

18 November 2022

RE: Submission of Site 308 to the Ryedale local Plan

I'm assuming that the Town Council themselves will raise the issue of the current school / medical / water / road and related traffic infrastructures and the impact of this - very large - development on these areas if built prior to any improvements made to the relevant infrastructures.

I also note that this will extend Kirkbymoorside eastwards to the River Dove and all but eliminate the differentiation between Kirkbymoorside and Keldholme.

Below is a map of watercourses in the (East) Kirkbymoorside area that was passed to me by the Internal Drainage Board (IDB). You'll see that there is a watercourse (in pink /mauve) going across this proposed site (top of picture just right of the middle) to the River Dove.



This watercourse is not maintained by the IDB but would, I assume, be the natural route for excess water to be passed from the site to the River Dove above Keldholme and Kirkby Mills. As Site 308 is currently acting as a natural soakaway and would now be covered by - looking at the size of the plot - an exceedingly large number of new dwellings, this would increase the amount of water passing into the River Dove in normal as well as flood conditions, thus

significantly increasing the risk of flooding - both in size /impact and in frequency - in Keldholme and Kirkby Mills.

There is no indication that there is any Yorkshire Water excess water or drainage pipe infrastructure supporting the area covered by this plot (not surprising, seeing as it is now farmland) and given current funding and priorities (Keldholme and Kirkby Mills being low priority due to relatively low population density) it's exceeding unlikely that any new pipe infrastructure will be put in place, therefore meaning that the existing waterway and any new water and sewage infrastructure that the developers install on site will have to manage this and given the size of the plot and probably number of new dwellings, I sincerely doubt that the probability of any excess water management system being able to keep run off to the River Dove at current - farmland only - rates in flood conditions. I think modelling will show that the volumes / weights of water to be retained will "blow" any tanks built, thus resulting in a tsunami of water flowing downstream when the tanks blow to overwhelm downstream dwellings.

As there is already a known issue about sewage entering the watercourses around Kirkby Mills, a development on this site will also add to that situation and increase the risk of associated disease to people and animals in the Keldholme and Kirkby Mills areas, even if the seepage of sewage into the waterways is at "permitted levels" (as the permission will be a percentage of the increased amount of sewage).

I'll send a further email if I think of anything else before Monday's meeting. I think others are going to reply to you on environmental and other grounds.

Best regards

