

SOUTH CAVE PARISH COUNCIL

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Forward Planning
East Riding of Yorkshire Council
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8th September 2010

Dear Mr Hunt

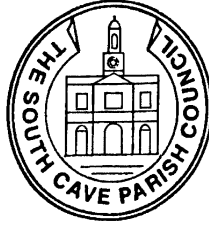
'Making it Happen' The East Riding Local Development Framework, Core Strategy Preferred Approach and Allocations DPD Potential Sites Consultation – South Cave

South Cave Parish Council has now considered the draft information published by East Riding Yorkshire Council and we would like to thank you for agreeing to the extension of our response deadline. We enclose our response to the Core Strategy, Allocations DPD potential sites, a completed SHLAA pro forma based on ERYC methodology, a pro forma questionnaire carried out by the Parish Council in July 2010 as part of this process, together with an analysis of the returns, photographs and copies of residents' letters.

Our major concerns are;

South Cave as a Supporting Village

1. ERYC Methodology – South Cave is not a remote rural village. South Cave being less than 2 miles from Brough should be excluded along with other West Hull villages from the search for RSCs/SVs at stage two. More sustainable villages have been ruled out using current methodology – these villages involve less travel to the main hubs of Hull and Beverley.
2. 83.5% of respondents to our survey disagreed with the need to build a further 65 dwellings and 70.6% did not want any new dwellings built at all, with 22% wanting less than 30 dwellings.



Flooding

1. South Cave village topography is currently not conducive to further large development. Pluvial runoff from three sides has caused flooding and sewage overflows in the past. South Cave lies in a valley running east to west causing all rainfall to flow westwards through the village. Development of all of the proposed sites will affect areas further to the west of the village and potentially create further flood risks in the current zone 3 flood risk area. The SHLAA methodology does not address such issues. Flooding was a concern of 18.8% of respondents to our survey and 99.3% thought development should not take place where it increases flooding risk to other homes. No development should be considered until flood alleviation plans have come to fruition.

Sustainability

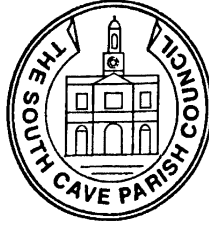
1. The use of and reliance on private motor cars is shown to be prevalent within South Cave (1.6 cars per household with 77.2% travelling to work in a car and 95.4 % shopping outside the village using the car) and further development will exacerbate the issue.
2. The size of South Cave means there is an inability to increase public transport.
3. There is no direct rail access as a sustainable form of transport and those that do use the train use the car to get there (81%) .
4. Further development in South Cave will not achieve ERYC low carbon energy policy objectives as the densities and size is too small and further development will actually increase the carbon footprint of the village with long distance (23km) commuting.

Infrastructure

1. Increased traffic and congestion from developments is a problem identified by 31.9% of respondents
2. Parking concerns for new developments are identified and 39.4% of respondents already have problems.
3. Overall 93.9% experience difficulties with the infrastructure of the village.
4. The planning system has failed to provide the infrastructure required even after 435 dwellings have been built since 1980 and we would like to see an infrastructure delivery plan if further development is imposed.

Site Specific Allocations

1. We point to a number of serious flaws in the methodology of the SHLAA process, not least the ambiguous and opaque manner in which weighting has been attempted and the reliance on a number of different scoring methods and colour which gives a misleading impression. A number of criteria cannot be assessed unless a proposal is forthcoming and we suggest a number of new assessments to aid the sustainability assessment.



2. The majority of proposed sites are outside the village development limit and in an area of high landscape value.
3. All potential sites are Greenfield sites with potential loss of green open space.
4. SHLAA (Strategic Housing Availability Assessment) - After following ERYC assessment methodology, none of the sites are suitable for development.
5. South Cave already meets and exceeds development provision (5 dwellings per year) without further allocation.

In summary, South Cave should not be a Supporting Village and is not suitable for further market housing development. We have arrived at this conclusion through detailed examination of the core strategy and the policy objectives. This leads us to the conclusion that to identify South Cave as a supporting village, which due to its location is unable to function as a remote rural centre, is contrary to the stated policy aims of supporting LSCs. Such definition and subsequent identification of sites will continue to maintain the dispersed development strategy of the old Humberside structure plan. This is contrary to RSS YH4 and PPS3. The Parish Council views are supported by the majority of the respondents of the Parish Survey carried out in July 2010.

Yours sincerely

Chairman
SOUTH CAVE PARISH COUNCIL

Enc:
Response to consultation on the Core Strategy
SHLAA – South Cave Assessment
Allocations Development Plan response
South Cave Parish Council survey results
South Cave Parish Council survey
Copies of residents' letters
Flooding photographs