



## KIRKBYMOORSIDE TOWN COUNCIL

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Please be advised of the following observations made by Kirkbymoorside Town Council Planning Committee in respect of Planning Application 19/00772/MOUT at the meeting recorded at Minutes P21003 and P21004 dated 19 July 2021.

19/00772/MOUT | Outline planning application for 43 residential dwellings and associated infrastructure - all matters reserved other than for layout, scale and access (1.3Ha) | Land Off Swineherd Lane Swineherd Lane Kirkbymoorside North Yorkshire

The Town Council share concern about the number of houses being built in Kirkbymoorside with no accompanying development of the local infrastructure to support the increased population. The increased residential development in the town poses a great imposition on local resources and puts pressure on the infrastructure. Residents are constantly expressing concerns about the waiting time to be able to get an appointment at the Tinley Garth surgery and the Dental Surgery is already at capacity, no longer accepting new NHS patients. There is also considerable pressure on the local water and sewage network. For example, as a result of the recent heavy rainfall in July 2021, the drains in West End had been overwhelmed and the overflowing pipes resulted in raw sewage compromising the roadway.

Of significant concern to the Town Council is the potential impact of this development on the existing sewage/pipe systems, particularly if it is to be connected to the network that joins the storm pipe feeding into the River Dove in Kirkby Mills. If the drainage from this development is to connect to the network leading to Kirkby Mills this will further exacerbate the flood risk.

The Town Council share the concerns of Kirkby Mill's residents that the development would potentially increase the frequency and severity of flooding at Kirkby Mills. The proposed site slopes to the south, providing a natural soak away for rain. However, during heavy rainfall the surface water flows south from the field, across the sports field, filtering onto the highway and draining into Kirkby Mills. The surface water collects at the lowest point of the road, between Alderson House and Mill Barn to the west and The Cornmill and Mill Chase to the east. When the River Dove is in full flow the drain water backs up the Yorkshire Water storm pipe and the manholes are compromised adding to this pooling water and the flood water is then contaminated with raw sewage.

Development of the land to the south of Swineherd Lane will result in an increase of impermeable surface area which will result in an increase of surface water flow during heavy rainfall and further exacerbate the issue of flooding affecting the properties in Kirkby Mills.

Please find attached the Flood Risk Mapping Study commissioned by the Environment Agency in 2002 and recent notes of the meeting with the Town Council and representatives of the responsible agencies in April 2021. The detail of these reports highlights the ongoing flood risk issues affecting Kirkby Mills.

Additionally the Town Council share the following concerns raised by members of the public:

- i. Affecting the neighbouring property to the east of the site, of prominent concern is the access ramp into the development. Firstly, in order to create this access a mature Sycamore on Swineherd Lane will need to be removed. Secondly, there is insufficient information on the planning documents to determine the overall heights of the embankment formed by the access ramp and it is impossible to identify the spot heights from the plans. It appears that the road surface is approximately 3m higher than ground level of the neighbouring property. This embankment will also be planted with a 2m high hedge which will entirely obscure the outlook from the neighbouring property.

Additionally, the adjustments made to the layout mean that the southern boundary of the neighbouring property will be abutted by five properties, all of which will be at higher elevation and will have windows overlooking their garden thereby resulting in an invasion of privacy. As a result of the new plans the neighbours will be faced with a vast edifice on one side and a wall of embankment and hedging on another.

- ii. Concerns about the conclusions of the Archaeological Evaluation, particularly the identification of the feature in Trench 1 as a natural geological variation. The Town Council request that this feature be more thoroughly investigated.

Please be advised that the Town Council request attendance to the Ryedale District Council Planning Committee meeting in order to make representation in respect of this planning application.

It would be appreciated if you would acknowledge receipt of these observations and confirm attendance to the Planning Committee meeting.

Regards

Lisa Bolland

Clerk to Kirkbymoorside Town Council