Riccall

Village Design Statement
Supplementary Planning Document
February 2012

SELBY
DISTRICT COUNCIL
Moving forward with purpose

LDF LOCAL
DEVELOPMENT
FRAMEWORK

Contents

VDS Objectives

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

Not to scale

North

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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 Riccall VDS

1.6 Riccall is a traditional Selby village set at the junction of the main Selby-York road (A19), and the Cawood-Bubwith Road. Recently bypassed the village has adjusted and reverted to its quiet agricultural character.

1.7 The traditional architecture around a wide main street and small village green remains, but more recently development has elongated the main routes into the village in a ribbon style. More recently still, volume house building has suburbanised Riccall with numerous infill developments of between 10 and 100 houses.

1.8 The character of Riccall remains very strong, and modern development should adopt those strong local features of layout, materials and details, and avoid the use of "anywhere" development styles. As such, the Riccall VDS concentrates on the traditional core of the village.

VDS and Conservation

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

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

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

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

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

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

Map shows extent of Conservation Area in blue, and any Listed Buildings and Scheduled Monuments in red.
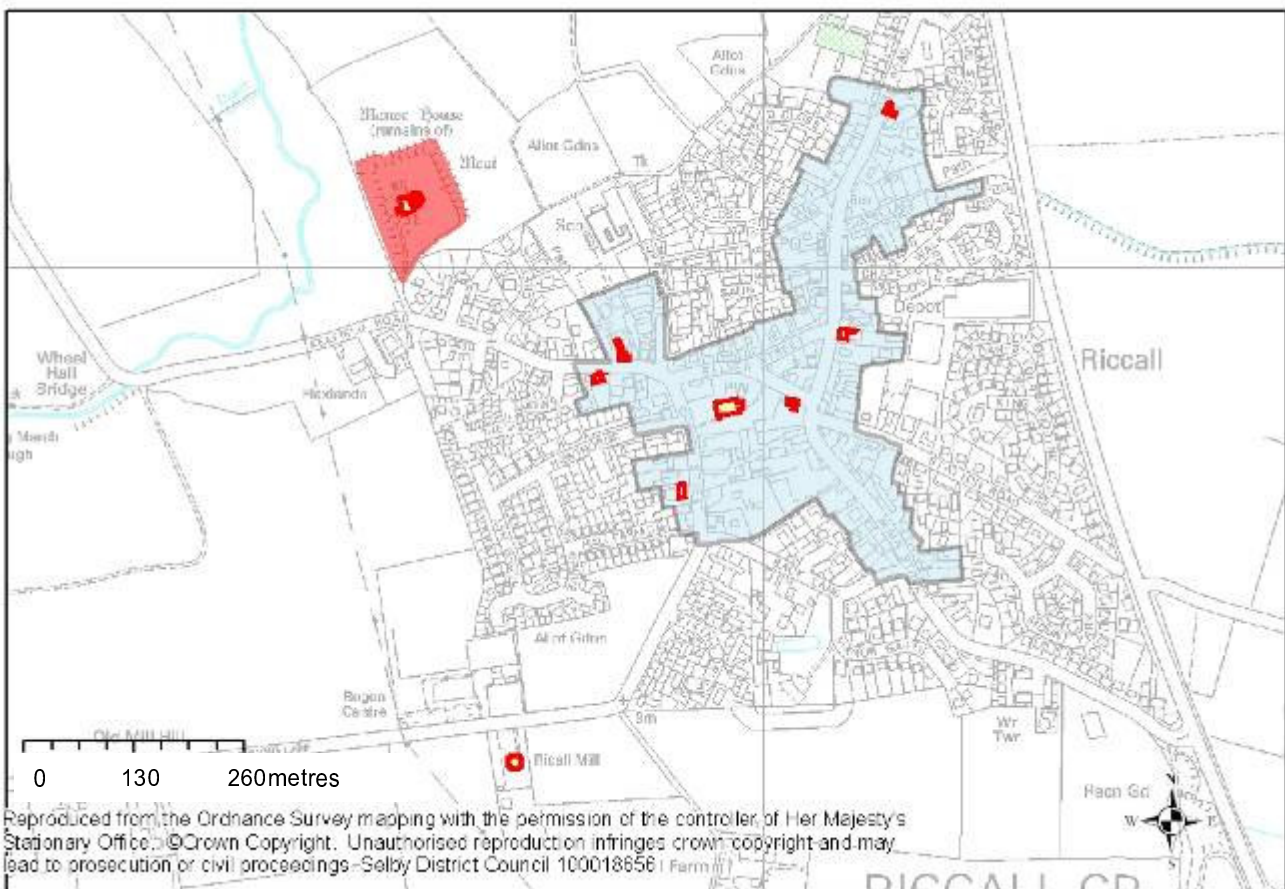
2.0 Riccall village is located some 8km north of Selby to the west of the current A19. The village has been bypassed as the new road follows the former railway line to York. North of Riccall, the road bends eastward off the old railway line and rejoins the original road route to Escrick. A footpath and cycleway continues along the railway line and links the village to the heart of York city centre.

