EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

SOUTH CAVE

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2014

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INTRODUCTION

The National Situation

The concept of Conservation Areas was established forty years ago in the Civic Amenities Act of 1967.

The South Cave Conservation Area was designated in 1974, and this is the first formal re-appraisal of the Area since that date.

The Town and Country Planning Act 1990 defines a Conservation Area as **"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."**

For the designation of Conservation Areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

The purpose behind Conservation Area designation is not to prevent any further change; rather it is to ensure that whatever change does occur is carefully managed. This appraisal has been undertaken in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005 in order to meet the requirements of national government.

The Local Situation

The South Cave Conservation Area was designated in 1974 and updated in 1981. Whilst at that time it was perfectly acceptable to define a Conservation Area only by a boundary line, it has become clear over the last two decades that a written document is necessary to define what makes this Area special. This should enhance the chances of successfully defending a challenge to the refusal of Planning Permission at appeal.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT SOUTH CAVE

This document identifies the special architectural and historic interest of the character and appearance of South Cave. It indicates how this should be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of Development Control decisions and environmental improvements.

DEFINITION OF SOUTH CAVE'S SPECIAL INTEREST

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South Cave is unique in the East Riding due to its multi-faceted character. It contains elements of a town as well as aspects of an estate village with Cave Castle and its grounds being the fulcrum of the differences.

Whilst each of these characters on its own is quite common in the county, there is no other parish where they can be found in such close proximity to each other.

This character is the result of South Cave's interesting history in which the Barnard family, who created the Castle and its grounds between and above the two areas, played a major role.

a) Topography and its Relevance

The South Cave Conservation Area lies within the '*Intermediate Sloping Farmland*' Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes this area as the southwestern edge of the Yorkshire Wolds and one which has been directly influenced by the expansion of the larger villages of the area such as South Cave and Elloughton cum Brough. Other influences include the development of the commercial horticultural industry with its associated large-scale buildings, and the A63, which have led to significant changes to the character of the setting of the settlements in the area. The area between settlements is dominated by intensive agriculture, although there are also remnant fragments of both acid grassland and lowland heath.

To the north of the South Cave Conservation Area lies the '*West Facing Open Farmland*' Character Area. The Landscape Character Assessment identifies this area as being a medium scale landscape, influenced by several small areas of woodland and one large forested area to the south of Houghton. These areas of woodland permeate otherwise large areas of open agricultural land where hedgerows, many of which contain large standard trees, enclose land to create a medium sized field system.

Amidst the intensive farmland that dominates this character area, fragments of acid grassland and lowland heath are present. Plant species that are characteristic of both dry and wet habitats can be found at Houghton Moor. The estate at Hotham has woodland and parkland containing significant numbers of veteran trees which make a vital contribution to landscape quality and wildlife conservation. Everthorpe Quarry is a geological SSSI and is the only site where fossilized ammonites of a specific type can be found.

To the north east of the South Cave Conservation Area lies the '*South Western Wolds sloping Farmland*' Character Area. The Landscape Character Assessment recognises that this landscape is distinct from the parkland environments of Brantingham Thorpe which tend to be more heavily influenced by mature trees and estate woodland.

A major component of this character area are the dales which are notably less well wooded than those in neighbouring areas and this creates a more open character, especially to the east of Sancton and North Newbald. Nevertheless, the dales remain important for wildlife. For example the

small chalk dale known as Wyedale has a floral diversity of note, despite the forces of scrub invasion following the cessation of regular grazing. Brantingham Dale is a good example of a chalk grassland, scrub and woodland mosaic. To this end, it is one of the most floristically diverse parts of the Wolds. The scrub here is predominantly hawthorn, whilst the semi-natural woodland stands tend to be dominated by ash.

The nearby Drewton Lane Pits SSSI is made up of two adjacent quarries and is recognised for its geological and wildlife interests whilst the disused railway tunnel at Drewton also provides important habitat in this landscape. At North Newbald, an important spring-fed marsh known as Newbald Becksies exists and the vegetation here is similar to that found in the marshes of the River Hull.

