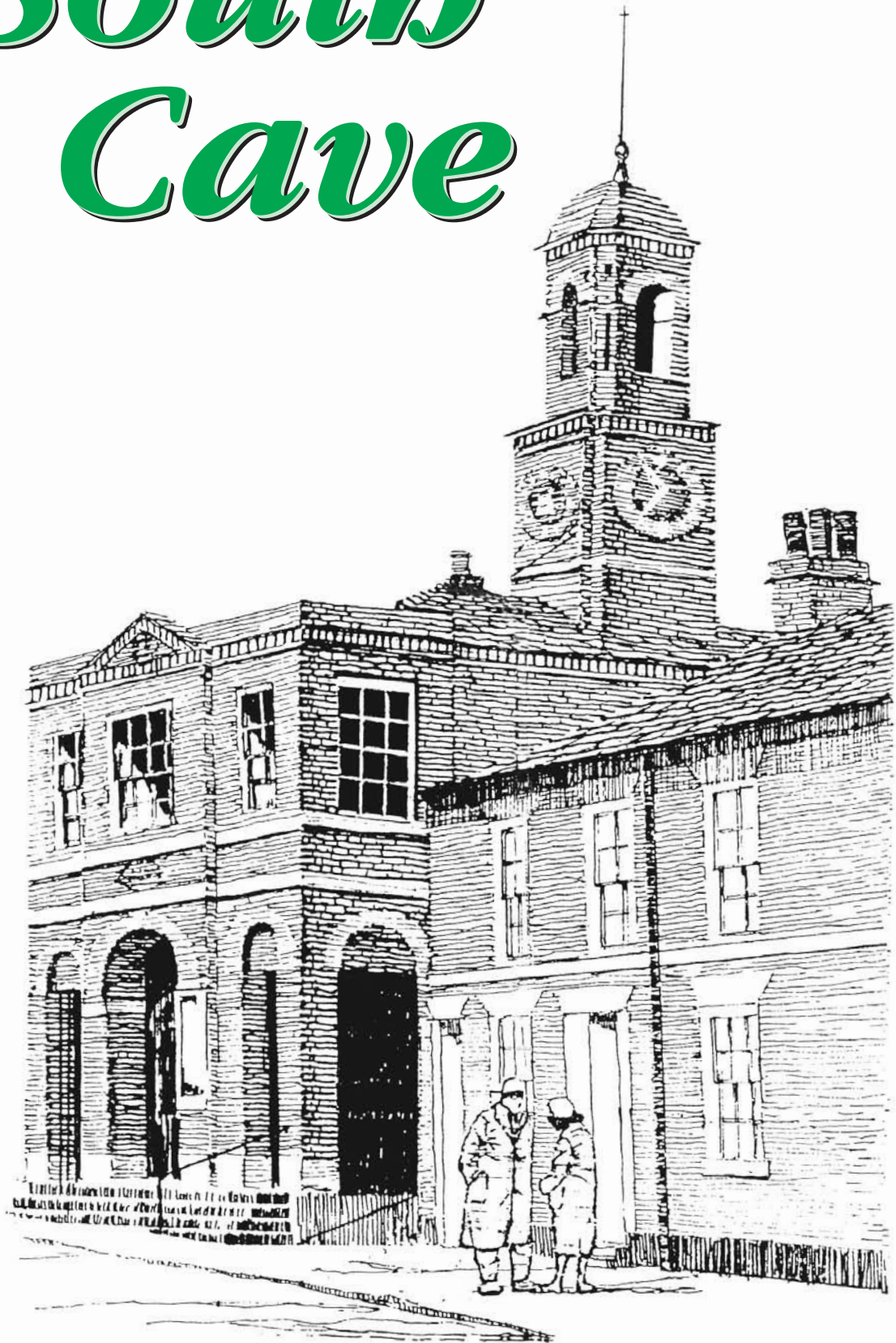


South Cave



Village Design Statement

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The South Cave Village Design Statement was adopted by the East Riding of Yorkshire Council as Supplementary Planning Guidance on 6th March, 2001

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Our thanks also to all the villagers who attended the open day and responded to the questionnaires.

We are also grateful to the Head teacher, staff and pupils at South Cave Junior School for their help with the project and the loan of premises for the open day. Thanks also to Ralph Rowarth and Joyce Watson for permission to use their material.



Foreword

The South Cave Parish Council was approached by the East Riding of Yorkshire Council in January 1998 to see if they would like to investigate the possibilities of creating a Village Design Statement. Following a public meeting at the School Hall on 25th February 1998, the South Cave Village Design Group was formed. This group would be responsible for the production of a Village Design Statement for South Cave.

The views of as many villagers as possible, including the younger residents, are reflected in the Village Design Statement. This has been achieved through the issue of a questionnaire to every household and the holding of an open day at the local school. Publicity was given to the various events by the local press and radio.

We held a well-publicised Open Day in September 1998 for all residents. The Headmaster had very kindly offered the use of the School Hall to assist us and this re-inforced the close links with the school and the younger element of the population of the village.