2.1 The village is based on farming of the fertile alluvial soils that surround it on three sides. Main Street lies around 1km to the east of the River Ouse on slightly elevated land (around 8m above sea level).

2.2 The early growth of the village took shape in a rough square surrounding the church and along the main roads to York, Selby and Cawood. The village now features a central triangular village green, extending along the three main routes in a "ribbon" layout. Riccall has now expanded on all sides in to several post-war suburban estates, most significantly due to the coalfield expansion in the 1980s.

2.3 There are many landmark buildings in the village, some are listed and many others retain their character with skilled conversion and careful modernisation.

2.4 The boundary treatments through Riccall village are consistent, being made by a low brick wall with piers and a box hedge atop. Another important feature to this village is the mature trees particularly in the more developed areas creating landscape features. Together these green additions soften the view and help to merge the old and the new areas of the village together.

History of Riccall

2.5 Riccall village was first established as an Anglian settlement as it is thought that ancient king of England, Harold Hardrada landed in Riccall before marching on to fight in the battle of Gate Fulford and Stamford Bridge in 1066. The village is close to the river Ouse, developed on land slightly above the floodplain, with streams and dykes forming much of the village boundaries.

2.6 Development in the last century was confined to the west due to the presence of the York-Selby railway line on the east. The railway opened in 1871, passing under the main road south-east of the village and over it at a level-crossing north of the village. The train station was erected on Riccall common, later to be known as Station Road. With the arrival of Selby Coalfield the line was closed, and its route past the village occupied by the bypass road.

2.7 On the opposite side of the A19 to the village is Riccall Common (also known as Skipwith Common) where a former RAF Airfield was built in 1942; it was closed to flying in 1945 but derelict runways and buildings remain with some buildings being used for agriculture and other business uses.

2.8 In the early part of the 18th and 19th century Riccall was a thriving village with numerous public houses and shops including a Co-operative Society founded in 1878. There are still some amenities remaining with convenience stores, restaurants, and public houses.

2.9 Riccall village is one that has stood the test of time, becoming an established medieval settlement, incorporating the rail networks, the erection of an airfield during the 2nd world war, through to the introduction to coal mining in the 1980's. The village has also seen large estate developments erected from the 1970's to the present day. Throughout all this development the main character areas and historic buildings still remain. Riccall benefits from having a variety of open spaces including allotments these enhance the character areas of the village.

Important buildings in Riccall

2.10 Hawthorn Farm is a grade II listed building, built in the early 18th century. Constructed from pinkish-brown brick with cast tile roof with multiple 9-pane Yorkshire sashes. 3-course first-floor band. Ridge stack.

2.11 Number 10 Church Street is a grade 2 listed building, built in early 18th century and constructed from pinkish-brown brick with pantile roof. With multiple pane wooden windows, brick dental course to the eaves band. Swept roof. Brick coping to gable ends. Ridge stack.

The Manor House (formerly known as The Vicarage or Old Prebendal Manor), on Kelfield Road is a Grade II star listed building. This property is now a house with grand tower and turret of 14th century origin. Constructed from pinkish-orange bricks and Welsh slate roof. Windows vary with some early lancet windows to first and second floor, and to the rear is a star turret, slit windows, with a stain glass window dated 1696.

