

**Correspondence received regarding Station Road / Richdale Avenue**

*Personal email addresses/info redacted; bold type indicates who each message is from.*

**From: Nicholas Ray**

**Sent:** 29 January 2021 19:18

**To:** [enquiries@kirtoninlindseytowncouncil.gov.uk](mailto:enquiries@kirtoninlindseytowncouncil.gov.uk)

**Subject:** Concerns on the Station Road development drainage.

Dear Council,

You will by now have read about my concerns on Kirton Community and taking advice I thought it mannerly to send all concerns directly to you. Ive had replies from Holly's office and accept the standard format sent for a grade 1 flood plain and how theyve built in storage with the dyke as a backup. However, those standard reports were given to every new house flooded in Malton, York etc and for that I have little faith in any of it. I had horses on that land and the clay renders a dyke useless, water sits on it as my pictures confirm.

I push my concerns for the people who's houses adjoin the new developement and the farmers/ livestock owners who will suffer as a result of the present building and the new proposed developements.

The lower graded flood plains are usually graded on the distance from rivers and yes there are none to burst their banks until you consider giving more water to an issue already there as my pictures show clearly. If the reports were conducted in a summer then that would be totally ridiculous and ingenuine.

The following images are to show that this man in wellies understands water and that this problem already exists and will be exacerbated by any additional water. The replies from Hollys office skirt around the issue. A holding facility has limits, no mention of how and where it empties to (if it flows to a dyke that doesnt help my later concerns?

The gardens of the new houses will soak through until the water hits the clay below and could filter straight to the low point on Richdale estate and the workshops to the North side. Is sewerage to the Kirton Sewerage works on Moat House rd because that was at its maximum long ago. Is it being upgraded?



This is the site. This is several feet deep and shows clearly the threat to adjacent housing being 4 to 6 ft lower than these footings. Friday 29th January.



I accept that we need development, I fully accept progress but those poor residents will be overlooked by houses not on a level. To be fair that only proves youve had to raise above the water...buit it'll still be there come rain and will head for the lowest point as this photo clearly proves.



This was a field I rented on Friday 29th Jan 2021. Half a days rain and irs a foot deep on clay.



Pic 3 is the field adjacent to the Gorings livestock. Horses do do bode well in wet. This is half a days rain on the same day.





This is Ings lane feed under the railway. Already struggling after half a days rain. Was the report conducted at a sensible time showing this? I think not.



This is Friday morning again after only half a days rain. That dyke is 8ft deep. As you look down you will start to see the rise where the river E rises as I will show. The level then backs up and Mr Pickerings land will flood. He simply cant take anymore water.



No feed pipe insight and water is already out of control. That dyke is 8ft deep. Another 200 metres down its almost bursting its banks.

Did the relevant bodies visit a flood plain expecting to assess its water in summer? In Holly Mumby Crofts reply theres a section on shifting the water to become someone elses problem. This is half a days rain, niether the residents, the Gorings livestock or Pickering farms have been given a jot of consideration.

The river E is up to its bridge and there is no quick fix outlet for that water. If I were a resident looking up at raised houses, overbearing and high...Id think the planners were totally out of touch and discompassionate in approach. The reports were a failure to Mr Pickering and the Gorings, the evidence shows HALF A DAY of rain. What happens if we have 4 weeks of it? Its my oppinion the section applicable to shifting the problem has been breached and this matter will only worsen for the innocent. If a builder gave you shoddy work they'd be crucified for it. If the authority does the same the insurance hike is ours and the devaluation too. Its criminal.