The Open day itself was attended by over 300 people, who visited the various display stands and discussed their views with our design group members.

1. Introduction

What is a Village Design Statement?

1.1 A Village Design Statement is a document, drawn up by local people, which describes the distinctive character of the village and the surrounding countryside. It identifies character at three main levels; the landscape setting of the village, the shape of the settlement and the nature of the buildings themselves. It then goes on to provide design principles based on the distinctive local character. Its objective is to work in partnership with the local planning authority with existing local planning policy, and to influence future policies.

1.2 A Village Design Statement is different from many other local initiatives in that it is intended to influence the operation of the statutory planning system. For it to do that, it must be clear that it was exposed to public consultation, developed, researched, written and edited by local people and must be representative of the views of the village as a whole.

1.3 It should be stressed that a Village Design Statement is to manage change, whether the change is major new development or simply cumulative small-scale additions and alterations. It is not about whether development should take place; that is for the Local Planning Authority to decide having regard to the provisions of the Development Plan (Structure Plan and Local Plan). It is about how planned development is carried out so that it is in harmony with its setting and the local distinctive character of the village.

1.4 It is an advisory document produced by the local community, not by the planning authority. It will not stop development and change, but will influence change so that it comfortably 'fits in' with South Cave.

1.5 The Village Design Statement is a planning document for supplementary planning guidance.

“Village Design Statements may be a material consideration in determining a planning application or appeal, and it is for local planning authorities to consider whether to adopt them as supplementary guidance to the development plan”

Sir Paul Beresford, Under Secretary of State for the Environment, Hansard, Column No 711, 25 April 1995

2. The importance of good urban design

What is urban design?

2.1 Urban design is about the creation, maintenance and management of good urban spaces and places.

2.2 In addition to towns and cities, urban design relates to any built-up area, including villages. It is not only about London or large housing estates, nor is it only about major commercial projects in city centres. It is about lesser spaces where human attention can turn potentially dilapidated conditions into quality home environments.

2.3 It is also about aesthetic quality, but it must also embrace commercial reality. It is not just about buildings. It is about spatial quality and about what people can do in that space. The choice of activities open to people is essential. Space is not simply there to provide settings for buildings. It is there for people. Urban design is about people.

2.4 Urban design is not just about individual buildings and spaces; it is about neighbourhoods and the connections between them, for example, Market Place and West End, the link and the divide. Nor is it just about preserving heritage; it must allow contemporary design to take its place as a layer in history, just as the Victorians, Edwardians and Georgians did. It is about understanding context and allowing modern and old to co-exist.

2.5 Urban design is about how settlements, irrespective of their size, evolve and shape over time, taking account of the functions they support. It is about quality and understanding people's expectations of quality. It is about understanding the ambitions of people, and it is people who will judge urban design.



Para. 2.5 New Buildings on Pinfold



Para 2.7 Market Place

2.6 Urban design is 'town planning'; there is no distinction between the two. It is a mainstream activity which, through a Village Design Statement, can be influenced by the people who use those spaces and live with the land uses.

2.7 Spaces and buildings only become places when people and activities are added. A place will be known by name, by memory and by reputation. It will be known by the impression it leaves on a visitor, and its ability to be judged as offering good urban design will be based on people's perception and personal experiences. Physical design makes a clear contribution to this but it is more than just pure aesthetics. It is the interaction of spaces, buildings, people and their activities. It is about people and the spaces they live, work and play in.

3. The history and geography of South Cave

3.1 South Cave lies at the foot of the western side of the southern Yorkshire Wolds, the greater part of the village being on flat agricultural land. The name "South Cave" may have come from the Old English word Caf, meaning "swift, quick" referring to a stream, the stream in question possibly being the Mill Beck.

3.2 Much earlier evidence of habitation, however, goes back to the Neolithic period, this being found near the Market Place, itself on the line of the Roman road from Brough to York, and the later east - west route from Hull to the West Riding. Trading started here at the crossroads which eventually led to the granting of a market and fairs.

3.3 The present village has its origins at what is now known as West End in the vicinity of the Church and St. Helens Well, the first documentary reference to South Cave being contained in the

Domesday Book of 1086. The original Domesday estate was divided up in the 13th century into South Cave East Hall and West Hall Manors. This caused the two settlements to grow independently of each other until the Barnard family acquired both Manors in the late 18th century, subsequent to which South Cave became largely an estate village, based around the East Hall. Neither Manor House now remains but the successor to the East Hall, the large Gothic style house finally completed in about 1870 known as Cave Castle, still stands, currently used as an hotel and golf club, set in spacious parkland.

3.4 In 1291, Edward 1 granted South Cave a Town Charter, which authorised a market to be held every Monday. This market survived until the mid 19th century, based on the Market Hall of 1797 (now the Town Hall) and made a significant contribution in determining the character of the settlement. So, although South Cave is technically a town, it is regarded by the vast majority of residents as a village.