2.12 The Windmill on Landing Lane was constructed in the late 19th century. Built from pinkish-brown brick with concealed roof. With original windows featuring openings under segmental arches.

2.13 The Red House on Main Street is a Grade II listed building built in the early 19th century. Constructed from reddish-brown brick in Flemish bond with Welsh slate roof. This unique building has 12-pane sash windows, the fluted wedge lintels with fluted keystones and hipped roof, and tall multiple chimney side stacks, adding to the character and charm to the village.

2.14 Riccall House (No 78) Main Street is a Grade II listed building constructed around the early 19th century. With pink-brown brick in Flemish bond with ashlar dressing and pantile roof. Featuring 12-pane casements throughout with ashlar sills and fluted wedge lintels with keystones. Hipped roof, and chimney stacks to the rear.

2.15 Bangram Hill Farmhouse, York Road Grade II listed building, probably originally a farmhouse and cottage, around the late 17th century. Constructed from pinkish-brown brick, with pantile roof and short chimneys. Timbers windows to the ground floor are 6-pane sashes. The first floor has 4-long pane Yorkshire sashes which break up the dentilled brick eaves band.

2.17 The ancient parish church of St. Mary, Riccall is closely bound to village history. With evidence of an older Saxon Church being replaced by a Norman building. St Mary's built of local Tadcaster magnesium limestone, and welsh slate roof , is mentioned in the Domesday Book.

2.18 A low three stage tower was added in 1180 AD - the belfry has four Norman double window openings. Later additions and alterations including restorations of 1864-5, rebuilding of the west tower, south aisle wall and building of a porch.

2.19 The most treasured feature is a beautiful doorway (dated 1160 AD), the arch of which has four bands of richly carved figures and symbols - with some beakheads displaying a Viking influence.

2.20 The Regen Centre on Landing Lane, opened in 2000 this is a modern community centre with excellent facilities for community groups and visitors provides, sport facilities, crèche, meeting rooms for hire.

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Character Area 1: Riccall

• Detached houses with some irregular terraces and semi detached houses
• gable roof with front-facing eaves, with the occasional hip roof.
• houses set behind short front gardens with low hedgerow or brick wall
• large gardens in various sizes to the rear
• constructed in a light brown-orange brick
• decorative brick detail such as dentil coursing to the eaves or tumble brick work to the gables.
• no two properties having quite the same brick
• gable walls tend not to feature windows above ground floor
• footprint of buildings generally rectangular with few protruding extensions
• strong horizontal emphasis (buildings wider than tall)
• two storey construction,
• no roof windows
• variation of ridge and eaves heights
• Chimneys short but wide, lots of pots, often decorative.
• orange pan tile,
• stone ridges and water tables constructed from thin stone are occasional
• multiple pane vertical sash and soldier brick lintel and stone cill, or Yorkshire sash and arch brick lintel
• canted brick cill set into the wall.
• four and six panel doors, or braced and battend plank
• semicircular or three pane Fanlights
• stone door step

Character Area 2: Station Road

• strong building line set back from the road
• large front garden
• mature hedgerows with the occasional red brick wall and timber gated frontage. Providing grand entrances to these properties.
• properties face the street, the detached properties are large individual villas or large semi-detached properties, with the occasional bungalow.
• constructed in red, pink, or an orange brick
• no two properties are alike.
• Windows are white, multiple pane, either vertical or Yorkshire (broad) style. Upper windows are directly under the eaves.
• ground floor windows are either bow with hip roof, or flat with decorative header and cill.
• Doors either four or six panels, with arched top or fanlight.
• decorative surroundings and brick porches/ canopies common
• Hipped roofs in brown or red/orange clay pan tiles or Rosemary tiles
• Eaves over hang
• timber fascias & soffits
• Chimneys are tall with short, plain pots

Riccall's core area has a strong traditional character. Gradual development over time have begun to elongate the main area along main roads. More recently, post-war suburban developments have filled in the areas around to square off the village

Selby Road Area lies across the A19 bypass

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0   100m

3.0 The bypass has left a crescent-shaped, meandering Main Street (dark green on the map), 3 main ribbon routes (shaded light green) with individual large detached houses, or short irregular terraces. The houses facing inward along the street scene are surrounded by farms, and more recently suburban development.

