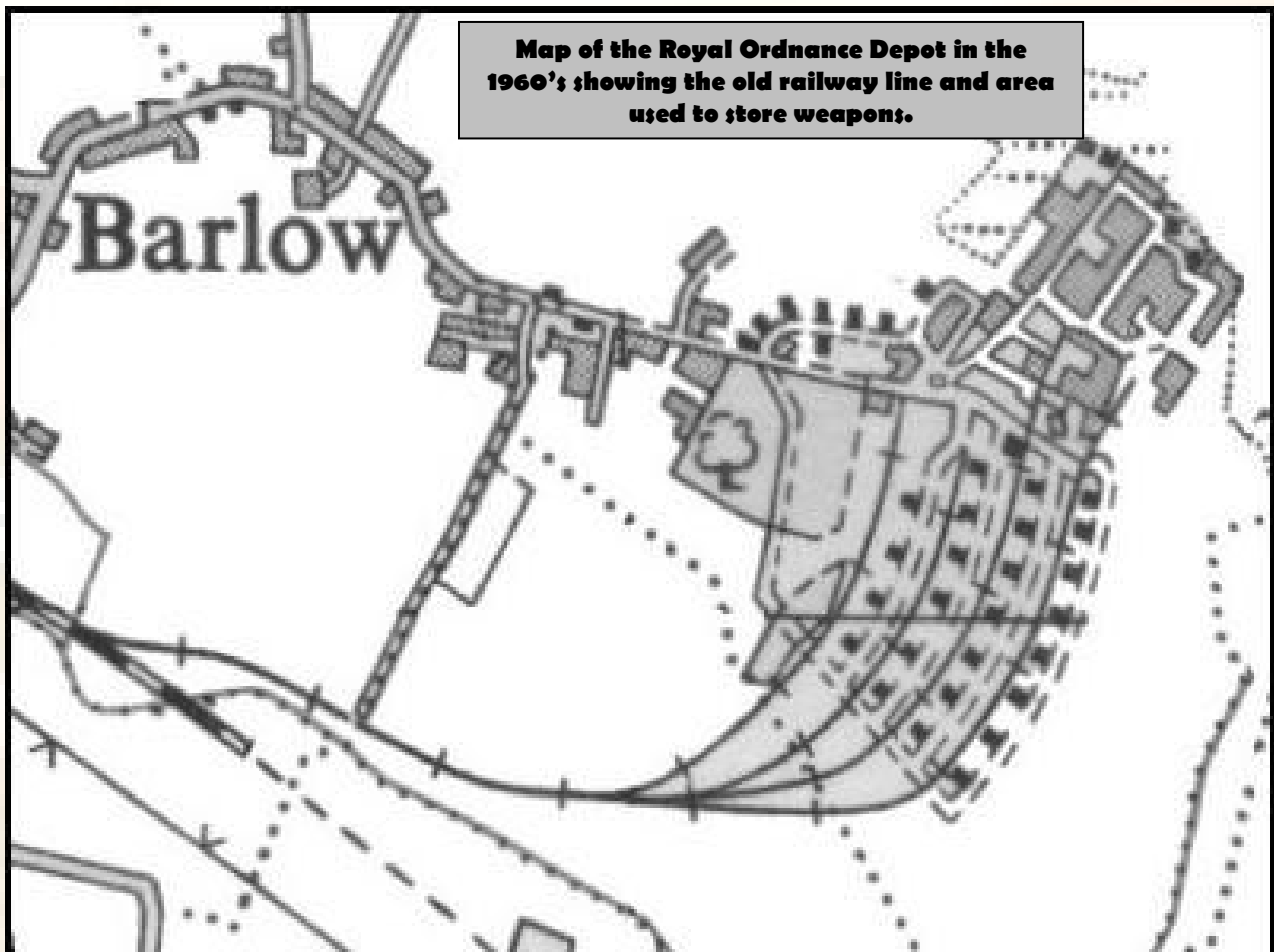
Introducing the village

Royal Ordnance Depot

2.10 Situated at the end of Park Lane lies the area which was once the Royal Ordnance Depot. The area included some dwellings (located on Park Lane and Park Avenue) for officers, and brick dormitory and mess blocks for the lower ranks, two of which survive as the village hall and the Village Club (members club), with playing fields and children's play area to the rear. Parts of this area now belong to Drax Power Station who has converted a former area for waste products to a nature reserve and walks.