3.5 Since the 18th century, the village has evolved into two distinct areas known as Market Place (at the east end) and West End, separated by the considerable green area occupied by the Cave Castle and its grounds, the whole village having an elongated east - west axis.

3.6 The present village now reflects the dual growth of the two original settlements with the focal point being the Market Place. Here you can find the Town Hall and the main commercial area of the village which includes a bank, two public houses, several shops, the post office, a hairdresser and a teashop. The village school is centrally positioned between the two ends of the village and is surrounded by open spaces with a number of mature trees. The West End also has a shop and a mini-supermarket.

3.7 There are now (2001) around 1700 dwellings within the village, containing some 4000 inhabitants. Much of the growth of the village has occurred in the last 40 years with the construction of several new housing estates and the improvements to the A63 which lies to the southern limit of the village.

3.8 The landscape is to a large extent man-made, the surviving trees resulting from the efforts of the Lord of the Manor in the early 1800's. He planted large stands of Spruce, Fir, Larch, Beech and Ash to cover the Mount Airey cliffs on the eastern edge of the village as well as smaller plantations and ornamental groupings in the Castle Park, Little Wolds, Rylands Hill and Station Road areas. The flatland landscape is the result of land enclosures, drainage and intensive arable farming.

3.9 The village presents a picture book view from most entry points, especially so from the distant west, south and north. The approach from the east, down from the Wolds is also attractive but has been compromised by some recent trends in higher density development which have not benefited from integral landscaping to soften the impact of hard building lines.

3.10 From within the village, the green area around the Castle forms a pleasant break from the housing. There are open views from Beverley Road, Bull Pasture, Station Road and Church Hill with the Wolds escarpment rising to the East, the rolling fields at the west and north and the River Humber visible to the south. The remaining small village farmhouses with their low outbuildings and yard entrances provide vistas between buildings that front directly onto the road or pavement.

3.11 As with country areas generally, wildlife habitats have been changed by modern farming methods, including the destruction of hedges, draining of land and the culverting of drains and ditches. Domestic gardens and roadside planting have helped to redress the balance to some extent.

4. What is character

4.1 *Character can be defined as the combination of qualities or features that distinguishes one person, group or thing from another.*

4.2 The character of South Cave must therefore be the combination of those qualities or features that distinguish South Cave from any other town or village. In simple terms, character refers to the qualities and features of a place which makes that place unique. It is about the relationships between

people and the places that are important to them, places that they own through familiarity. Character is not about beauty, or about separating out things that are rare or spectacular or special. It is about those things that differentiate one place from another. Character is local distinctiveness and involves meaning, identity, authenticity, detail, and often a sense of age. Local character is important to the future of South Cave, which is why we have tried to define it so that it can be reflected in any new development.

5. The Character of South Cave

5.1 South Cave has many distinguishing features which all contribute to the character of the village. Some are historic, some are recent introductions, some pleasant and some of variable quality. Some factors which make up the overall character of the village include the style and juxtaposition of buildings; the materials used in their construction; the layout of roads and footpaths; the treatment of verges; street furniture; boundary treatments, especially where adjacent to roads and other public spaces; and the rich and diverse stock of trees, hedgerows, and other plant life.

5.2 Probably the most prominent feature is the two separate ends, joined by the Bull Pasture and Castle grounds. These ends known as West End and Market Place have quite different features.

5.3 Market Place consists of a relatively wide main road which, due to its width, appears to be generally straight, but is, in fact, a series of gentle curves. The road descends from the village boundaries to a crossroads, where a cluster of commercial properties is set in a formal arrangement at the back of the footpath. This is in contrast to the extremities of the road which benefit from the presence of grass verges and individual larger residential properties set back from the road. The style and arrangement of the buildings in the dip give a semi-urban feel, which is heightened by the curved brick frontage of the building to the west of Market Place as it turns into Church Street. This feel continues in Church Street with its cramped, enclosed street bounded by two storey properties.

5.4 The street opens out slightly, further away from the cross-roads, with a mix of cottage style properties, terraced Victorian type town houses and semi-detached urban villas. Properties generally increase in size up to the separation by Bull Pasture, where the cramped urban feel is replaced by a spacious rural parkland type setting with mature trees and large open spaces, with the present day



Para 5.9 Mix of Materials - Church Street

village school occupying a sloping site to the south of the main road. This road turning and dipping, leads into the other extremity of the village, West End.

5.5 At West End, the older properties are built to the back of the footpath, but the street is wider, with grass verges in places, which with the original properties dotted along the street give an open rural hamlet-type feel, complete with small green outside a present day supermarket. There are a variety of styles and sizes of dwellings. This is not immediately apparent, as there is no evidence of buildings that are unsympathetic in size or scale to their neighbour. However, the differences are there, and are most likely a by-product of the wealth or status of early developers and land-owners, and latterly as a response to market trends.

5.6 Some old cottages survive on Pinfold, which are of a smaller scale than others in the village, especially those at Market Place and are arranged along a narrow country lane in an organic, ad hoc, way. West End is generally more rural than Market Place, with the early street pattern still being evident

5.7 A unifying feature is the vegetation and especially the trees, which at Market Place provide a gateway when approaching from the north or south, whereas at West End, their arrangement is less formal, with crowns apparent behind and above the buildings punctuating the skyline and providing visual interest.