To the east of the South Cave Conservation Area lies the '*Brantingham Thorpe Estate Parkland*' Character Area. The Landscape Character Assessment describes how this area is located on the west-facing slope of the Wolds with the small village of Brantingham nestled at the bottom of the chalk escarpment. The landscape here is defined by the mature parkland of Brantingham Thorpe Park, notable for the Georgian Brantingham Hall which is located in the park and built on the site of a former Elizabethan manor.

Brantingham Dale to the north of the village is extensively wooded and this contributes to a landscape that is enclosed by both trees and geological landform. From the village, small, narrow minor roads meander northwards up the dales towards the elevated farmland to the north.

To the south west of the South Cave Conservation Area lies the '*Walling Fen and Ellerker Sands Farmland*' Character Area. The Landscape Character Assessment identifies this area as that to the south of the M62 corridor, bordered to the east by the Wolds and to the south by the Humber Estuary.

Today, this is a productive, intensively farmed area yet in early medieval times, this low-lying landscape would have been dominated by marsh and carr with areas of saltmarsh where tidal inundation occurred. Walling Fen was enclosed in 1781 with around 5,000 acres consumed by this process. Meanwhile, Ellerker Sands were reclaimed from the River Ouse at the beginning of the 18th century when New Bank was constructed. The development of the Market Weighton canal had a direct influence on drainage of the area and it was only at the time of the demise of this navigation that drainage could be significantly improved.

The eastern edge of this area is on the fringes of the Yorkshire Wolds, and as such has calcareous soils in localised patches with typical associated plant species.

To the west of the South Cave Conservation Area lies the '*M62 corridor Gilberdyke to South Cave*' Character Area. The Landscape Character Assessment recognises how this area is directly influenced by the expansion of settlements at Gilberdyke and Newport and also development associated with agriculture, horticulture and other commercial businesses.

b) The Natural Environment

South Cave rests in a hollow at the western foot of the Wolds in a very pleasant tract of country. The sloping landform of the west facing scarp slope of this area of the Wolds provides species rich grassland, scrub, woodland

mosaic and sloping farmland that is an attractive backdrop to the village.

The special interest of the Conservation Area is not only derived from the quality of the buildings but also the strong contribution of the natural environment which creates a unique genius loci and emphasises the rural setting of the village. In this context the particular 'mix' of public and private spaces, such as gardens, unimproved grassland, recreational areas, trees, freshwater springs and streams contribute to the rich cultural and natural heritage which merit preservation and enhancement.

Within the Conservation Area such features of interest include Castle Covert, Bull Pasture, St Helen's Well and associated pond, the school playing fields and recreational areas, many of which are set in mature landscaped areas. Whilst not all of these areas are open to public access they all make significant contributions to the aesthetic, ecological and social values of the locality.

The abundance of fine landscape trees throughout the Conservation Area contributes to its distinctiveness and strength of character. Even the relative starkness of the Market Place benefits from channelled views of the exemplary wooded areas which can be glimpsed from several places.

Many of the front gardens along Station and Brough Road contain notable specimens of oak, horse chestnut, beech and pine. These trees are an essential component of the streetscape; their loss would lead to weakening of the rural character of the area.

A key feature in the ongoing preservation of the character and appearance of the area is that the site layout, plot ratio and site coverage of the existing residential properties respects the local landscape character and the contextual surroundings. The typically generous plots have either large front or rear gardens that accommodate landscape trees that will become dominant elements of the long term landscape structure of the village. Such character is particularly prominent on Station Road.

The native species vegetation within Castle Covert and present elsewhere along the northern boundary of the Conservation Area provides appropriate transitional planting which interfaces with the open countryside beyond. This is an attractive agricultural landscape, which denotes the landscape character type, determined as Jurassic Hills Farmland. This woodland feature makes a significant contribution to the landscape pattern and views that are important to the strength of character and local distinctiveness of the locality when viewed from the open countryside. Any future development in this area should not detract from the natural landform or impact on the existing vegetation cover

Exotic interest is introduced into this vista by the presence of mature cedar, macrocarpa and redwoods which will have been planted in parkland around Cave Castle, which now operates as a hotel. The accompanying grounds which accomodate a golf club provide further cultural and ecological benefits to the area.

