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26th June 2019

Dear Lyndsey,

LAND OFF MARKET PLACE AND LITTLE WOLD LANE, SOUTH CAVE

Further to our recent discussion I have the pleasure of enclosing a copy of Revision J to the planning layout. This revision follows a number of discussions held with various officers at the Council in respect of the current Reserved Matters application. Discussions have led to the following changes:

Housing Mix

Officers from the Council's Housing team requested changes to the scheme originally submitted to increase the number of smaller 2 bedroom properties. This was to ensure the scheme met the aspirations for the Council in respect of delivering a good mix of market and affordable housing for all households within the locality. As a result the mix has changed as follows:

Housetype/Number of bedrooms	Original submission (drawing reference 1813-SI-01 REV F)	Current Layout (drawing reference 1813-SI-01 REV J)
1 bedroom homes	10	10
2 bedroom homes	18	30
3 bedroom homes	33	32
4 bedroom homes	68	63
Total	129	135

Please note this does not include the existing full permission for the 1 conversion and 4 new build properties accessed directly off Market Place.

We have discussed the provision of housing appropriate for an ageing population with officers and along with the provision of ground floor only accommodation (housetype AF1/2), the proposed two storey dwellings meet a number of building for life and lifetime homes criteria to ensure that they can be adapted to meet a range of needs during the lifetime of the home.

Layout and Developable Area

The developable area, or area to be built upon across the site has remained the same. The layout has been reconfigured to introduce a number of smaller, two bedroom homes in place of previously proposed 4 bedroom dwellings. Clearly as smaller 2 bedroom dwellings command a smaller footprint than 4 bedroom homes this change has resulted in an uplift of 6 properties in total across the site. Our appointed consultant team has confirmed that technically there are no issues with the limited uplift in number of homes as a result of these changes.

Furthermore we have been discussing the distance between neighbouring dwellings and considering the impact on existing dwellings at length. A cross section drawing has been produced to show a section between proposed and existing homes to the south of the site on Middle Garth Drive. Again, this led to a reconfiguration in the layout to ensure buildings were moved away from existing homes and separation distances met those required by policy.

Open Space

The scheme delivers a policy compliant amount of open space on site. The open space has been located on site in a position appropriate for the attenuation of surface water and underground storage tanks will be provided here to store excess surface water run off. A revised landscape masterplan has been provided to the Council.

The scheme retains a contribution towards the upgrade of local amenity and playspaces and in its current form the scheme will provide a commuted sum payment of £294,958 towards new and enhanced facilities in the local area.

I hope the above answers any questions; however should you wish to discuss further please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "Paul Thornton", is written over the typed name below.

Paul Thornton
Divisional Planning Manager