5.8 Both ends of the village have experienced residential development since the Second World War. This has been predominantly estate type housing, which consists of mainly service roads and semi-detached or detached properties with front and rear gardens. This resulted in the creation of completely new street scenes, with little or no sense of enclosure afforded by buildings, and no real sense of going somewhere, as estate roads either

loop round, link or result in culs-de-sac. There is no sense of public thoroughfare, but of semi-private roads, built to serve the houses rather than to provide a route to somewhere else. These roads are usually without significant verges, in contrast to the major through routes.

5.9 The buildings and the materials used contribute to the character of the village. The older buildings are a mixture of stone, brick, slates, clay tiles and timber. Common materials used are the local stone and grey brick. They generally have smaller openings in the walls owing to construction limitations, with the possible exceptions of Cave Castle and the Dower House.

5.10 As building technology progressed and larger spans could be achieved over openings, window apertures increased in width. An example of this is the old Co-operative building frontage on the corner of Church Street and Market Place.

5.11 The post war estate developments utilised modern building materials and techniques resulting in a completely different building style and resultant street scene.

5.12 More recent developments, whilst still using standard materials, showed a different emphasis on estate roads, providing shared access areas in different materials and an increased reliance on culs-de-sac. These tend to serve larger detached houses set in larger, open fronted plots.

5.13 Trees have been identified as a unifying theme, but there is another, the open beck which can be seen along Beverley Road and alongside Church Street outside Bull Pasture. Other lengths have previously been culverted which only goes to show how important the exposed stretches are today.

5.14 In many parts of the village the original road layout is still evident. Consequently the design of roads and other links is an important factor in its appearance, and especially so in the residential areas. One of the critical aspects is the alignment. Whilst in a few cases a (nearly) straight layout has been used, in many cases a curved layout has proved more attractive. The choice of surfacing materials is equally important, with asphalt historically being the preferred material for the more major roads. Recent smaller / minor roads and short culs-de-sac have benefited from using brick and block.

5.15 Verges, such as those at Station Road, Beverley Road, Northfield Close and Water Lane, contribute immensely to the character of the village. These were designed in at development stage. There are others which are there historically and have been retained. As well as providing an opportunity for introducing landscaping and vegetation, they form an important visual aspect of the developed form. Any such verge should be afforded protection to deter vehicular traffic. New developments should respect these verges wherever practicable and new developments along the main thoroughfare should continue any existing verges, which should, if possible, remain unkerbed.

5.16 The relatively compact nature of the village, with the school, library, and sports facilities (including a children's play area) located approximately in the centre, contribute to a significant number of journeys being made by cycle or on foot. These journeys generally follow existing established routes either along the footways of main roads, or by using stretches of public footpaths which follow ancient routes across fields and through later housing estates. Unfortunately, such routes have not been added to in any significant way by modern developments, although the village is fortunate in not seemingly having lost any to developers either. Most parts of the village are easily accessible on foot, and this feature should be recognised and wherever possible, enhanced. This also implies that any new development must be pedestrian friendly, and that vehicle speeds and movements should be restricted, as safety for pedestrians and cyclists must be a primary consideration.

5.17 The importance of walking means that there is considerable need for footpaths along roads, as well as relevant pedestrian links to local facilities such as shops, the school, etc. Attractive, safe links are important to encourage pedestrian access instead of encouraging the use of a car, and they should be designed to be safe and well lit, but without creating nuisance and potential crime difficulties to any adjacent properties.

5.18 Street furniture within the village shows the different approaches over time to the lighting of streets, and the provision of other facilities such as seats and litter bins. A key feature in the visual appearance of streets is the design of street furniture, including lighting equipment. At present there is a mix of Victorian style through to modern steel and concrete types. Particularly in the Conservation Areas, the use of lighting columns which have been sympathetically designed to complement the area has enhanced it. In other locations, modern columns have been more appropriate.