The Selby to Goole Railway Line

2.11 Selby to Goole line was opened for freight traffic in December, 1910, and later for passenger traffic in May 1911. The line served a vast amount of low-lying agricultural country stretching from Selby on the north-west to Goole stopping at various villages including Barlow, Drax, Airmyn and Rawcliffe. Part of this line now is used to transport coal and biomass products into the Drax Power Station



Introducing the village

Barlow Common and Nature Reserve

2.12 For centuries, Barlow Common was used by local people for turning out cattle, pigs and sheep to graze. The land value fell to almost nothing during the agricultural depression and it was acquired by the local railway company in 1908.

2.13 In 1983, British Rail set about reclaiming the land by covering the former tip with clay excavated from nearby fields. Selby District Council acquired the site in 1986.

2.14 Remnants of the original common can be seen around the northern and western margins. This consists of maturing oak, birch and willow woodland, marsh, and four large ponds with a reed bed, significant for its breeding Reed Warblers. Two of these attract wild fowl and migrating waders, and over 130 other types of birds have been seen at Barlow Common.



2.15 Barlow Common was declared a Local Nature Reserve (LNR) by Selby District Council, in consultation with English Nature (now Natural England), in March 2002. This important status recognises its special interest and the conservation of wildlife and habitats to safeguard their future.

Important Buildings

2.16 Barlow Church is a grade II Listed church slightly out of the village down Brown Cow Lane. This small quaint church is a chapel of ease linked to Brayton Parish Church, and can be dated back to around the 17th century. The church is constructed from red brick and a pan tile roof, with brick coped gables and dentilated eaves band with small lattice lead windows. The church is set back from the main road and sits within a small plot of mature vegetation.



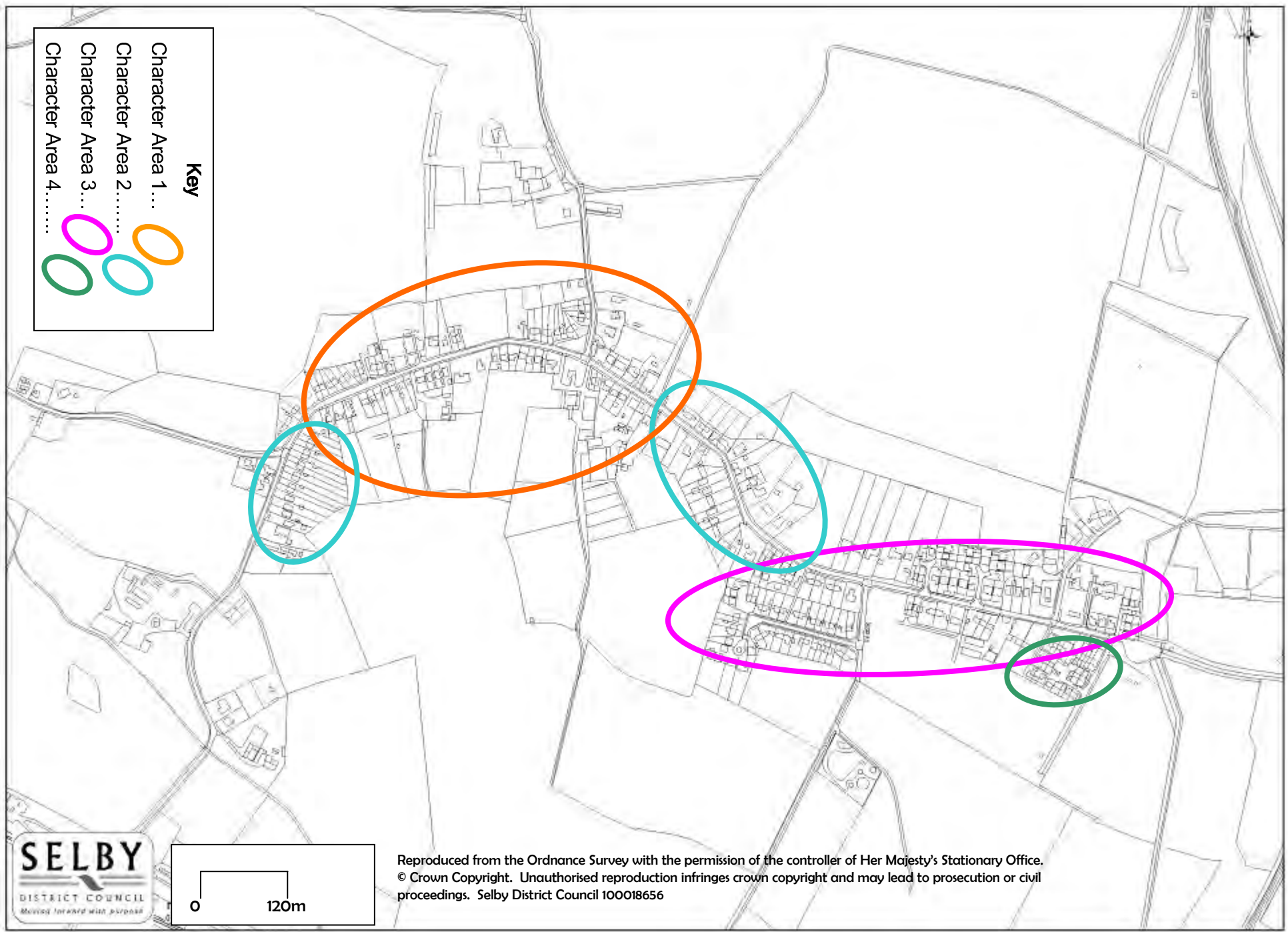
2.17 The small village primary school, a voluntary controlled church school, is located in Park Road, is a single storey 1970's building of wooden construction.