The Beck Project along Church Street is a fine example of habitat enhancement work that demonstrates a high level of stewardship ethic. The conservation practices inherent in this scheme will help to improve and conserve the natural environment and will enhance the natural beauty and amenity of the locality.

The future conservation, enhancement and preservation of the natural

environment within the Conservation Area will greatly depend on the retention of areas that maintain a clear dominance of open space (green space) consisting of grass, shrubs and trees that provide contrast with the surrounding built environment. The protection of these areas will offer an ongoing amenity to the locality

c) Tree Preservation Orders

As trees usually contribute positively to the character and appearance of a Conservation Area they are protected from unnecessary felling and extreme pruning. The Council has to be given notice whenever works to a tree above a certain size are intended. A Tree Preservation Order can also be issued when a development proposal poses a danger to existing trees. If it is decided that the tree is worthy of protection, a Tree Preservation Order can be made.

The leafy character of Station Road

Trees are undoubtedly important for South Cave's amenity, the wooded hills to the east and north creating an attractive leafy backdrop.

There are more than thirty Tree Preservation Orders in the parish of South Cave; this relatively high number is due to the amount of development within the last forty years which has posed a considerable threat to them.

d) Open Spaces

The different sub-areas of South Cave use their open spaces in their own special way. Around Market Place and Church Lane there are hardly any open spaces.

The sub-areas at the northern and southern end of South Cave along the A1034 are very different. Here, there are predominantly detached houses in large gardens. During the last few years however, there have been several applications to develop these and to build additional houses in their grounds. It will be a challenge to ensure that the lush green character of these two areas is preserved.

Less green, but still not as densely developed as the centre, is the western area. This part feels more like a village. There are more open spaces in front of the houses, and there is a variety of terraced and detached properties. The traffic is also less dominant.

Between the western part with its village feel and the eastern part which feels like a small town centre are the green grounds of the Castle with its golf course and the Bull Pastures which were partly used to build a school, library and sport facilities. Nevertheless this area still retains its green character.

Even along the narrow stretch of Church Street, just off Market Place, there are some small front gardens, which help the transition from 'town' to 'village'.

One of the reasons why South Cave has managed to retain its village character is that it is surrounded by open countryside and not engulfed by suburban development. This allows interesting views in and out of the village. However, to the south of the village the open character has partly been spoilt by

the A63 which is a physical and audible barrier.
Whilst the wooded hills to the east create an impressive green background, there is also a mature belt of trees to the north of the castle. This area forms part of the Castle Covert and on the one hand blocks views towards the Castle Rise Estate, whilst on the other hand it creates an appropriate setting for the Castle.

e) Boundary Treatment

The almost urban character in the eastern part means that houses are built directly along the street and that there is little need for boundary walls or fences. However, wherever walls are, they are relatively high and some contain chalk stone. Gates are rather simple and solid, rather than ornate.

f) Origins and Evolution

The first documentary reference to South Cave occurs, as with the majority of East Riding villages, in the Domesday Book, the great taxation document produced for William I in 1086. Then Cave was the chief manor of Robert Malet and had a working population of 30 villeins. Also mentioned are two water mills, a church and a priest. The church most probably stood in the same position as now with some houses clustered around it.

At a subsequent period a subsidiary settlement developed to the east of the church at the point where the road from Hull to the West Riding crossed the road leading from Brough to York and Malton. This point was a natural trading centre and it should come as no surprise that a market evolved there.
There are several references to a market, the earliest one from 1156. However, the market charter dates from 1291 during the reign of Edward I. Due to the presence of a market, South Cave was arguably a town, but it never achieved 'borough' status.