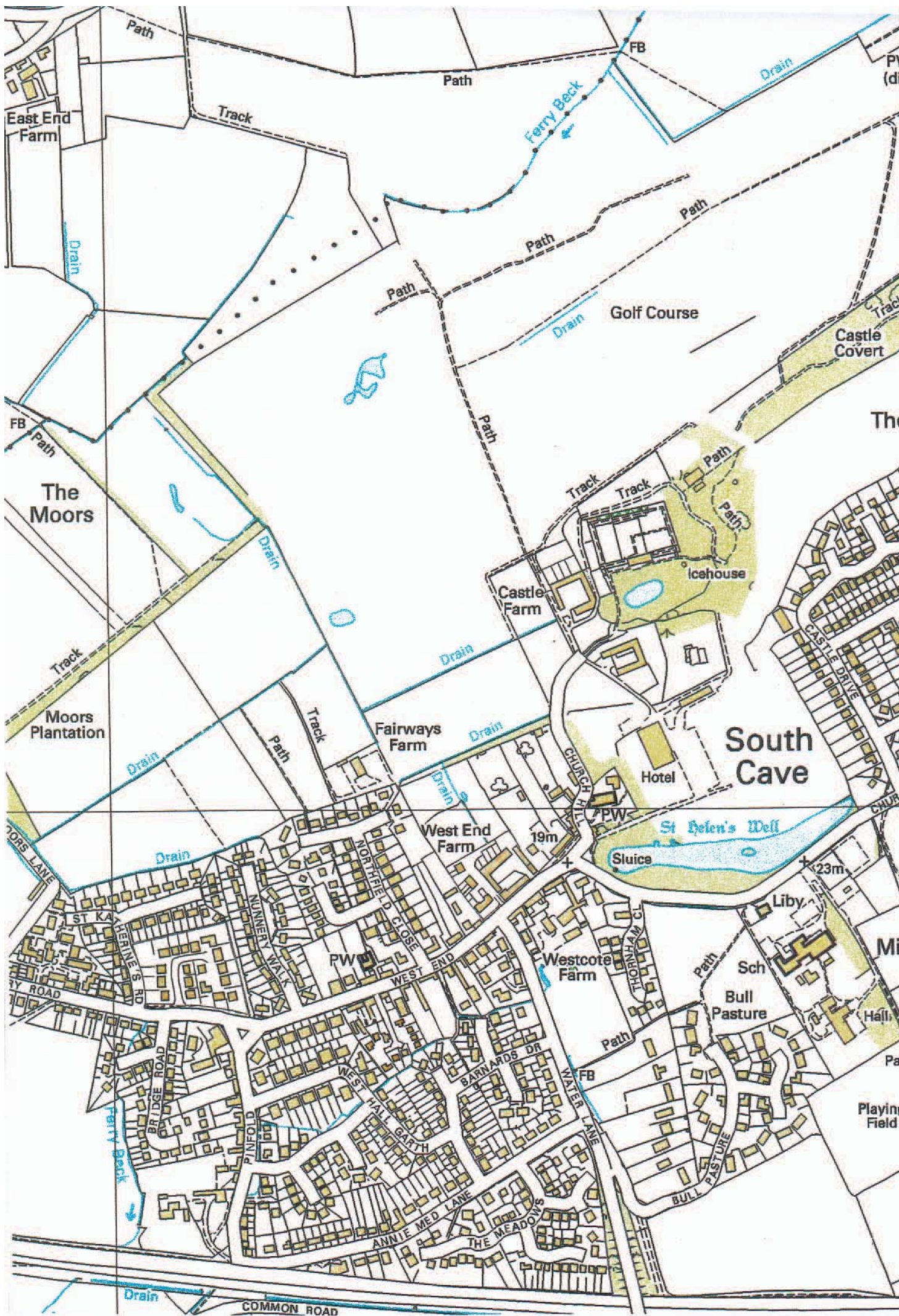


Para 5.15 Grass Verges - Station Road

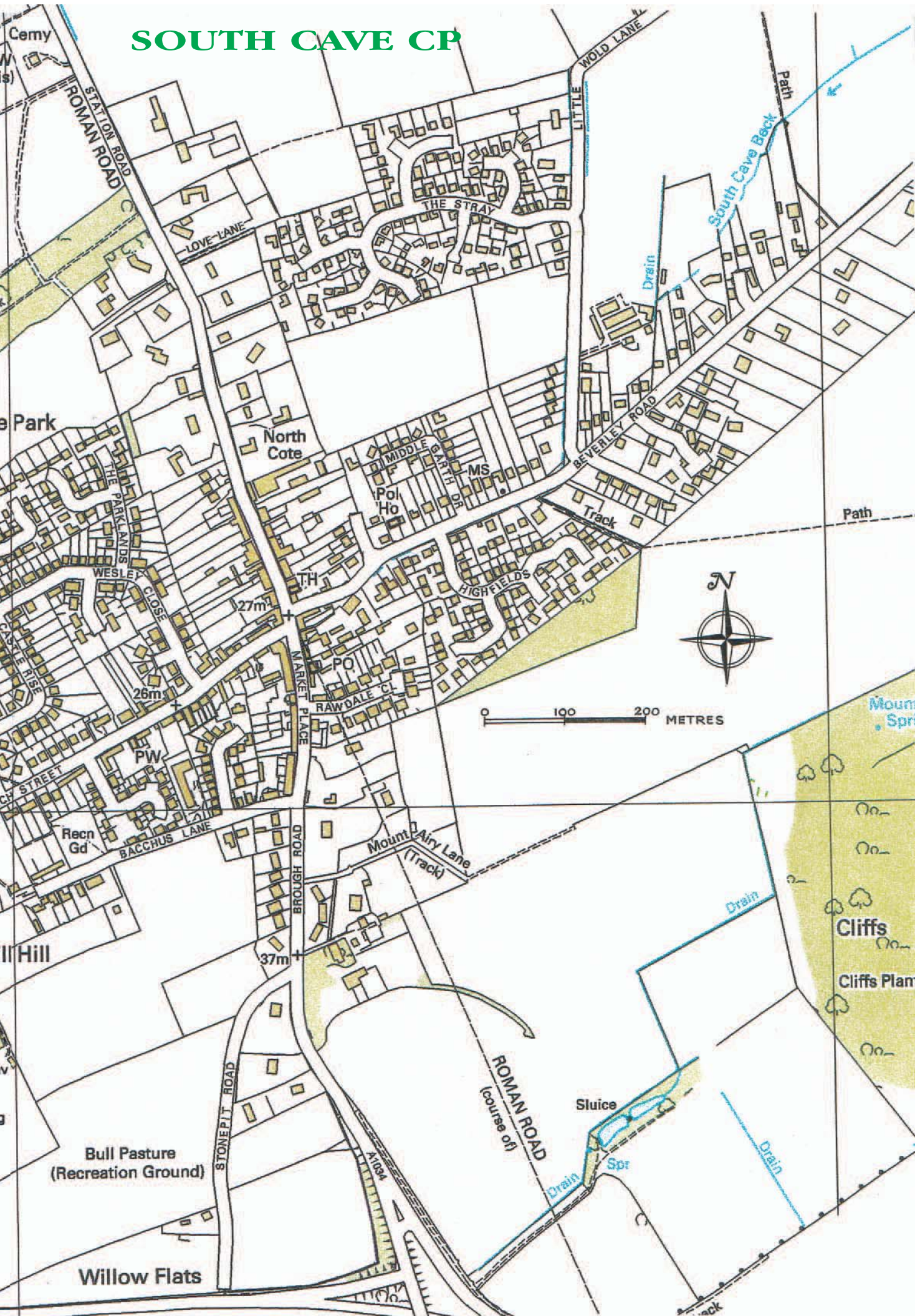
5.19 Other street furniture should also be carefully selected - litter bins and street seats should be of a suitable design for the location. Our village survey revealed that people found the existing plastic bins to be too flimsy and easily damaged. Any additional seating should, if practicable, be provided where people can enjoy the views, and in locations where their use does not cause disturbance to adjacent properties.

5.20 All of these are the distinctive features which make South Cave special to its residents. New development should have regard to these qualities and take design cues from what is there already. After all, local character is often the determining factor as to why people visit a place or choose to live there and in the increasingly competitive housing market the distinctive development in a distinctive village enjoys a natural advantage.

5.21 Overall, South Cave is thought of as a village, possibly because of the smaller separate ends and easy views of open countryside. This is further emphasised by the presence of farm type buildings and the relatively 'ad hoc' organic layout where traditional historic parts co-exist with newer developments in disjointed harmony, further contributing to the relaxed, informal feel to the area. This should be recognised by future developers.



SOUTH CAVE CP





Para 5.22.13 Northfield Close

5.22 Recommendations

5.22.1 The distinctive dual-ended elongated layout with its central open space is part of the character of South Cave and can and should be retained.

5.22.2 New building developments should incorporate 'landscape design' as an integral part of their layout, providing a balance between natural and man-made features. The planting of native trees and hedges, sympathetic to their location, should be encouraged. In so doing, not only would the village "feel" be retained, but such features would be a positive marketing advantage.

5.22.3 New building developments should, whenever possible, include a variety of sizes of dwelling, to preserve and continue the diverse collection of house sizes which contributes to the character of the village, rather than be limited to minor variations of similar buildings.