Street Scenes

3.1 Detached houses are widespread in these areas (Main Street, Church Street, Back Lane) with some irregular terraces and semi detached houses that break up the street scene slightly. In these locations a gable roof is most common with the occasional hip roof. Most of the eaves are front facing onto the street. Houses are set behind short front gardens and a low hedgerow or brick wall to the front, with large gardens in various sizes to the rear. The building line is irregular along this meandering street, as some houses are staggered. Overall however there is an obvious line. A wide footpath is found on both sides of the road.

Materials and Features

3.2 The dwellings in this area are constructed in a light brown-orange coloured brick featuring decorative brick detail such as dentil coursing to the eaves or tumble brick work to the gables. With no two properties having quite the same brick, this adds to the unique character of this area.

3.3 Gable walls tend not to feature windows above ground floor. Building footprints are generally rectangular with few protruding extensions or wings. There is a strong horizontal emphasis where buildings are wider than are tall, with many double-fronted.

3.4 Houses are of two storey construction, with no roof windows but the slight change in building size results in some variation of ridge and eaves heights, adding to the variety in the street.

3.5 Chimneys are short but wide, with lots of decorative pots. Roof materials are mainly orange pan tile, with the occasional purple slate.

3.6 The occasional shallow pitch with raised gable and corbelled kneeler is evident. Other detail features along the street include stone ridge, with some properties having water table constructed from thin stone. There are no ostentatious designs, but many are well kept, neatly detailed and have a smartness beyond neighbouring villages.

3.7 Windows are multiple paned vertical sash with soldier brick lintel and stone sill, or Yorkshire sash window with arch brick lintel and canted brick sill set into the wall.

3.8 Traditional door styles in Riccall include four and six panels, as well as braced and battened plank doors. Three pane or semicircular fanlights are a dominant feature. Entrance doors are often beneath lean-to canopied porches or arched brick headers. A stone step is very common.

Other characteristics

3.9 By evening Riccall is dimly lit, adding to the charm of the historic village, the street furniture is unusual and probably unique to the village such as the old disused telegraph poles recycled as street lights along Main Street.

Selby Road Area

4.1 The A19 by pass has separated this area of Riccall leaving a quite secluded section of the village. This area known as Selby Road can be found on the right hand side of the A19 heading north towards York.

4.2 Selby Road is generally straight with slight curve at the northern approach where the road gently curves in a wide sweep into the countryside. The road is lined with various trees and mature hedges, with wide road and footpaths with a grass verge on either side.

4.3 With a strong building line set back from the road the properties benefit from large front garden with extensive lawns and mature vegetation is the common theme for this area,

4.4 The majority of properties face the street. Mostly detached, the properties are large individual villas or large semi-detached properties, with the occasional bungalow.

4.5 The boundary treatments in this area are mainly mature hedgerows with the occasional red brick wall and timber gated frontage. Many have grand entrances and driveways.

4.6 The detached dwellings in this area are constructed from red, pink, or an orange brick but no two properties are alike.

4.7 The semi-detached houses are unusually large and imposing, but they fit in well along with the attractively detailed detached properties.
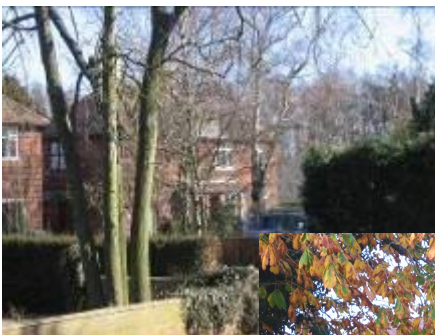
4.8 Windows are white, multiple pane, either vertical or Yorkshire (broad) style. Few feature a header at the first floor as they are directly under the eaves. The ground floor windows are either bow shape with hip roof, or are elaborately detailed within the wall with decorative header and cill.

4.9 Traditional door styles in Station Road include four and six panels, with arched top or fanlight. The front doors have decorative surroundings and frequently brick porches/canopies.