There has been much conjecture on the origin of the name of the settlement, but none of the suggestions so far made is really satisfactory. The most reasonable one seems to be the explanation of A.H. Smith. In his book 'The Place-Names of the East Riding of Yorkshire and York (1937)' he suggests that 'North Cave' and 'South Cave' are derived from the Old English word, cāf, meaning 'swift, quick' and used as a stream name, the stream in question being the Mill Beck.

A further factor which has left its mark in the village relates to the pattern of land ownership, which evolved in the middle ages. By the 13th century the large Domesday estate of Robert Malet had become divided up between various owners. There were two principal manors subsequently known as South Cave East Hall (the manor paramount) and the South Cave West Hall. The acquisition of both manors by the Barnard family was a turning point in the history of the village. During their century and a half of ownership South Cave took on some characteristics of an estate village, but with the community retaining a certain independence derived from the trading side of village life.

It has always been a large township. In 1672 when its 112 households were recorded in the Hearth Tax Returns, South Cave was the fifteenth most populous settlement in the county with approximately 500 inhabitants. In common with most villages of the East Riding, the numbers indicate a marked decline in population during the late 17th to the early 18th century. In the late 18th century it became an important trading centre for corn which was required for the booming industrial towns in the West Riding. The prominent Market Hall was built as a result in 1796.

Market Hall

This phase of wealth and growth did not last very long. Probably due to the opening of the railway away from the village, its market declined. It was closed down about ten years later. The fairs however survived until 1939.

The first accurate census was undertaken in 1801 and shows that there 134 houses (3 uninhabited) and 707 people. The population of the township and the number of households given in the subsequent decennial censuses is as follows:

Year	*Pop.*	*Households*	
1811	718	170	(+ 5 empty houses)
1821	885	168	(+ 9 empty houses)
1831	833	173	(+10 empty houses)
1841	992*	216	(+ 5 empty houses)
1851	937	207	(+10 empty houses)
1861	894	211	(+ 6 empty houses)
1871	948	206	(+ 9 empty houses)
1881	960	208	(+ 12 empty houses)
1891	949	209	(+ 18 empty houses)
1901	970	223	(+ 11 empty houses)
1911	956	236	
1921	974	252	
1931	1,062	269	
1951	1,189	357 **	
1961	1,521	497	
1971	2,499	865	

* In 1841 Census includes 293 visitors attending Cave Fair.

** In 1935 the area of South Cave was increased by the addition of 1,403 acres from North Cave parish, which brought an additional population of about 60 and about 15 houses.

According to the 2011 census South Cave had a population of 4,823, living in 1,766 households. Although this number refers to the whole of the parish and not just the township, it is a clear indicator of the immense growth that South Cave has seen in the past sixty years. Due to its relatively large distance to the nearest railway station, it did not become an early commuter village, as did Hessle, North Ferriby Parkfield and Brough. There are not many grand Victorian houses, Netherwolds and Ryeland Hall being the best and most significant examples.

South Cave became attractive to commuters after the building of the A63/M62.

g) Archaeology

Its location on the foot of the Wolds and the proximity of the Humber made the area of South Cave an interesting place to live. It is not surprising that this area was inhabited for centuries before the arrival of the Romans. A beautiful Bronze Age urn is one of several finds that prove that there was human activity long before the start of written history.

The Romans built a harbour at Brough, (Petuaria) which was linked by a road to their administrative centre in York. The current A1034 follows the course of the Roman road which undoubtedly must have run through the area of modern South Cave. Several Roman finds like lead ingots and tessellated floors give evidence of Romano-British settlements.

h) Layout and Disposition

The complex history of South Cave had a significant impact on its layout. In the western part, the main street runs from east to west, whilst the main road of the eastern part runs from north to south.

In the area along Market Place most houses do not have a front garden but are located directly behind the pavement. Most of them have three bays, two storeys, chimney stacks on both gables and steep roofs with tumbled gables. These are especially visible when seen from the southern end of the Market Place.

Tumbled gable detail on Market Place

i) Buildings

Except for the church, chapels, meeting rooms and of course the castle and the town hall, there are only a few non residential buildings. There are a few buildings that appear to have been purpose built. There is no building to look like a shop, there is no bank, office or post office that seeks to make a 'statement' with e.g. a classical elevation.