5.22.4 Existing backland should be retained wherever possible, thus keeping open vistas between houses and preventing an urban feel from becoming prevalent, especially in the West End area.

5.22.5 The remaining open parts of the beck should be retained in accordance with the guidance from the Environment Agency, and not culverted. They form a link with the early name of the village and their propensity to flow swiftly can cause serious problems where culverting and subsequent engineering works compound natural blockages by debris.

5.22.6 South Cave lies in an important area of archaeological interest and in particular, it lies on a major Roman road. Care must be taken not to lose any further examples, nor the opportunity to investigate potential locations.

5.22.6.1 If there is any likelihood of development affecting archaeological remains the developer will be required to undertake a thorough (usually non-invasive) survey before this decision is taken (or sometimes after permission but before development).

5.22.6.2 If important remains are found, the developer will be required to either modify his development to avoid or minimise damage, or to carry out a full rescue operation in advance.

5.22.7 The road layout should be designed to reflect the character of the site and to respect natural features and the built environment, having regard to any requirement for traffic calming measures.

5.22.8 Footways along roads are preferred but can be dispensed with in culs de sac.

5.22.9 Layouts should make proper provision of suitable facilities for prams, pushchairs, and for those with mobility problems.

5.22.10 Ramped crossings at road junctions are essential as they benefit the less mobile as well as people with pushchairs and prams.

5.22.11 At suitable locations, such as crossing places, tactile paving should be built into the footway surface for the visually impaired.

5.22.12 Lower category roads should be surfaced in a different material to the higher category roads to indicate to motorists the change of environment.