Sincerely  
Nick Ray

Mon 01/02/2021 18:31

**From: Mrs R Featherstone**

To: Cllr.JohnEngland@northlincs.gov.uk; Cllr.NeilPoole@northlincs.gov.uk;  
Cllr.TrevorFoster@northlincs.gov.uk; rob.waltham@northlincs.gov.uk;  
LLFAdrainageteam@northlincs.gov.uk; enquiries@kirtoninlindseytowncouncil.gov.uk;  
planning@northlincs.gov; holly.mumbycroft.mp@parliament.uk

Good morning,

We are writing to you all as residents of Richdale Avenue in Kirton Lindsey. You hopefully will have been made aware from other residents on our street that gardens have been flooded. This has never happened before and only started since the approved planning by North Lincolnshire Council has started to take place. Even after residents put objections in for this very reason! We attach an email I sent to planning on the 15th January. I am yet to even have a response to acknowledge it was received. Since sending these pictures the site it's self has become more flooded. I attach more photos. I purposely took a photo on the 19th January before we were due storm Christoph thankfully we didn't receive that much rain but you can clearly see that the site was already flooded if anyone wants to argue it was the extreme weather!

Can we ask and we don't want the standard response that has already been sent out from Holly Mumby-Croft's email;

Where in the approved planning did they ask to raise the footing directly opposite my house to 6ft at least? If it is not in there I seriously hope you do not give them retrospective planning for it. For the following reason if nothing else, they will be breaking common law;

Under Common law a property owner is required to use their property/land in a way that does not increase the risk of flooding to neighbouring property. For example: they may not engineer a means to pass surface water which increases a neighbour's risk of flooding or causes damage to neighbouring property.

Raising the footings as they have done, using clay! They have already broken this common law without having built anything yet. This is not a matter we should have to take to a civil court! This is something that the council and drainage team should be addressing and getting them to correct before they are allowed to build.

I have heard someone is coming to view the site this week. The developers themselves have denied any problems to another neighbour. They should not be allowed to get away with this. Also why has there been no one on site the last 2 months? The weather and flooding perhaps?

With the Ings lane going through appeal I would seriously urge you to visit that site and provide evidence that that landed is currently flooded!

Hopefully I will get a response from somebody, I have emailed anyone I think who could address any of it.

I look forward to hearing something back.

Mrs R Featherstone

From: R Featherstone  
Date: 15 January 2021 at 11:01:25 am GMT  
To: [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)  
Subject: Development PA/2017/389

Good morning,

I know other householders who are now being affected by this development (as I believe in our objections to it... we told you so) have contacted you regarding the flooding or standing water in their gardens. This coming about since this development started. I have attached photos of the development at the moment. They have raised the ground by at least a meter behind our garden and I believe the road to be higher. The fact I can sit on my sofa in my living room and see a whole truck above my fence line is disturbing and I would ask, is raising the floor level in the plans? The field ran level with our gardens before they were allowed to get their hands on it. A neighbour believes they have filled in the pond, that is on these plans with some of this aggregate. I believe also there is currently an emergency pump running on the other side of this development in Barnard coaches old yard! Your department has allowed this planning and much more on known flood planes at the bottom of a hill! There is currently a plan to build on Ings lane going through appeal which if over turned will condemn our houses to flood. Water was running down Ings last week, there is

nowhere for this water to go. They clearly want these developments to join up.

I seriously hope before they are allowed to do anything else that a full site visit is carried as I believe from the planning approval that drainage had to be sorted before any building work could be carried out. They have failed so far to fulfil this. They are already causing standing water before any houses have even gone in. I am happy to take this further with fellow residents and will look into what legal action we can take if our concerns are not taken seriously.

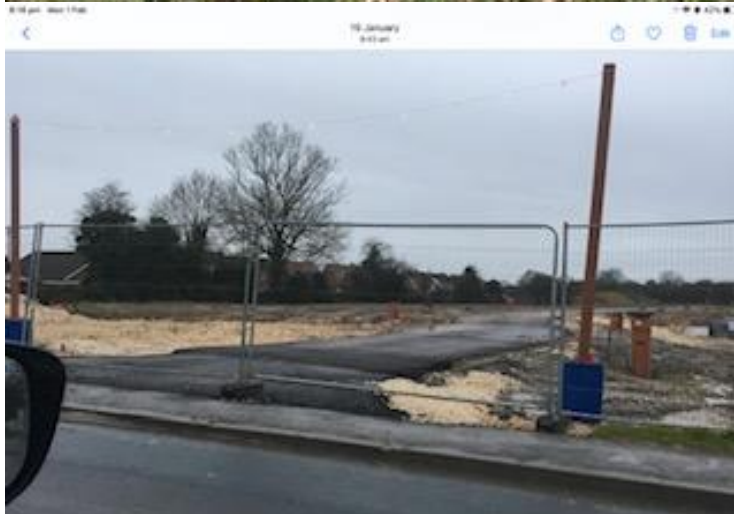
Photos attached show the height of the road, video footage was from a Sunday when they don't have permission to work.