'Living above the Shop' is a characteristic of South Cave and other rural settlements that should be retained.

I) Scale

The predominant type of house in both areas is two storeys high and has three bays. There are few examples of higher and wider buildings along Market Place. They do not, however, dominate the character of this part of the South Cave Conservation Area.

II) Orientation

At both ends of Market Place there are substantial detached houses in large garden plots.

Most house-fronts run parallel to the street. On Church Street, however, there are several buildings which ostentatiously present a gable towards the street-scene. What unites these buildings is that they were not dwellings but former meeting houses and chapels, which used this feature to highlight their special function.

Former Primitive Methodist Chapel in Church Street

III) Materials

The use of building materials normally reflects what would have been available locally at the time. Transport was very expensive, and hence only high status buildings used materials that had to be brought from far away.

South Cave was in the fortunate position of having direct access to several natural building materials. Timber, limestone (Wold stone) and chalk came from the Wolds, and clay pits to the west offered the raw materials for a yellowish buff brick, which blends well with the local rubble chalk walls.

IV) Walls

The older buildings tend to be built with local rubble chalk stone. Where a finer and smoother finish was wanted, local bricks of a golden hue or a grey 'galt' colour were used with ashlar stone dressings. Bricks would have been used on a wider scale after 1780, when the brickyard at nearby Newport opened.

The Eastfield quarries provided not only rough-hewn material. Stone from this quarry was also used for building Beverley Minster.

There are other bricks, dark red, which can be found as well as the more modern, often lighter coloured variants of the 20th century dwellings.

There seems to be timber framed structures too. Most of them are mock-historic, with the 'timbers' being clad onto a stone building. The estate houses of the second half of the 19th century often used a distinctive mock half-timbered style.

V) Roofs

Roofing materials in South Cave are equally as diverse as facing materials on walls. There are clay pantiles, rosemary tiles and slates of different sizes. The amount of more modern concrete tiles is still thankfully relatively low on historic buildings.

There are only a few buildings with dormers. These buildings can found in clusters, especially along Church Street. Where dormers exist, they are quite elaborate and full of interesting details.

VI) Windows and Doors

Many windows and doors have been altered unsympathetically to UPVC, even on historic buildings.

Wherever there are historic windows, a variety of different designs can be found. Some sashes have eight over eight panes, some have the more traditional six over six and even some Victorian style, two over two, can be found. Some windows are set back behind a reveal, but there are also several that are flush with the elevation.
Timber windows were traditionally always painted and never stained as they were made from softwood which needs the protection of paint. Joiners tried their best to create fine, elegant and coherent window details. It is almost impossible to replicate these details in UPVC which is not surprising as timber windows contain the knowledge and skills of centuries of continuous development and improvement.

The bright white paint, which is the standard today is actually a modern development and was simply not available before the 1950's. Where more muted shades are used, this can significantly enhance the appearance of the whole building.

One of the main reasons why people want to change windows and doors to UPVC is the potentially better heat insulation. However, it is a little known fact that existing single glazed windows can be improved by 30% by simply draught-proofing them. In several cases, better insulation results can be achieved with less intrusive and cheaper insulation in other areas of the building.
Secondary glazing allows historic windows to stay in place. In most cases, this is cheaper than a completely new

window and offers good heat insulation and outstanding noise protection.