Barlow Character

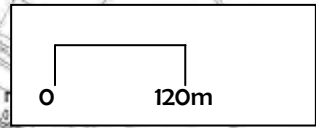
2.18 Barlow village is a mixed settlement with four main character areas, one being the main core of the village with converted buildings, other character areas are made up of several standardised infill estates, or linear development throughout. The VDS encourages future development to maintain the traditional character and to avoid development of "anywhere" housing.

2.19 The village extended slowly along Barlow Common Road and Park Road over the years. Here more variation in the basic architecture is found, but the same principles of ribbon development, individual houses, red brick and pan tile remain.



Key

- Character Area 1... 
- Character Area 2... 
- Character Area 3... 
- Character Area 4... 



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Summary of Character

Character Area 1: Village Centre

- Open fields, dense vegetation and trees
- Grass verge
- Detached/semi-detached
- Individual style
- Large plots generally equally sized
- Gabled roofs; several gable-on to the road.
- Building line varies
- Various house types
- Bungalows and 2-storey houses
- Length of front garden varies a lot.
- No two houses alike
- Ribbon development, individual houses,
- Dark red brick
- Red pan tile.
- Windows multiple panes in all shapes and sizes, generally small windows
- Large expanses of plain brick walls.
- Chimneys vary, but generally over-sized

Character Area 2: Mill Lane West and Park Lane West

- Only one or two house styles repeated
- Bungalows.
- Alternating adjacent bungalow's orientation by 90 degrees.
- Ribbon layout
- Same materials as village centre
- Building line simple
- Linear
- Long front and rear gardens
- Established tree and hedge vegetation
- No dormers facing the road, but several rear dormer windows

Character Area 4: Stable Road

- Dense courtyard development
- Two and three storey dwellings
- Various coloured render and brick
- Red pan tile roofs
- Chimneys
- Houses face outward
- Long front gardens in woodland
- Individuality of design and style

Character Area 3: Park Lane East and park Avenue

Carr Lane/Park Avenue

Uniformity and repetition in plot size
Uniform front garden size
Single house design in each street
Hipped roof shape
Front porches
Dominance of rendered houses.

Park Lane East

Style and layout is mixed
Linear layout continues with detached, semi - detached, bungalows, short terraces of cottages
Pale pink brick
Red tile roof
Chimneys
Uniformity in plot layout and size
"National" or "anywhere" style.

Character Area 1: Village Centre

3.0 This Character Area covers the core of Barlow village which includes Brown Cow Road, and some of Park Lane. The area is defined by open fields, dense vegetation and trees which penetrate into the street and breaks up the building line. The nature of the road continues to curve and becomes slightly narrow with grass verge and a single footpath either side.

3.1 In the middle of the village, the houses on the north side follow a curve different to the main road, creating a very small village green. Brown Cow Farm can be seen on this junction, this building is one of a few buildings scattered throughout Barlow showing the original form of houses in Barlow.

3.2 Houses are mostly detached/semi-detached dwellings. The dwellings are individual in style, set in large plots off the main road. With simple gabled roofs, Barlow varies from other settlements as several of the houses are gable-on to the road.

3.3 The building line varies more significantly here, although plots are generally equally sized. There are a various house types including bungalows and 2-storey houses, with several original cottages nestled in between these. The length of front garden therefore varies a lot.

3.4 Development has occurred through the replacement of houses or the selling of land over time. Keeping the individuality of dwellings with no two houses being alike enhances the character of Barlow.

3.5 The village extended slowly along Barlow Common Road and Park Road over the years. Here more variation in the basic architecture is found, but the same principles of ribbon development, individual houses, red brick and pan tile remain.



