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17 November 2022

Clerk to Kirkbymoorside Town Council
Town Hall
Kirkbymoorside
York
YO62 6AY

Dear Lisa

Planning Site 308

I would like the Council to consider my comments to the proposed development at Keldholme.

This is quite a large parcel of land that could house a large number of properties. Its position would have a significant visual impact on the approach to the North York Moors National Park.

If the areas to the west are also considered for development the historic integrity of Kirkbymoorside, Kirkby Mills and Keldholme will be destroyed forever. There would be a sprawl of properties all along the southern edge of an area that is considered to be of natural beauty. It would be a destruction of the natural amenities that are so necessary to peoples mental health.

From a geological point of view the site is not ideal for a variety of reasons. First and foremost is the line of natural springs that run from the west of Kirkbymoorside towards Ravenswick to the east. In all probability these are a result of water permeating through the limestone and sandstone of the Moors and finding an outlet where the natural geology is a conjunction of Kimmeridge and Oxford Clays and sandy loam, roughly demarked by Swineherd Lane. The water cannot permeate through the clay. The loam to the south of Swineherd lane becomes saturated which causes the surface water to barrel down the hill to the sandy soil evident to the south of Village Street Keldholme, into the River Dove and the flood plains around the A170 and the Industrial Estate at Kirkby Mills. Hence the already well documented flooding in this area, and the increased flooding to the lower end of Gray Lane.

Conversely the pentagonal cracks that form in the clay during the summer months form a natural flood defence from summer rains as the soil holds water in the cracks.

There is land drain to the north of the proposed site which has been banked to the south and directs the water to the east. This is a clear indication that it is not only protecting the historic properties of Keldholme but also the more recent buildings to the south of Village Street and also the proposed development site.

The vegetation in this area acts as a natural flood defence, in that it takes up some of the water that falls onto and runs across this site. To remove this vegetation will almost

certainly increase the volume of surface water entering the River Dove and most importantly, the speed at which it will flow.

It is already evident that the natural drainage from this site is to the south west corner by the ambulance station that causes significant flooding to the road, in times of persistent rainfall.

Kirkby Mills and Keldholme are low priorities for Yorkshire Water due to the low population. It is unlikely that there will be any upgrading to the current waste and surface water pipework. Previous recommendations following the flooding in 2000 have not been implemented. From issues in Kirkby Mills during the past 18 months relating to flooding and sewage pollution it is clear that these problems can only get worse, and will be exacerbated by the development of the site.

Recent events have adversely affected properties such as 26 Kirkby Mills that sit below the road level with a concrete and pebble pavement abutting the properties preventing any sort for drainage, other than seepage into these properties The properties in this area are already at risk from serious damage due to the lack of actions from other Agencies.

Improvements to the local road and drainage infrastructure would need careful consideration before construction, as the access roads are not suited to construction traffic either from Kirkby Mills or from Gray Lane. In addition there could be considerable problems with the road surface accessing the construction site when the topsoil is washed away, thus making it a danger to other road users, and adding to possible pollution.. I assume that this is matter that the Town Council has under consideration.

Yours sincerely