VII) Chimneys

Chimneys tend to be integrated into gable walls and be ridge-mounted. The chimneystacks are relatively simple and decorated - if at all- with a simple string-course. The chimney pots are made usually of terracotta but vary significantly in colour and size and shape.

k) Historic Buildings

The Parish was last reviewed for listing purposes in March 1988, although four buildings, including the Castle, had already been listed in 1968. There are 22 Listed Buildings within the parish, 18 of them being in the Conservation Area:

Cave Castle, The Park	II
Stable block at Cave Castle	II
Church of all Saints, Church Hill	II*
West Lodge and screen walls to Cave Castle	II
61 Church Street	II
79 and 81 Church Street	II
83 Market Place	II
54-56 Market Place	II
Fox and Coney Public House Market Place	II
Market Hall, Market Place	II
36 Market Place (Holderness House)	II
Market Place Farmhouse	II
House opposite east end of Bacchus Lane, Market Place	II
27 Pinfold	II
East Lodge and screen walls to Cave Castle, Station Road	II
Weedley Farmhouse	II
6 Church Hill	II
7 and 8 Church Hill	II
66 West End	II

Outside of the Conservation Area are:

Chapel, Station Road Cemetery	II
Lychgate and attached wall, Station Road Cemetery	II
Weedley Farmhouse	II
Gate piers to Everthorpe Hall, Sands Lane	II

In England 94% of all Listed Buildings are Grade II listed, only 6% are either II* or I and are of particularly great significance, due to perhaps their age or architectural quality. But it should be emphasised that the same statutory controls apply equally to all listed buildings, whatever their grading.

l) Focal Point Buildings

These buildings are of significance because of the additional visual importance they have due to their location. Planning applications which relate to them will therefore be considered against the criterion that their design and detailing should reflect the importance of their location.

Town Hall

Dominating the townscape along Market Place is the Town Hall. Proudly protruding onto the pavement and above the roofscape it is a bold statement of civic pride and something of a landmark building.

With its tower and clock it almost looks church like. This kind of building is unique within the East Riding being more common further south.

Cave Castle

In contrast to most other villages, the dominant building is not the church. No appraisal or study of South Cave would be complete without a description of Cave Castle. It is however, in comparison to other focal buildings not highly visible, the large grounds and the carefully planted groups of trees only allow a few views towards the castle. However, the selected vistas are arranged for maximum effect (see cover photo).

The current Castle is much smaller than during its heyday in the late 19th century. It is the survivor of the two large country houses which formerly graced the village. The Castle stands where the former east hall stood, the west hall was located at the corner of Pinfold and West End. It was more or less a ruin when the Barnard family purchased both manors in 1786 and was consequently raised to the ground.

Taking advantage of the changes occurring with the enclosure of the open fields, the Barnard family enlarged the hall grounds, exchanged lands with the vicar, and moved the vicarage to the Market Place, realigned the road between the two parts of South Cave and closed the footpath across the park. The original parkland design was created in 1787 and included probably the fishpond and the sunken road to the south.

The house was rebuilt in grey-yellow brick in its present Gothic castellated form. Around 1872 the house was extensively enlarged but as the work was nearing completion a fire broke out. Considerable damage occurred, but the house was restored. It only survived in its enlarged form until 1938 when the property was acquired by a new owner who reduced it to its current size.

Gateways to the Castle

All gateways to the Castle were of course not designed for defence, but to impress and to offer a glimpse of what the passer-by or visitor would see further down the road, as an eye catcher.

The most successful of these is the western lodge and gateway to the western part of the village. Raised above the dwellings and highly visible from West End it creates an effective entry point to the grounds of the Castle. With its crenellation and machicolations it uses architectural fashions which were prevalent in the 1870's. At the same time, it suggests an air of dignity and long heritage.

m) Unlisted Buildings of Interest

The principles of selection for the listing of buildings seek to ensure that most buildings from 1700 - 1840 are listed. After this date there was a significant increase in the number of buildings erected and therefore a significant decrease in the number of listings, these being limited to the best examples of particular building types.

This increases the importance of Conservation Area designation. Without the added protection that Conservation Area status gives, many buildings would be available for demolition without prior consent. This would be very damaging to the village's character, where there are several visually important buildings dating from the 19th century up to the Great War (1914-1918), that are not protected by a listing. Buildings of historic interest within the Conservation Area should be retained unless there are exceptional reasons for their demolition.

POLICY STATEMENT FOR THE SOUTH CAVE CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the South Cave Conservation Area.