5.22.13 Grass verges should be retained wherever possible and should be provided in new developments. Verges should be afforded some protection from motor vehicles.

5.22.14 Traffic calming measures need to be considered at the design stage. The design of any traffic calming scheme should be site specific and reflect the local character and conditions.

5.22.15 Adequate off-street parking should be provided for new developments

5.22.16 There should be pedestrian links to local destinations such as community facilities, which are safe, well lit and with clear sight lines.

5.22.17 All street furniture should be painted as recommended by the Parish Council to provide a coherent identity

6. Buildings and Architecture

Building Form

6.1 It can be safely assumed that there remains little or no evidence of any dwelling earlier than the 18th century. The Wolds provided the materials for these early buildings in the form of Cave Oolitic limestone, which although not the best of building stones, is perfectly satisfactory when the joints are well maintained with a proper sand/lime mortar mix. Many examples of 18th century buildings remain, although the thatched roofs have long since been replaced with pantiles or at a later date by slates.

6.2 Sometimes the gable ends were raised above roof level with brick. They were tumble-gabled for strength and to resist water penetration. There are several examples of this around the whole village. New developments may wish to follow suit.

6.3 Windows would have been either horizontal sliding sash of square proportion or vertical sliding sash which gave by its very nature a vertical accent to the 'hole in the wall', both shapes giving counterpoint to the horizontal form of the buildings described above.



Para 6.2 & 6.3 Typical Gable and Window Detail

6.4 With the development of local brickworks in the 18th century, bricks began to be used instead of stone for some external walls, because brick was very fashionable at the time. However, the building form of the majority of houses continued to use pantiles and raised gables.

6.5 A number of the buildings used bricks sympathetic in colour to the cream/grey Oolitic limestone. This colour is very apparent when approaching South Cave.

6.6 However, the use of red/brown brickwork did not prevent other buildings from harmonising with their neighbours because invariably the building form was similar. A number of buildings in Market Place were built with a central bay projecting.

6.7 During the later part of the 19th century, a number of estate houses were rebuilt and these had external walls consisting of limestone to the ground floor with mock half timbering and white painted infill panels to the upper floor. Invariably, pantiles were used for the roof.

6.8 These houses however, did not conform to those previously built in the village with regard to their roof design. Dormers were roofed in a variety of ways e.g. East Anglian/sledge, hipped and gabled.

6.9 The gables were finished with barge boards, often carved and decorated.

6.10 In addition to the Barnard estate houses, a number of others were built which are Victorian in appearance with bay windows on the ground floor. These houses followed a similar line to other houses in the street and although urban in concept, they often incorporated noticeable detailing. At the time these properties were built, there was no need for vehicular access.

6.11 But this was to change and between the World Wars, a number of houses were built which were similar to houses being built throughout the country. This was often ribbon development along main roads such as Beverley Road. Typically, these houses had curved bays, red brickwork and plain tile roofs. They were often semi-detached and were set well back from the road with driveways. A detached single garage was usually added at a later date.

6.12 The larger houses built along Station Road and Brough Road were set behind mature trees. It is these trees flanking the ends of Market Place which gave a sense of enclosure. This was continued by the buildings of Market Place and Church Street being built close to the back of the footpath.



Para 6.7 & 6.8 Former Estate Cottages - Church Street

6.13 During the 1960s, large housing developments began to be built in South Cave and all subsequent developments have followed a similar pattern although the details of the houses and roads have varied. Examples of these developments are those at Barnards Drive, West Hall Garth and Castle Rise.

6.14 The layouts were based on the need to accommodate the motor car. The cul de sac and feeder roads became the rule with roads and turning facilities opening up the sense of enclosure which previously existed. In addition, the provision of a large number of bungalows on estates, introduced a different relationship between buildings and the spaces between them, which was typical of that period.

6.15 Unfortunately, such developments had little regard for local materials and styles. Bricks and tiles from all over the country were used and a standard house design and layout was applied on many sites throughout England. It is now considered that new housing developments which are not in sympathy with their surroundings, can have a negative effect on the familiar and cherished appearance of settlements.

“Modern designs in the countryside can and should be responsive to local character, reflect local building styles and enhance the environment. This does not mean that new buildings should slavishly imitate designs of the past, but simply that they should respect their settings and their neighbours”

(Rural England, Government White Paper, DOE and MAFF, October, 1995, from the Countryside Commission Advisory Booklet on Village Design)



Para 6.12 View down Station Road to Market Place

6.19 Recommendations

6.16 These estates exist and now form part of the character of South Cave. They contrast with the traditional pattern of village house building which was mainly modestly scaled family houses built by local landowners and builders serving the needs of an agricultural community.



Para 6.16 & 6.17 West End

6.17 New housing estates have to make provision for the motor car but the focus should be on establishing a sense of place and community through the layout of buildings and appropriate road design.

