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17th September 2019

Dear Lyndsey,

LAND OFF MARKET PLACE AND LITTLE WOLD LANE, SOUTH CAVE

Further to your request I have the pleasure of enclosing a copy of Revision P to the planning layout which was submitted to the Council at the start of this month. This revision follows the comments made by members of planning committee, local ward councillors and members of the public at the August meeting of the East Riding Planning Committee:

Dwelling Numbers

The principle concern outlined by the members of planning committee that spoke related to the number of dwellings proposed and the impact that this had on the form of the scheme layout. As a result Bellway Homes have revisited the scheme and reduced the number of dwellings proposed to **126**. Affordable housing remains at 25%, as per policy and the S106 agreement, and therefore 31 dwellings will be provided as affordable.

Four of the dwellings have been proposed as bungalows. There is no alteration in this approach from the previous iteration of the scheme and these properties continue to be proposed directly to the north of existing bungalows on Middle Garth. We firmly believe this is the most appropriate location for bungalows on this site given the location adjacent to existing bungalows and the difference in levels at this point.

Housetype Design

As a result of comments made by members and a request by officers the scheme proposals have been altered to include a number of properties with render, and a number of properties to include traditional chimney features. Render properties will be included at key focal locations within the development including the site frontage along Little Wold Lane given this is reflective of neighbouring developments.

Parking Spaces

There were comments made before, during and after committee in relation to the number of car parking spaces proposed across the development. I have suggested to the planning officer that this could be addressed comprehensively in the next committee report but for the avoidance of doubt the majority of dwellings all have two car parking spaces. There are four Af1/AF2 1 bedroom type and five A2 2 bedroom type which have a single car parking space along with a couple of visitor parking spaces.

Layout and Developable Area

The reduction in dwellings has seen a considerable reduction in proposed development floorspace across the scheme. The areas of open space have increased to provide for 4176 sq m of open space on site which is in excess of the requirements of planning policy for

amenity and children and young people space. A commuted sum is to be provided towards outdoor sports facilities.



The location of the open space is fixed through the drainage solution for the site. The surface water attenuation tank is best located along the southern boundary to avoid artificial lifting of levels in this location, which would be necessary should the tank be located under a central open space (such as that shown on the indicative layout prepared for the outline application). The scheme has been designed to allow flood and drainage routes to flow to this location. A comprehensive engineering scheme has been worked up which will ensure drainage matters are addressed comprehensively and surface water, including an allowance for a 1 in 100 year rainfall event and climate change is managed and retained on site. This scheme is reflective of the discussion with the Council's drainage officer prior to the August committee in respect of the design of the culvert adjacent to Little Wold Lane.

Plots 47-50 and 113-115 have been altered to allow replacement hedgerow planting in this location. After further review the condition of the existing hedge (which has grown upwards and outwards without any recent maintenance) is such that its retention on site will almost certainly lead to pressure from new residents for removal owing to its height and existing condition. We have concluded that the most appropriate way to address this is to increase the space around the aforementioned plots and include hedgerow planting along this run. This will be a native species and be planted as an 'instant' hedge to ensure its longevity and immediate visual impact.

A footpath link cannot be provided to The Stray as the land inbetween the adopted highway and the site is in third party ownership. We have therefore proposed a footpath link adjacent to plot 122 from Little Wold Lane, which is the nearest point to The Stray and will provide easy access for these residents to the shops and facilities on Market Place.

I hope the above answers any questions; however should there be any specific queries arising from your meeting I would be happy to answer these if you want to send them through.

Yours faithfully

A handwritten signature in black ink, appearing to read "Paul Thornton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Paul Thornton
Divisional Planning Manager