

Planning Appeal - Proof of Evidence

Appendix: BWHy1

David Howard on behalf of Better Wetherby

APPEAL REF:APP/E2734/W/19/3236153

APPEAL BY: Hallam Land Management and Stockeld Park

SITE AT: Land Comprising Field At 439236 449205 Harrogate Road Stockeld
North Yorkshire

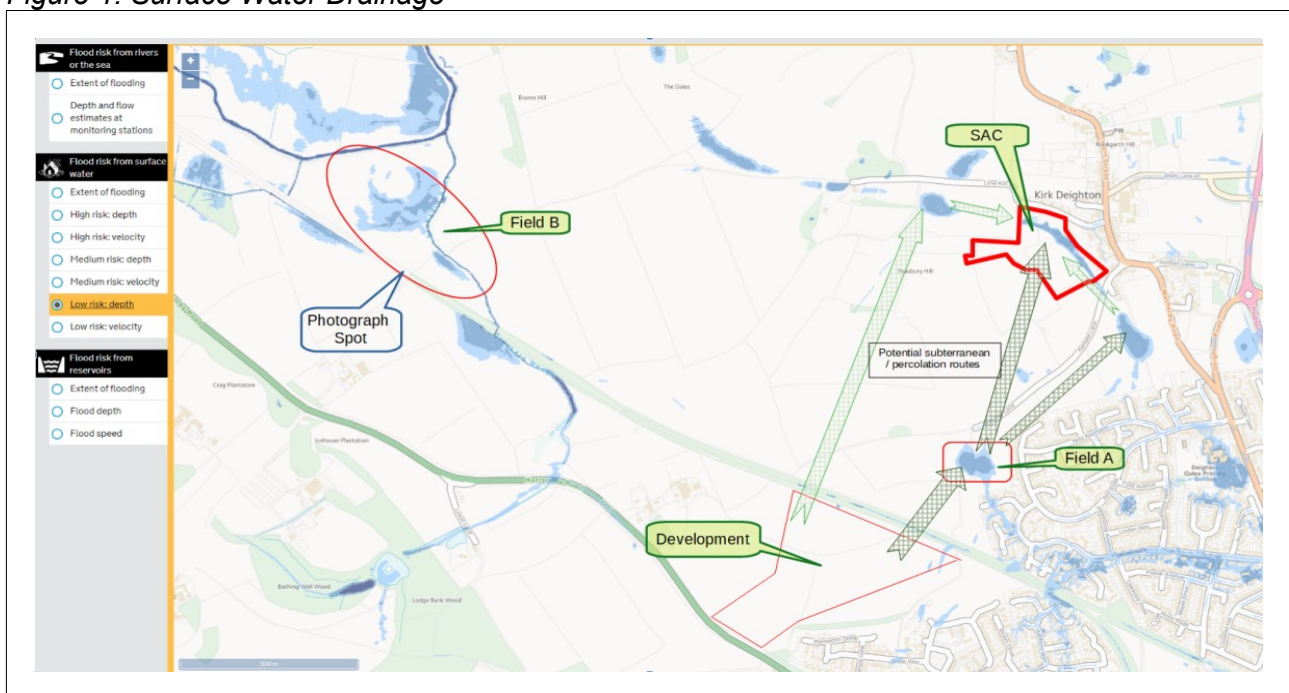
PROPOSAL: Outline application for the erection of up to 210 dwellings and
associated infrastructure, with access to (but not within) the site considered.
(Site Area 13.17Ha)

A1 INTRODUCTION

A1.1 This document is provided as an Appendix to the Proof of Evidence (PoE) submitted by myself on behalf of Better Wetherby. This Appendix provides additional evidence regarding possible surface water drainage routes from the proposed site.

A1.2 In Paragraph 2.2 of the PoE document, I suggested that the principal drainage from the proposed site is in accordance with the schematic diagram (Figure 1) below. This diagram incorporates the “low-risk” surface water flooding ‘ponds’ depicted in the government flood warning maps ((<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>))

