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Planning Services
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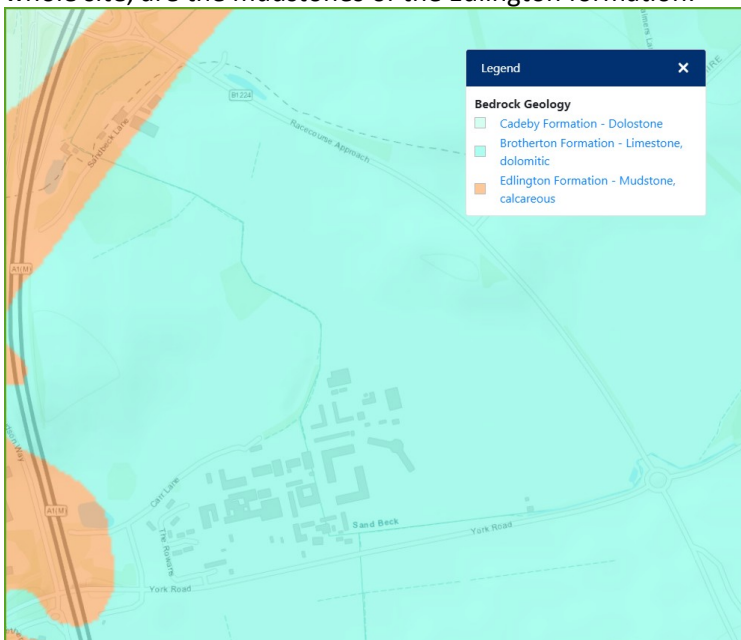
Re: Planning Application 17/02594/OT, Racecourse Approach

Dear Sir

I would like to bring the following information to your attention regarding this development. I note that the applicants Geo-Environmental Site Assessment (Environment Statement Vol 2, Ch.13) rather skims over the nature of the underlying bedrock. In particular I believe that two significant risk factors have been omitted from the Assessment – risk of ground subsidence and risk of surface water flooding. I believe that both of these must be addressed, and suitable mitigation measures proposed, prior to granting of any planning permission.

Subsidence / Foundering of Strata

The majority of the site is situated on Dolomitic Limestone (Brotherton Formation), a principal aquifer dipping in an easterly / north-easterly direction. However underlying this strata, and hence below the whole site, are the mudstones of the Edlington formation:



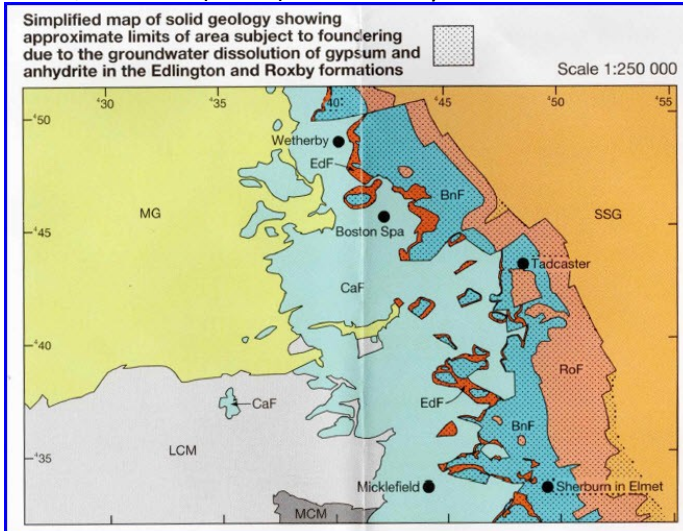
The interface between these two strata is well documented as a potential location for land collapse / foundering due to cavities caused by dissolution of gypsum (and other evaporites) in the Edlington Formation. Many of the sinkholes in Ripon form on the same Brotherton or Edlington formations.