Where the removal of trees within the Conservation Area is approved, the Council will endeavour to ensure that the Area's long term character and appearance is not thereby damaged, and that, unless there are accepted reasons to the contrary, replacement planting is agreed and undertaken.

Conservation Area status provides a degree of protection from possible threats and allows the Council to pursue a limited degree of environmental enhancement.

New Developments

The Council will have special regard to the development proposals which may affect the Area and its setting, to ensure that it is thereby preserved or enhanced.

Recommended Materials

New developments in Conservation Areas should either preserve or enhance its character. It is therefore advisable to choose materials which are already present so that the new development can blend in better.

This does not mean that any modern materials would be automatically refused. However, it will be necessary to check whether such materials would have a negative or detrimental impact on the character and appearance of the Conservation Area.

It also should be noted that the use of historic features and materials can never compensate for schemes that, due to their size, scale and layout, would be inappropriate for the South Cave Conservation Area.

Traffic

It is not only the amount of traffic that has a detrimental impact on the village, but also the things that are directly related to it, like signage, road markings and street lighting, not to mention the constant background noise of the A63 dual carriageway .

A rare moment with little traffic allows appreciation of the real extent and spatial quality of Market Place

There is obvious scope for improvement but one should not forget that the accessibility of South Cave has been one of the major reasons for its continued existence and prosperity.

BOUNDARY CHANGES

Since the designation of its Conservation Area in 1974, South Cave has developed significantly. As a consequence the boundaries were changed in 1981. It makes sense to look at the boundaries again and to check whether they include built heritage that is worthy of protection.

Updating the boundaries is essential and necessary. If the area included too many buildings with inappropriate features on its edges, it would be difficult to justify the refusal of an application with similar features in the village centre.

Residential Estate on Bull Pasture:

The main access to this modern estate with cul-de-sac layout is from Water Lane. There is only a footpath which links this estate to Church Street. Neither its layout nor its architecture relates to the historic parts of South Cave.

Whilst at the time of original designation this area was not developed and additional controls were thought to be important, now that it is completed there seems to be little point in retaining it within the Conservation Area.

Therefore this sub-area has been excluded from the South Cave Conservation Area.

Cul-de-sac on Bridge Road

The bottom end of Bridge Road lies within the Conservation Area. This rather modern cul-de-sac was built after 1974 so that parts of this estate are within the boundaries, whilst others are not. As the houses along this road do not have historic interest, it does not make sense to include the whole of the estate and it was felt advisable to exclude Bridge Road.

Westcote Farm

The overgrown paddock space to the south of the former farmstead is included within the Conservation Area boundary. This space contributes to the setting of the Conservation Area, and there is a historic Wold stone dovecote building, which should be preserved.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with South Cave Parish Council, residents and interested third parties.

PLANNING POLICY CONTEXT

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides the framework for designation, review and appraisal of Conservation Areas.

There are also provisions within the Town and Country Planning Act 1990.

Government policy and guidance for the historic environment is set out in section 12 of The National Planning Policy Framework (NPPF).

At a local level, policies relevant to the South Cave Conservation Area are currently contained in the Beverley Borough Local Plan (adopted June 1996), Policy E21 to E34. Other policies in this Plan can also affect the Conservation Area, including those dealing with new, residential and commercial development, Listed Buildings and archaeology.

In the emerging East Riding of Yorkshire Local Plan, policy ENV3 will cover cultural heritage matters.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Local Plan (adopted June 1996).

Leaflet by East Riding of Yorkshire Council, "What Are Conservation Areas?" November 2013

ACKNOWLEDGEMENTS:

The contents of the South Cave Village Design Statement 1998 are gratefully acknowledged.

FURTHER READING:

South Cave, A Market Village Community in the 18th and 19th Centuries, edited by David Neave, South Cave 1974

USEFUL INFORMATION AND CONTACTS

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This appraisal has been undertaken with information provided by specialist officers of the Council.

