

Ryan King

From: Malcolm Fisher
Sent: 07 August 2015 07:20
To: Cheryl Atkinson
Cc: John Murray; Tony Linley; chris.morton; lizzie.wood@york.nhs.uk; Martin Farrar; LDF; Mark Fuller; Kathy Stevenson
Subject: Re: Plan Selby submissions.
Attachments: Response to PLANSelby Consultation by Ryther Parish Council 5.doc; ConsultationFormMark2A Comments on the Infrastructure Plan.doc

Dear Cheryl

Thank you for your message. I have to say that I am disappointed that your workshops during this round of consultation did not invite secondary villages, which have regular flooding problems of existing properties, to support your considerations of studies and growth in towns and service villages. Avoidance of a piecemeal approach I would have thought should be a primary purpose of Plan Selby. However I am pleased that you are updating the flood risk and infrastructure requirements and assume these will fully cover the need at Ryther.

Ryther submissions to the initial consultation highlighted the need for a pump installation to alleviate regular flooding by surface water. It should be noted this is an almost annual event for property owners and the village as a whole. This can only worsen with further development in service villages.

Specific points from Ryther PC on the current document are:-

Topic 4 on page 20 the paragraph does not include Ryther in the list of villages with specific issues needing additional infrastructure, will you update this please.

Question 25 should include EA, IDB and the flood alleviation for small scale needs such as at Ryther.

It is noted that some points from our original submissions have now been covered thank you, but not all. To assist, our original submissions for Plan Selby and the Infrastructure Plan are attached.

We shall be pleased to provide further input as needed

Best regards
Malcolm Fisher
Chairman Ryther Parish Council.

----- Original Message -----

From: [Cheryl Atkinson](#)
To: [Malcolm Fisher](#)
Cc: [LDF](#)
Sent: Wednesday, August 05, 2015 8:44 AM
Subject: RE: Plan Selby submissions.

Dear Mr Fisher

Thank you for your email.

A number of specific workshops were held with representatives from the 3 main towns and for those villages identified as Designated Service Villages (DSV) – those shown in the Core Strategy as capable of accommodating further growth. Ryther is not a DSV but instead identified as a Secondary Village which are those generally much smaller and less sustainable or else have no opportunities for continued growth (owing to a combination of flood risk and environmental constraints). Further information can be found in the Core Strategy:

http://www.selby.gov.uk/sites/default/files/Documents/CS_Adoption_Ver_OCT_2013_REDUCED.pdf

The current focussed engagement on PLAN Selby is about getting people's views on the emerging studies including work being done on growth options for the towns and DSVs. Further information can be found at:

<http://www.selby.gov.uk/sites-and-policies-local-plan-plan-selby>

However, as set out above, Ryther is not identified for future growth. Nevertheless, we would welcome any views you may have by 10 August, which would feed into the evidence base for flood risk and infrastructure across the District. There is on-going work being undertaken on updating flood risk data and we will be reviewing infrastructure requirements too.

Kind regards

Cheryl

Cheryl Atkinson

PLAN Selby Support Officer

t: 01757 705101

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From: Malcolm Fisher

Sent: 04 August 2015 11:16

To: LDF

Cc: Mark Fuller; Kathy Stevenson; John Murray; Tony Linley; chris morton; lizzie.wood@york.nhs.uk; Martin Farrar

Subject: Plan Selby submissions.

Dear Sirs

I note from SDC website that you are seeking to understand matters raised in previous Plan Selby consultations in more detail and to talk about issues and options arising by meeting local community representatives at venues across the District up to 10 August 2015.

Please advise the venues where Ryther Parish Council will have this opportunity in relation to our submissions. As you will be aware in general these relate to increased flood risk and infrastructure needs. We shall be pleased to attend such meetings.

Malcolm Fisher
Chairman Ryther Parish Council

Comments in response to PLAN Selby initial Consultation by Ryther Parish Council.

Chapter: 3 Key Issues

Topic: Providing Homes (Flooding)

Question 9b

Paragraph: 3.24 3.25 Table d and e

PLAN Selby should be explicit with regard to the effect of development in high risk flood areas. For example the secondary village of Ryther suffers significant annual flooding. Flooding in Ryther is in the main from inland water courses, surface or ground water not from the river Wharfe. Flooding occurs when large flows from other areas into the river are prevented by closure of valves during river flood conditions. This is a mechanism that is well understood by EA and the Parish Council but often not by other agencies. The Ryther community with EA tries to reduce the effect when flooding occurs each year but often cannot, a situation that will worsen due to development in other areas without specific measures.

The significant development proposed in the designated service villages of Cawood, Church Fenton and Ulleskelf or the town of Sherburn in Elmet therefore will without additional control measures lead to increased annual flooding in Ryther including internal flooding of more property. Development in flood zones 1, 2, or 3 can cause this.

In such a known situation it can be considered a serious omission not to highlight in a separate PLAN Selby paragraph the known danger of consequential flood risk on other communities. Providing early awareness for subsequent users is an important factor in a document that is intended to inform. It is unacceptable to leave it to possible later consideration on a selected site by site basis and hope that safe solutions for all flooding will be provided through sequential testing. Without a specific control measure in PLAN Selby it could be more likely that sites will be allowed to develop over a number of years worsening serious flooding at Ryther, or in other communities, with no specific alleviation schemes to compensate.

Chapter 3: Key issues

Topic 4: Infrastructure Plan

Question 25: Are there any infrastructure needs that have not been identified

Infrastructure needed at Ryther to combat increased flooding as a consequence of development in adjacent designated service villages is not currently identified. The intent of Plan Selby is to highlight important information in a District wide context in order to ensure appropriate decisions are made with knowledge of their impact. Necessary flood management infrastructure must therefore be included where flooding will increase as a result of development in designated service villages.