I look forward to hearing from you.

Mrs R Featherstone









Mon 01/02/2021 21:59

**From:** karen gunn <karenlmetheringham@gmail.com>

To: Cllr Billy Boyd <>; Cllr Jack Startin <kirtoncllr.startin@hotmail.co.uk>; Hazel Fox <hazel.fox@sky.com>; Kathleen Cooper <kathleen.cooper3@btinternet.com>; Nicholas Ray <>; Pat Frankish <pat.frankish@btinternet.com>; S & D Garritt Ltd <contact@sdgarritt.co.uk>; cate Neal <enquiries@kirtoninlindseytowncouncil.gov.uk>; joy kofoed <joy\_kofoed@hotmail.com>  
Councillors & Town Clerk

This is in relation to the development behind Richdale Ave on Ingsdale Estate what I tried to raise residents concerns at the January 2021 full council meeting.

Me Rays findings are I'm sure all will agree though and residents will be thankful of his hard work . Can this be put on the agenda for discussion/support at our next council meeting please ?

On Mon, 1 Feb 2021 at 21:44, Nicholas Ray wrote:

----- Forwarded Message -----

**From:** Nicholas Ray

**To:** Holly MUMBY-CROFT <[holly.mumbycroft.mp@parliament.uk](mailto:holly.mumbycroft.mp@parliament.uk)>; [neil.poole@sjpp.co.uk](mailto:neil.poole@sjpp.co.uk) <[neil.poole@sjpp.co.uk](mailto:neil.poole@sjpp.co.uk)>; [Cllr.johnengland@northlincs.gov.uk](mailto:Cllr.johnengland@northlincs.gov.uk) <[Cllr.johnengland@northlincs.gov.uk](mailto:Cllr.johnengland@northlincs.gov.uk)>; [Cllr.Trevoster@northlincs.gov.uk](mailto:Cllr.Trevoster@northlincs.gov.uk) <[Cllr.Trevoster@northlincs.gov.uk](mailto:Cllr.Trevoster@northlincs.gov.uk)>

**Sent:** Monday, February 1, 2021, 09:34:30 PM GMT

**Subject:** The new developement on Station Rd Kirton Lindsey.

Nick Ray [address redacted]

Dear NLC,

I write this summary after extensive consideration to Corey/ Holly's replies which I've fully looked into and the following is not against progress, but about caring for people, the environment and listening to what we think

are serious concerns. The trend for cheap flood plain development is often justified, effective and often works, but there is also the fact that they are functional as a wet land between built up areas and the River E at Scotton/Scotter etc. As a wetland and for wildlife they filter water slowly removing toxins and pollutants and protect the environment and wildlife. You propose the SuDS as an effective system to do that job and maintain the flow to the run offs heading down to the areas in my Picture Evidence (I'll send you my email of evidence sent to Holly) through Pickering Farms Ings Lane and onto the River E at Scotton.

As Holly and the [Kirton Lindsey](#) Ward are fully aware, certain events have taken place which do raise questions on Flood Planning, when it was conducted? (It'd be ridiculous to assess running water in spring or summer when the water table is lower) and its effect on surrounding neighbours and Farmers alike.



I shall address these concerns individually.