For further reading about other East Riding Conservation Area Appraisals, please search for 'conservation area' on the Council's web page:

www.eastriding.gov.uk

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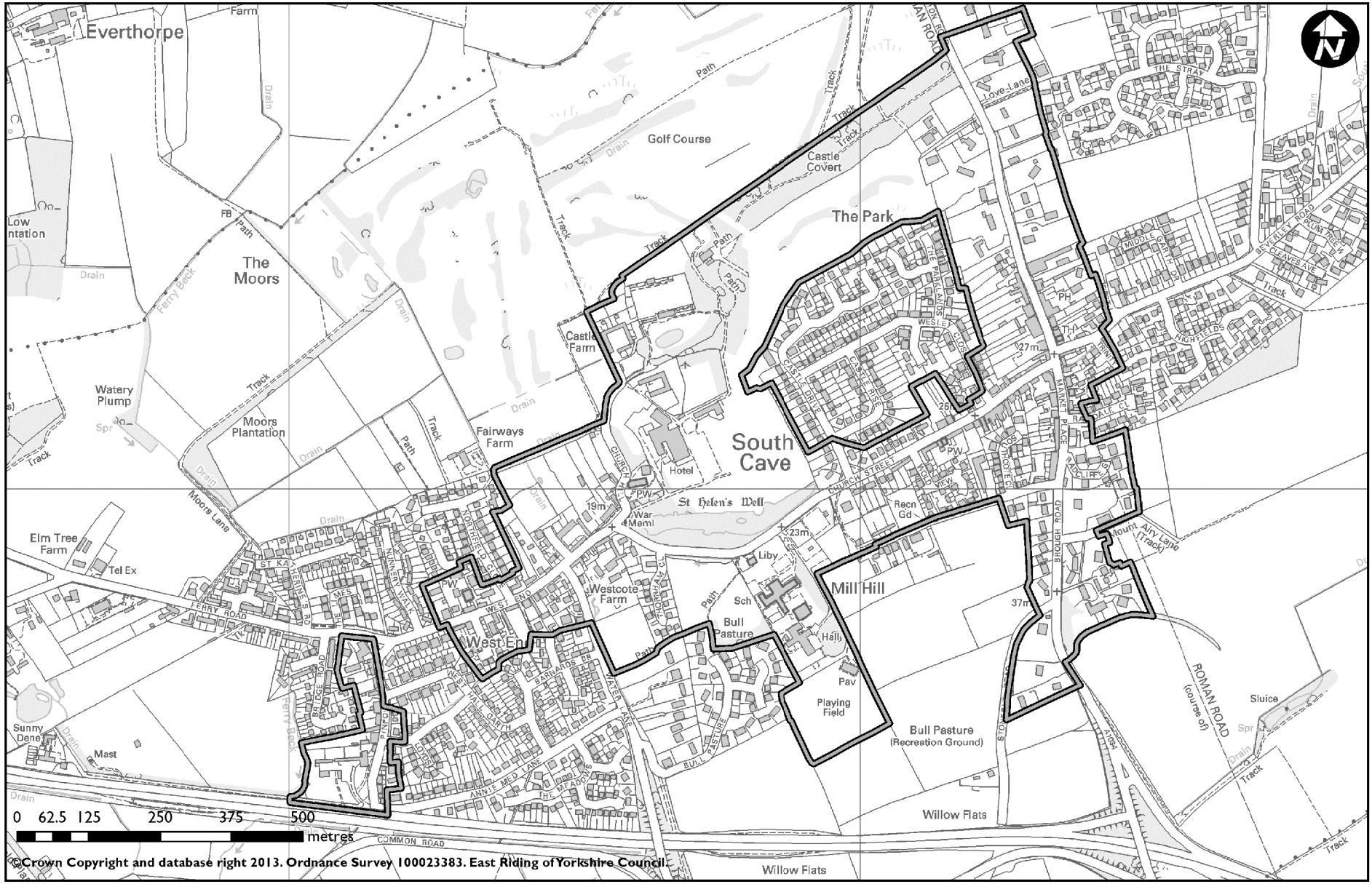

South Cave Conservation Area 2014

Boundary

Produced by DATA OBSERVATORY