4.10 Hipped roofs in brown or red/orange clay pan tiles or Rosemary tiles appear most common along this leafy street scene. Eaves generally over hang, most have timber fascias & soffits, but older properties have flush fascias. Chimneys are tall with short, plain pots, but heights vary considerably. Dormer windows or roof lights facing the street are not common in this part of the village. Roof pitches are generally about 35 to 45 degrees pitch.

4.14 Spaces between dwellings vary but there is sufficient land providing ample off street parking.

4.15 Heights of properties are generally similar apart from several bungalows built in between two storey houses.

5.0 Several suburban type estates from the 1970's through to the present day effectively quadruple the size of the village by surrounding the original part of Riccall.

5.1 Various similar bungalows, dormer bungalows and 2-storey houses have been constructed with little acknowledgment of the Riccall character. This large scale expansion by volume house builders has - like most places in the United Kingdom - eroded those traditional local features identified in this document. It is not to say that these dwellings are bad, it is merely acknowledging that they are 'anywhere houses' and do not reflect local character.

5.3 Mostly built in a standardised distributor road with cul-de-sacs layout, these estates feature very similar houses with few architectural flourishes. Having matured and been individualised over the years, the street scene has acquired some variation to soften its effect but the lack of Riccall character cannot be ignored.

5.2 In future development more of the traditional features and layout could be incorporated without slavishly copying the designs.

Saunters Way/Elms Close – 2-storey semi detached houses, with dark pantile roof, white multiple paned windows with garages. Small front gardens low walls and hedge boundaries.

Northfield Lane/Pinfold Close – bungalows, 2-storey semi / detached houses. dark pantile roof with white multiple pane windows and doors. Small front garden plots.

Holmes Drive/Lucerne Close – 2 storey detached houses and bungalows with small front gardens. Dark pantile roof dark brown, wooden multiple pane windows and doors.

Chapel Walk – 2 storey detached and semi detached houses. Materials red brick and dark pantile roof. Windows multiple pane and doors dark brown. With small front open plan gardens .
Manor Garth – large plots with large front gardens. With bungalows and 2-storey detached houses. Materials pale brick / stone and pantile roof. Multiple pane windows with wooden doors.

Nova Scotia Way – Bungalows and 2 storey detached houses. roof dark pantile and white wooden multiple pane windows and doors. Small open plan front gardens.

Chestnut Terrace – 2 storey terrace housing with red pantile and red brick. large front gardens with hedge and fence boundaries.

Landing Lane – Mix of semi detached house, terrace and bungalows. Brick is the common theme for this area with some houses painted white, Small front gardens .

Viking Drive – 2 storey Semi-detached housing with some bungalows, pantile roof , with wooden doors and some general green public areas with seating. Small front gardens.

Hall Farm Close – 2 storey detached houses constructed from red/pale brick with dark pantile roof. With wooden multiple pane windows / doors. Small open plan front gardens.

Ash Grove – 2 storey semi detached houses. Wooden multiple pane windows and doors small trees, bushes and hedges in small front gardens open plan gardens.

Hawthorns – Bungalows, mixed with 2 storey semi and detached properties. Pantile roof, with multiple pane windows and doors. Small front gardens, with vegetation .

