



**KIRKBYMOORSIDE TOWN COUNCIL**

Church House  
7 High Market Place  
Kirkbymoorside  
YO62 6AT

Gary Housden  
Head of Planning  
Ryedale District Council  
Ryedale House  
Malton  
YO17 7HH

27 July 2021

Dear Mr Housden,

The Town Council would like to bring to the attention of Ryedale District Council as the Planning Authority the real sense of concern about the number of issues that local residential development is causing the town. Of particular concern are the number of houses being built in Kirkbymoorside with no accompanying provision for 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 local services. 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. The impact of residential expansion also poses a significant additional burden on the already stretched local education resources. Whilst the development of Manor Woods made provision for a small expansion to the Community Primary School, once the new capacity is saturated there will be no possibility of further expansion. Furthermore, increased development results in additional pressure on the local water and sewage network and the town is experiencing increased incidents where the network has become overwhelmed, resulting in overflowing pipes and raw sewage compromising the highways.

In response to each planning application for multiple dwellings the Town Council has identified and emphasised the potential impact to the infrastructure.

The Town Council's submission in respect of the Manor Woods development (planning application 17/01449/MREM) reiterated concerns regarding the impact on the infrastructure that an increase of 225 dwellings in Kirkbymoorside would have and explained that the development will result in an estimated additional 430 electors which would equate to an approximate 17% increase in the electorate. In the same submission the Town Council appealed to members of the Ryedale District Council Planning Committee to recognise the importance of monitoring the development to ensure that it is designed and delivered in the best interest of the locality.

The Planning Application was approved in March 2020 with no evidence of any consideration to mitigate the impact on the local infrastructure.

The Town Council's submission in respect of the recent application for commercial and residential development at the Sylatech site and land to the east of West Lund Lane (planning application 21/00518/MOUT) again repeated residents' concerns, as follows:

- i. further residential development would apply more pressure on both the doctor and dental surgeries. Both surgeries are located in the town centre, on Tinley Garth and West End respectively, where there is no room for expansion to either premises, and both practices are already stretched in

terms of patient numbers and staff supply. An increase in population will put additional pressure on these services;

- ii. in terms of education providers locally, Ryedale School and Kirkbymoorside Community Primary School are already at capacity. In response to the residential development at Manor Woods, Westfields, the forecast for projected roll (applying the NYCC yield for projecting Primary Growth) for Kirkbymoorside Primary School was calculated to just in excess of 300 pupils. Additional residential developments within the parish will be accompanied by further demand on local school places;
- iii. the absence of banks in Kirkbymoorside means that the Post Office is the only banking facility;
- iv. Kirkbymoorside currently retains an unspoilt market town feel. There is concern that the town's infrastructure is not sufficient to accommodate the increase in population associated with the current and proposed developments. There has not been the opportunity to assess implications on infrastructure/services resulting from the developments at Manor Woods and Wains Field.

The current planning application (19/00772/MOUT) for 43 residential dwellings and associated infrastructure on Swineherd Lane raises the same concerns regarding the impact on the local infrastructure with concentrated concern in respect of the inevitable impact on flood risk to Kirkby Mills. Consideration of drainage associated with new developments appears to be a secondary consideration to the developers and Planning Authority. This is a very clear demonstration of the lack of understanding of the problems being faced locally. This is more evident following the recent dialogue with responsible agencies involved with flood risk mitigation at Kirkby Mills.

The Town Council would like to express its frustration trying to represent the community's concerns when responding to planning applications only for the matters that are raised, particularly with regards to the impact on the local infrastructure, to go unacknowledged and bear no consideration to the determination of the application.

It would be appreciated if you would acknowledge receipt of this correspondence and respond to the issues raised. Additionally, please would you provide an explanation of the considerations given by the Planning Authority when determining the impact of residential development on local infrastructure.

Yours sincerely,

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Nick Holroyd

Town Mayor