Figure 1: Surface Water Drainage



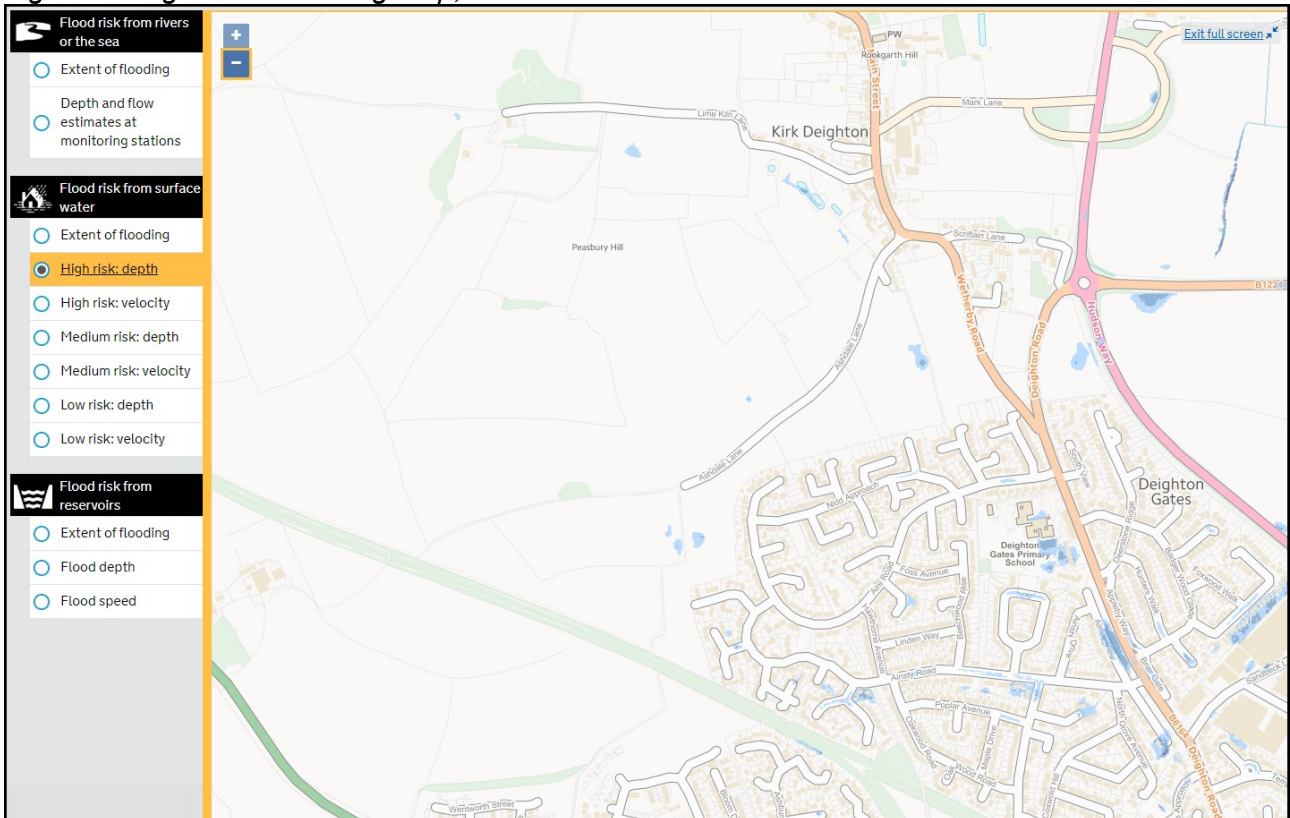
A2 EVIDENCE SUPPORTING PROPOSED DRAINAGE

A2.1 I regularly pass close to the Kirk Deighton SAC, and have observed that water levels in the ponds have been considerably reduced over the last 2 years. Prior to that, the ponds in the SAC invariably merged into a single expanse of water following heavy rainfall; however for most of Summer 2019 water has not even been visible in the ponds. These observations have been confirmed in conversations with residents of Limekiln Lane, Kirk Deighton.

A2.2 I have also observed that the ‘occasional’ ponds (“Field A” in Figure 1) have not been present for approximately 2 years, i.e. since ground-works started on the Bellway development. Prior to that, flooding of ‘Field A’ was a regular occurrence, particularly in Winter. Conversations with residents of Aire Road (backing on to the field) confirm that the field was often flooded for many weeks and even prevented cultivation of crops in early Summer.

A2.3 I believe that the above observations are indicative of a high water table and a fairly rapid response to rainfall. Examination of the flood warning maps would appear to back-up these observation, the 'high-risk' ponds depicted in Figure 2 are indicative of fairly regular flooding of Field A and a considerable merging of the SAC ponds.

Figure 2: 'High-Risk' Flooding map, Field A & SAC



A2.4 The photos below (Figures 3 & 4) show flooding on Field A in late 2015 / early 2016. These photos were taken following a considerable period of rain, according to Met Office figures for NE England approximately 60mm of rain fell in the previous 3 days. As might be expected, these correspond very closely with the predicted 'low' risk flood map in Figure 1.

Figure 3: Field A on 27 Dec. 2015



Figure 4: Field A on 06 Jan. 2016



A2.5 The photographs above (Figures 3 & 4) can be contrasted with Figure 5 below of the same field taken on 27 October 2019, again following a considerable period of heavy rainfall (29mm in previous 3 days). This shows minimal surface water, all of which had disappeared the following day.

Figure 5: Field A on 27 Oct. 2019



A2.6 On the same day (27 October 2019) the following photograph (Figure 6) was taken of the ponds at the SAC, these show the water levels to be much in line with 'normal' levels as depicted in Ordnance Survey maps and show no evidence of 'flooding'.

Figure 6: Kirk Deighton SAC 27 Oct 2019



A2.7 The position where the photograph (Figure 6) was taken was totally flooded prior to 2017 following periods of moderate/heavy rainfall. The water levels shown in Figure 6 do not correlate, as would be expected given the conditions that day, with the UK flood water map shown in Figure 1, or even the lower levels shown in Figure 2.

A2.8 As a comparison with the minimal increased water levels shown in Figures 6 & 7, the following two photographs (Figures 7 & 8) were taken on the same day of 'Field B' (see Figure 1) from a point on Harland way approximately 1800m from the proposed site. The flooding here **correlates closely with the predicted "low" risk flood map in Figure 1.**

Figure 7: Field B (North Western flooding) 27 Oct 2019



Figure 8: Field B (South Eastern flooding) 27 Oct 2019



A3 CONCLUSION

- A3.1 I believe that the evidence presented above demonstrates that there has been a significant change in the drainage pattern in the area to the north of Harland Way adjacent to the Bellway (and proposed Hallam) developments. This has occurred since groundwork's started for the Bellway development thus indicating a causal link.
- A3.2 I believe the change in drainage pattern, probably caused by Bellway groundwork's, has impacted on the water levels within the SAC. Further infrastructure changes proposed by Hallam development will potentially impact the SAC and cause a further drop in water levels.