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.
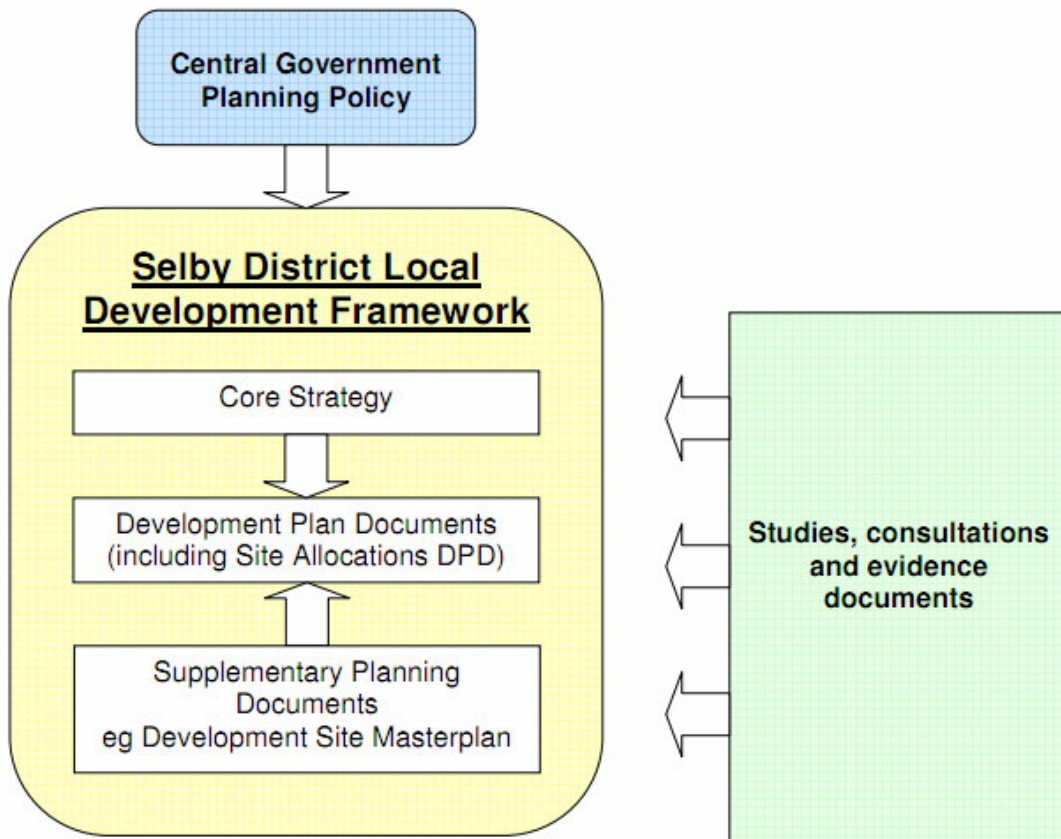
A6 When preparing development proposals, the developer should refer to this VDS in a "Design and Access Statement" to demonstrate how its advice and guidance has been used.   This will help people understand how a particular design for the development has come about.   Where a site lies on or near the "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 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.

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.

<u>General good design</u>
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.

<u>The Planning Process</u>
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

<u>Repairs and maintenance of buildings</u>
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.

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.

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.
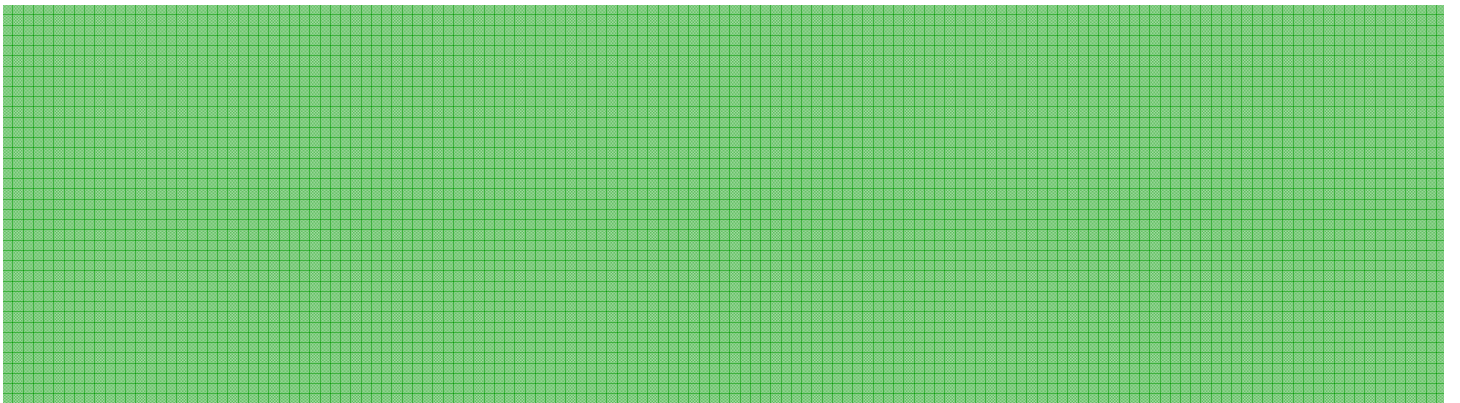
Selby District Council

Civic Centre

Doncaster Road

SELBY

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