6.18 *Nothing in this chapter and the recommendations attached to it should be taken as precluding the use of modern hi-tech materials in an original or ingenious way. A building using such materials and techniques could, on the right plot, make a positive contribution to the rich and diverse collection of building styles in South Cave; and help to continue the trend which is a feature of the village.*



Para 6.18 New Classroom Block - South Cave School

6.19. New developments

6.19.1 New developments should recognise the fact that South Cave has its own individual character which should be reflected in the design. The scale and proportion of neighbouring buildings should be respected

6.19.2 Developers should use materials appropriate to the development and which blend in with and respect their existing surroundings. Reference should be made to local distinctive details and materials.

6.19.3 Careful consideration should be given to the siting of buildings on plots and to the treatment of boundaries to continue the prevailing local layout.

6.19.4 If possible, developers should vary the storey heights and roof profiles.

6.19.5 To maintain the character of the village, roof coverings and ridge tiles should reflect the traditional materials (i.e. slate, plain tiles or pantiles). Particular care should be given to the design of edge-of-roof detailing. Many properties in the village were built with traditional chimney stacks and pots. Whenever possible, new developments should incorporate this typical feature.

6.19.6 Where appropriate, separate developments should provide a wide range of building size and type, to cater for all types of household, therefore reflecting the visual character of the village.

Existing Dwellings / Conversions

6.19.7 Alterations to, or conversions of, older properties should recognise the historical and aesthetic significance of these buildings and should follow their form and character. For example, where roofs are being replaced, they should use sympathetic materials and details. Where dormer windows are added or altered, they should respect the scale and proportions of the building and should be subservient to the main roof shape.

6.19.8 Care should be taken to avoid closing existing gaps between buildings to such an extent that would result in a loss of spatial amenity or views over open spaces.

6.19.9 Each estate has its own character and this character should be respected in any alterations or infill.

6.19.10 The use of modern hi-tech materials in an original or ingenious way can make a positive contribution.

7. Conservation Areas



Para 7.3 Mix of Building Styles - Church Street

7.1 South Cave has two Conservation Areas, one centred around Pinfold and a much larger area which extends along the main road through South Cave, incorporating Market Place, Church Street, Church Hill and along to West End. It also includes Castle Covert to the north of the village which joins up with Church Hill at Castle Farm. The grounds of Cave Castle, the primary school and Bull Pasture are within the Conservation Area. Approximately half of the land area of the main part of South Cave is within a Conservation Area.

7.2 The Conservation Areas are typically of buildings built up to the street frontage, with some noticeable exceptions, these being properties at the northern end of Station Road, south of Market Place on Brough Road and the grounds of Cave Castle and Bull Pasture areas.

7.3 The general character within the Conservation Areas is of an enclosed street scene, where buildings are of mainly domestic scale built close together in a dense urban form, typical of many main streets in villages and small towns. These are inter-spaced with several typical East Yorkshire farmhouses. The buildings and spaces have a very human scale and provide a sense of belonging in the context of the open countryside, which is within 100m-200m of any point in the Conservation Areas.

7.4 South Cave has twenty listed buildings ranging from modest cottages (as in Pinfold) to the Town Hall, Cave Castle and All Saints Church.



Para 7.4 Listed Building - Pinfold

The public consultation that was carried out during the formation of this Village Design Statement identified the following desirable features for the Village.

Facilities and Amenities

Although agriculture and market gardening are still important local activities, the village has now become more of a dormitory town for commuters. The population has increased rapidly in recent years, that population having a wide range of ages and interests. A consultation exercise on September 26th, 1998 revealed that South Cave is seen as a pleasant place in which to live but facilities and infrastructure seem to have lagged behind housing development.

Recreational facilities such as the Sports Centre and the playing fields are much appreciated by young families and are under pressure of constant use. While some of the elderly miss the open land on which they used to play as children, there are now tennis courts, a bowling green, a private golf course, and a children's play area. Situated in the centre of the village these amenities enhance its appearance while providing a focal point for community activities. The nearest public swimming pool is some 10 miles distant. Despite the presence of a Women's Institute hall and a Church Family Centre, there is no single sufficiently large facility for major public events, although many residents feel that the school attempts to provide this service.

Sheltered housing for the elderly has been tastefully provided and a well-designed private nursing home is available in the village. However, the lack of affordable housing for other people is often mentioned.



Recreation Facilities

The modern tendency to use the motor car to obtain goods and services has brought traffic problems to the centre of the village and there is a risk that the elderly or infirm who cannot drive will find themselves isolated in new housing estates where there are no shops.



Nursing Home

Recommendations

Future developments should take into account the need for recreational facilities and informal meeting places.

Desirable features

Where appropriate and no danger is foreseen, previously culverted water courses should be re-opened.

A public swimming pool should be provided adjoining the sports centre

Additional facilities should be designed alongside and at the same time as future housing e.g. medical facilities.

These facilities should be sympathetic to local architecture and building materials and should not block views through to the open countryside.

Planning Policies relevant to the South Cave Village Design Statement

A Village Design Statement can be adopted as Supplementary Planning Guidance and as such, should be cross-referenced to policies in the Local Plan.

See attached planning policies.