#### PLANNING COMPLAINTS.

I have asked the residents of Richdale, Highfield, Westdale if at the time of objections, they were fully informed that the footings to this project would be 6 feet higher than the adjacent housing mentioned and theres more to do? Residents Mr Wayne Eaynon, Becky Featherstone, Marcus Oem all examined the plans, Wayne attended all planning meetings along with others and have all given written evidence that at NO TIME were they made aware of a 6ft rise from their estate to the new development right outside their back gardens. As Holly stated in her reply, the regulations were followed and all investigations conducted but these developments must be honest from the start. In short, the planners knew that those residents would meet you on mass with anger should they have known about those footings and in my opinion that fails your duty of care toward those residents as regulations advise.

I ask you to prove when and at what stage Residents were made aware that houses on the new development would actually start 6ft above their gardens with relation to privacy, aesthetic appeal, and heights of new property in relation to the adjacent estate. In that, I ask were those innocent residents misled from the off and given a false interpretation of things to come?

#### SHIFTING THE PROBLEM.

In relation to dykes, the water already passing through them is from other areas and culminates to the West of Pickering Farms where it meets the River E. The water around the new development stands for lengthy periods due to the clay land, I had horses in the adjacent field, the surface water never entered the dykes. On surveys conducted, I accept the expertise, however, this water amounts to great volumes. On Friday 29th Jan 2021 I took photo evidence after 9 hours of rain. In that one spell, the picture evidence shows you a system that was failing before you began and that volumes predicted by the experts are simply incorrect.

In Hollys/ Coreys reply it mentions Suds etc and natural flow and this is my concern. There is no natural flow from standing water on clay which means that once developed, you are adding to dykes already flooding after 9 hours of rain leaving the rate of SuDS irrelevant, its all extra water and will be massive if further development continues to other fields. The new planning application sites from Ings Lane are a giant blotting paper effect, holding tons of water on clay even on the slopes, I've lived in those fields.

As a result I ask you what consultations and reassurances have been given to Mr Pickering whose land was nearly flooded in 9 hours of rain, whose dykes 8ft deep were all but overflowing. He simply cant cope with any more water?

#### RESIDENTS PROPERTY

The 9 hours rain pushed surface water into gardens that don't usually flood. The footings are created with clay, whatever level that clay is at is where rain water will stop and disperse via whatever ways it can. When it does itll be further water to dyke run offs as you admit which again ends up at Pickering Farms.

I ask you why the water is in those gardens and does that breach the Regulations that new development should not cause detriment to others. It obviously is? Will it be more houses flooded if we have a weeks rain and were residents advised on theses failures prior to development and do you concede that the water issue has been grossly underestimated?

#### ENVIRONMENT

Run Offs, dykes, Rivers should be protected. As you state clearly, SuDS/ Soakaways are designed to slow flow to a natural pace where it can be filtered and cleaned before entering Rivers. I agree the flow from the first development may be slow, but from the feeds under the railway onwards, this flow adds to fast water increasing its speed thus cancelling out ANY FILTRATION/ Natural removal of pollution. That filthy mush as shown in my pics, in 9 HOURS, almost burst onto Mr Pickering's fields and pushed filth rapidly into the beautiful River E at Scotton which also nearly reached its limit.

I ask you, after this Email are you still confident when 9 hours of rain almost flooded land with detriment to Mr Pickering, added to fast flow filthy water in such a volume it filled miles of 8ft dykes and ultimately harmed wildlife and lowered water quality in Rivers. Are you confident the numbers add up and that systems would work in heavy rain?

Photo's don't lie.

The Residents have spoken, you are their voice, please don't refer them to the floods Agency or Bob the Builder and any other condescending tripe, they're frightened of insurance hikes, devaluation and the imminent loss of privacy due to houses raised to block out the their skyline and the thought of looking from their bedroom into someones kitchen, this is not Suburbia, its rural outback.