Character Area 1: Village Centre

3.6 Construction is mostly a dark red brick with a red pan tile. Windows are multiple panes in all shapes and sizes to most elevations. However they are generally small windows with large expanses of plain brick walls.



3.7 The roof shapes vary in style with the majority being of gable construction. Roof windows are not a common feature, and only then they are small roof lights. Dormer windows are absent from this area, keeping the roofscape simple.

3.8 Chimneys vary with the shape and style of the host dwelling, but are mostly larger than the modest houses would suggest is necessary.



Character Area 2: Mill Lane West and Park Lane West

4.0 These small areas are the first developments that introduced large scale housing instead of doing them one at a time. Therefore there are only one or two house styles that are repeated which are alien to the rest of the village.

Park Lane West (bottom)

4.1 The western end of Park Lane which borders Character Area 1 is a short development of bungalows. The illusion of greater variety is demonstrated here by alternating the orientation of each bungalow by 90 degrees. In other respects the development continues the ribbon layout, materials etc of the village.

Mill Lane West (top)

4.2 Mill Lane is one of the main entrances to the village, on a slight incline with open views. The development is a small row of bungalows that keep the building line simple. Built in a linear fashion they have long front and rear gardens, off street parking and established tree and hedge vegetation.

4.3 The bungalows are of 20th century construction with a mixture of red brick and cream render, some are gable fronted. There are no dormers facing the road, but several have rear dormer windows. There is a footpath on both sides of the road; Mill Lane joins Park Road into Barlow village.



Character Area 3: Park Lane East / Park Avenue

Carr Lane/Park Avenue

5.0 These houses maintain the scale and massing of the older part of the village, but they introduce uniformity and repetition in plot size, front garden size and house design. The oldest of these were built as staff accommodation for the former Ordnance Depot. Also new to the village is the hipped roof shape, front porches and a dominance of rendered houses.

Park Lane East

5.1 The style and layout of dwellings in Park Lane East is mixed. The linear theme was originally continued with a number of detached, semi-detached houses and bungalows, and short terraces of cottages (some later extended, of varying ages and styles, with varying sized gardens). However, since 2000 there has been substantial development of this part of the village.

5.2 There has been infill development of the limited area of land between Park Lane and Park Avenue in the form of a small cul-de-sac development off each of those two roads. These properties are in a paler colour brick with a red tile roof and chimney. These complement the older (and extended) semi-detached cottages next to them in Park Lane.

5.3 At the eastern end of Park Lane there is a small development of similar houses again has uniformity in plot layout and size. The brick used in construction is a lighter pink than the older part of the village.

5.4 At the end of the village lies a recent development which has not followed Barlow's form, instead being built in a "national" or "anywhere" style. In particular it has introduced alien roof forms such as dormer windows that give a vertical emphasis to elevations instead of the more traditional horizontal emphasis. The linearity of Park Lane has also been eroded by developing in the rear of the plots with the same type of houses instead of reducing the rear ones to emulate local farm buildings.



Character Area 4: Stable Road

6.0 Another development post-2000 is at Stable Road. This differs from the rest of the village in that it forms a dense courtyard development due to its unique plot of land bordered by existing properties, Park Lane, the Drax nature reserve and the village playing fields.

6.1 The development incorporates two and three storey dwellings in various coloured render and various colours of brick, with red pan tile roofs and chimneys to reflect the traditional ribbon approach of the older part of Barlow.

6.2 Houses face outward on to Park Lane where there are long front gardens in a woodland atmosphere in keeping with the rest of the street, or on to woodland of the nature reserve or Stable Road or the playing fields where there are only small gardens. The development maintains the individuality of design and style of dwellings in Barlow, mixing a traditional appearance with modern large house needs.

6.3 Some alien features are present, but these are well integrated into the overall variety of styles so they blend well in to the Barlow street scene.