EA and Ryther Parish Council have already developed a low cost flood alleviation pumping scheme for installation on EA land. Although a part financial contribution has been provided from the EA Local Levy Fund, implementation cannot proceed without further funding. A Project Plan is available and quotations from contractors have been obtained. It is imperative that the scheme is implemented prior to any development in adjacent DSVs under PLAN Selby. Please include this project in infrastructure needs.

Strategic Flood Risk Assessment. An update is noted as planned. Flood alleviation for Ryther must be identified and recommended in this update.

Topic / Chapter: Draft Infrastructure Delivery Plan (IDP) and Appendix1

Question no.: General

Comment: The Draft Infrastructure Plan and its Appendix 1 only addresses infrastructure needs in the three towns and eighteen DSVs although its conclusion suggests that it covers Core Strategy and Plan Selby. Identification and clarity of infrastructure needs that are outside these Towns and DSVs but needed for PLAN Selby development is omitted. To correct this the Infrastructure plan and its appendix 1 should include sections covering the infrastructure needed in aid of PLAN Selby that is outside of DSVs. These may be few in number but can be of critical importance such as a flood alleviation scheme at Ryther that is necessary to protect the vulnerable community before development in adjacent DSVs .

It is noted that mention is made of EA plans for separate major flood alleviation schemes at Cawood, Ulleskelf and Tadcaster costing tens of millions of pounds each but surprisingly Ryther flood alleviation has been ignored.

EA and Ryther Parish Council have already developed a low cost flood alleviation pumping scheme for installation on EA land. Although a part financial contribution has been provided from the EA Local Levy Fund, implementation cannot proceed without further funding. A Project Plan is available and quotations from contractors have been obtained. It is imperative that the scheme is implemented prior to any development in adjacent DSVs under PLAN Selby. Please include a project in the infrastructure Delivery Plan and Appendix 1.

Topic / Chapter: Draft Infrastructure Delivery Plan (IDP)

Question no.:

Paragraph: Land Drainage 2.40, 2.41

Comment: In Paragraph 2.40 Land Drainage is correctly stated as contributing to flooding in several areas and that this is a 'flooding issue'. The Authority that is responsible for dealing with this flooding issue should be stated and their proposals included.

Paragraph 2.41 is in error, the Land drainage flooding issue stated in paragraph 2.40 will not be dealt with by the normal planning process. It should be stated as a strategic issue that needs dealing with by infrastructure provision otherwise communities will suffer increased flooding. The document is in error in this regard. Flooding at Ryther is an example of this.

Chapter 5: Settlements

Topic: Designated Service Villages (flooding)

Question: 46, 47, 58

Paragraph: 5.64, 5.65, 5.90

Review paragraphs for designated service villages of Cawood (Para 5.64), Church Fenton (Para 5.65) and Ulleskelf (Para 5.90) should mention that their developments will increase flooding of adjacent villages such as Ryther unless prevention measures are undertaken. This is an important factor for choice of the sites.



Selby District Council Local Plan Consultation
"PLAN Selby" (The Sites and Policies Local Plan)
Initial Consultation Comments Form

"PLAN Selby" is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy that was adopted in 2013. When adopted, PLAN Selby will form part of the Local Plan for the District against which planning applications will be assessed.

This consultation is the first stage in our on-going dialogue with you and we hope that you will take time to respond to it and help us move forward. The responses to this consultation will help inform our work and shape the District for the future.

Comments are therefore invited as part of this Initial Consultation.

Please use this form to make your comments.

Please read the main document PLAN Selby and associated papers, which are available on the Council's website at www.selby.gov.uk/PLANSelby and at local libraries and Public Council offices.

You will need to see what is in PLAN Selby in order to make your comments. It contains a wide range of issues and specific questions on which we would like your views. Please make sure you are clear about which part of PLAN Selby you are commenting on and ensure we have your full contact details so we can take your comments into account and so that we can contact you about the next stages.

Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015

Contact Details - Please provide contact details and agent details, if appointed

Personal Details

Name: Malcolm Fisher, Chairman Ryther Parish Council.

Address: Violet Cottage, Ryther, Tadcaster

Postcode: LS24 9EE

Telephone no.:

Email address:

It will be helpful if you can provide an email address so we can contact you electronically

Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter: Draft Infrastructure Delivery Plan (IDP) and Appendix 1

Question no.: General

Paragraph:

Comment: The Draft Infrastructure Plan and its Appendix 1 only addresses infrastructure needs in the three towns and eighteen DSVs although its conclusion suggests that it covers Core Strategy and Plan Selby. Identification and clarity of infrastructure needs that are outside these Towns and DSVs but needed for PLAN Selby development is omitted. To correct this the Infrastructure plan and its appendix 1 should include sections covering the infrastructure needed in aid of PLAN Selby that is outside of DSVs. These may be few in number but can be of critical importance such as a flood alleviation scheme at Ryther that is necessary to protect the vulnerable community before development in adjacent DSVs .

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Topic / Chapter:

Question no.:

Paragraph:

Comment:

Topic / Chapter:

Question no.:

Paragraph:

Comment:

Additional Comments - Please provide any additional comments you may wish to make.

Comment Submission Statement

All comments must be made in an email or in writing if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, however Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

Name - or signature: Malcolm Fisher, Chairman Ryther Parish Council

Date: 19 January 2015

Please ensure you save a copy of your completed comments form to your computer before sending by email

Completed comments forms must be received by the Council no later than 5pm on Monday 19th January 2015

Email: ldf@selby.gov.uk

Post to: **Policy and Strategy Team, Selby District Council, Civic Centre,
Doncaster Road, Selby YO8 9FT**