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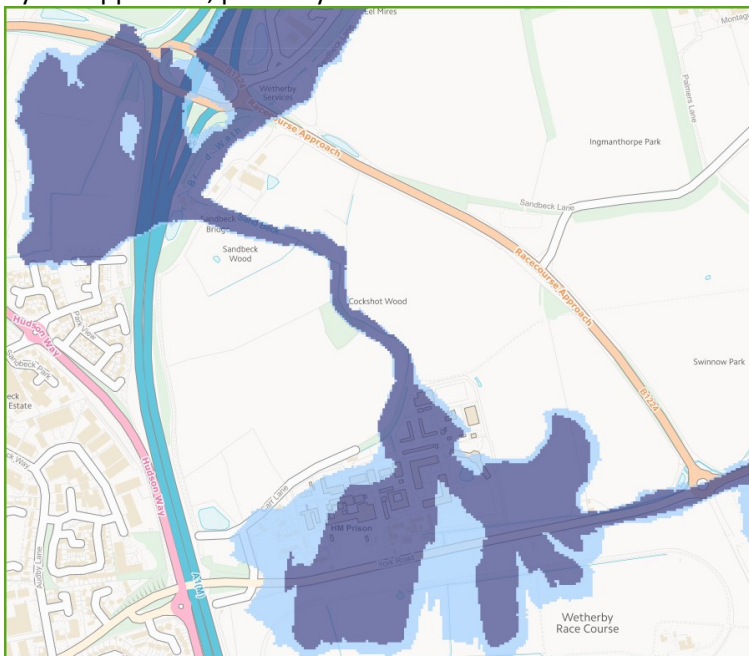
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The following diagram is taken from the British Geological Survey Solid & Drift Geology Map -1:50000 Series, Sheet 70 (Leeds) – this clearly indicates that the site is within an area subject to foundering:



Surface Water Flooding

The site is subject to flooding from both rivers and surface water. River water flooding has been identified by the applicants, primarily due to the effect of Sand Beck flowing through the site:



It is noted that Sand Beck is a major drainage channel, controlled by the Ainsty Internal Drainage Board, and part of the infrastructure for controlling water levels to the east and north of Wetherby. It may be

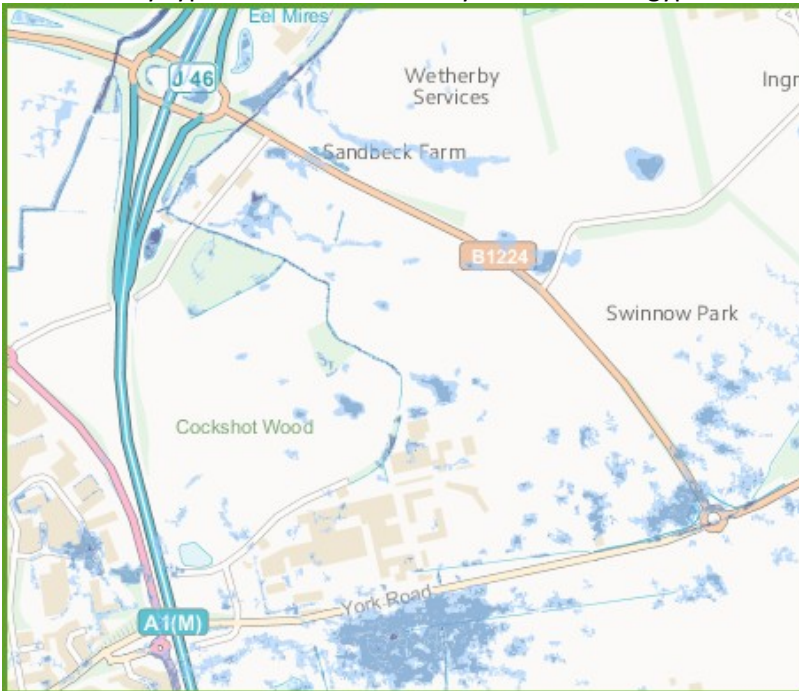
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anticipated that due to the relatively level ground in this area and the underlying Brotherton formation bedrock being a principal aquifer, the water levels within Sand Beck will approximate to the water table.

The developers have ignored the well documented surface water flooding that affects much of this site following significant rainfall events. I believe that some of this surface water will originate from 'upwelling' from the aquifer through the superficial glacial deposits. The random nature and small size of the surface water ponds, as depicted below, may well be caused by subsidence / collapses in the underlying bedrock and are fairly typical of those caused by dissolution of gypsum.



It is noted that there has been little indication of how surface water will be handled on this site, particularly given the high water table in the area. I believe there is a high risk that, following completion of the development, surface water will be concentrated at the edge of roads, buildings etc. This increase in surface water is likely to cause a localised raising of the water table and increase the potential for flooding nearby. Anecdotal evidence suggests that similar flooding events are occurring in the new development off Sandbeck Way, immediately across the A1(M) from this proposed development.

Yours Sincerely

David Howard
on behalf of Better Wetherby

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