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:

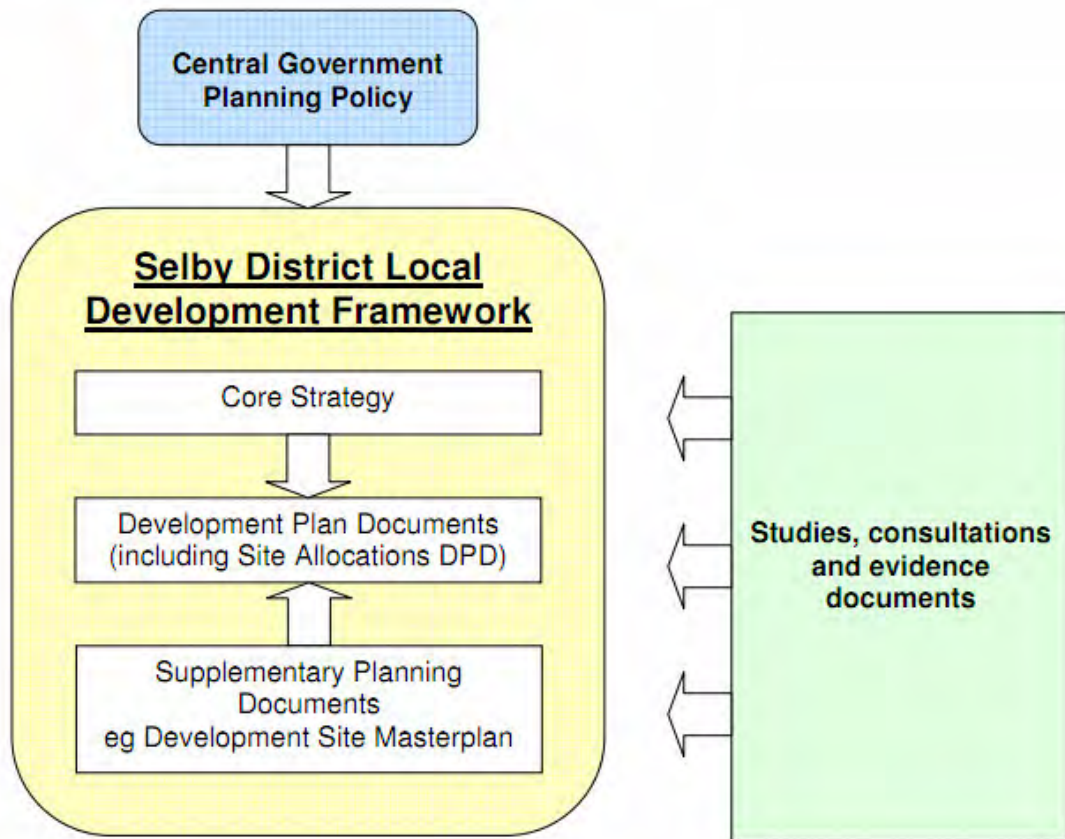
“ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of

- 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.

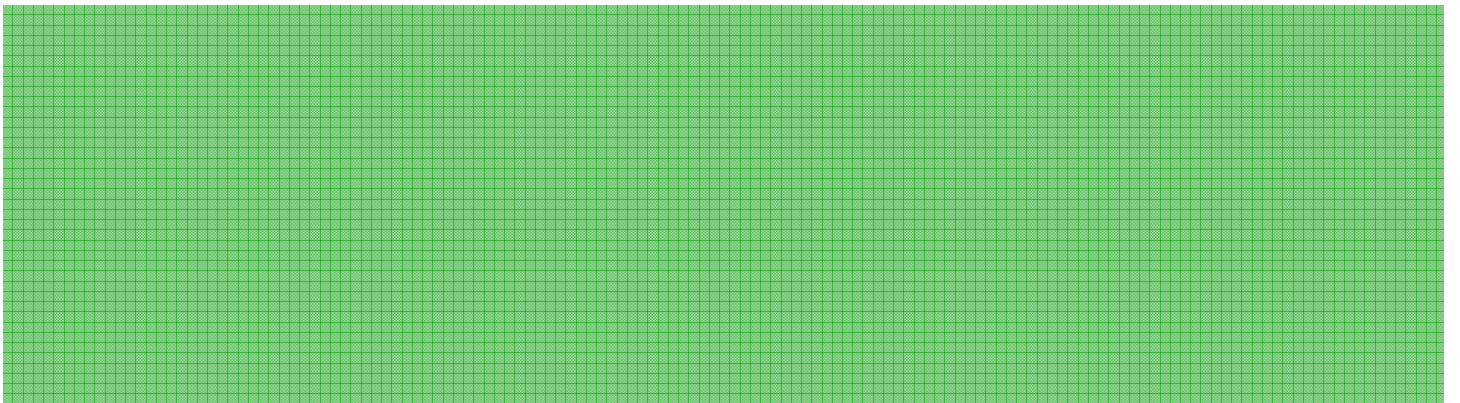
B24 Water storage capacity is particularly important; hard landscaped areas such as paved parking areas and driveways should be avoided, instead a permeable surface such as gravel is able to absorb water much more easily and hold it, prevent it escaping and building up elsewhere. It will also slow any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

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