Sincerely  
Nick Ray

Mon 01/02/2021 19:24

**From: Cllr Neil Poole** <cllr.neilpoole@northlincs.gov.uk>

To: Cllr John England <Cllr.JohnEngland@northlincs.gov.uk>; Bfeatherstone <>; enquiries <enquiries@kirtontowncouncil.gov.uk>; LLFAdrainageteam <LLFAdrainageteam@northlincs.gov.uk>; Cllr Trevor Foster <Cllr.TrevorFoster@northlincs.gov.uk>; holly.mumbycroft.mp <holly.mumbycroft.mp@parliament.uk>; planning <planning@northlincs.gov.uk>; Rob Waltham <Rob.Waltham@northlincs.gov.uk>

Mrs Featherstone,

A NLC officer is attending the site on Wednesday and will be meeting a neighbouring resident.

Please forward your contact number so you can be contacted on the day.

Kind Regards

Neil

Cllr Neil Poole

Cabinet Member for Commercial  
Chairman of the Standards Committee  
Conservative Group Secretary  
Ridge Ward Member

Tue 02/02/2021 13:57

**From: LLFAdrainageteam** <LLFAdrainageteam@northlincs.gov.uk>

To: B Featherstone <>; Cllr Neil Poole <cllr.neilpoole@northlincs.gov.uk>  
CC: Cllr John England <Cllr.JohnEngland@northlincs.gov.uk>; enquiries <enquiries@kirtontowncouncil.gov.uk>; Cllr Trevor Foster <Cllr.TrevorFoster@northlincs.gov.uk>; holly.mumbycroft.mp <holly.mumbycroft.mp@parliament.uk>; planning <planning@northlincs.gov.uk>; Rob Waltham <Rob.Waltham@northlincs.gov.uk>

Good afternoon Mrs Featherstone

For your information I have rang the developer to arrange a site meeting to discuss the drainage issues you raise.

The development must ensure that surface water is retained on the development and not cause flooding to neighbouring properties.

The finished platform levels for the development are a matter that planning need to answer.

I will keep you informed as to the progress of these meetings.

Kind Regards

Billy Green on behalf of the LLFA Drainage Team  
Flood Risk Team  
Asset & Infrastructure Services  
North Lincolnshire Council

Tue 02/02/2021 13:55

**From:** enquiries@kirtoninlindseytowncouncil.gov.uk

To: 'Planning' <Planning@northlincs.gov.uk>; 'LLFAdrainageteam@northlincs.gov.uk';  
'holly.mumbycroft.mp@parliament.uk'; Ward Cllr Neil Poole <cllr.neilpoole@northlincs.gov.uk>;  
Ward Cllr John England <Cllr.JohnEngland@northlincs.gov.uk>; Ward Cllr Trevor Foster  
<Cllr.TrevorFoster@northlincs.gov.uk>

Good afternoon all,

Please see the below email received by Kirton in Lindsey Town Council from a concerned member of the public regarding concerns related to the development approved under PA/2017/389 at Station Road, Kirton in Lindsey.

The email follows a number of posts on social media which has raised the profile of this issue and, the serious concerns of members of the public and residents of the town around the continued development of ing's land within the town, and the creation of new problems around water transfer and risks of flooding to existing land, properties and new developments.

The Town Council understand that Ward Councillor Neil Poole has swiftly arranged for an officer from North Lincolnshire Council to attend the site later this week and meet with residents to hear their concerns and look into the matter at the relevant levels. Kirton in Lindsey Town Council would like to thank Cllr Poole for this quick action and support of the residents and the town in doing this.

Kirton in Lindsey Town Council also understand that the member of the public has received a response from MP Holly Mumby-Croft and again the Town Council appreciates the contact from our MP and the support she continues to show for the benefit of the residents of the town.

The Town Council fully supports the concerns raised about the development site and the potential new problems that the town is already experiencing because of it and welcomes the site visit arranged through Ward Cllr Poole to begin a process of review and any actions required to prevent any development of new flooding problems for the town.

Could the Town Council please be kept informed of actions coming out of the site visit so that it can continue to work with the relevant authorities on the concerns raised and further support the residents and interests of the town. The Town Council would be happy to be involved in the process and will coordinate any further correspondence received.

Tue 02/02/2021 13:33

**From:** enquiries@kirtoninlindseytowncouncil.gov.uk

To: N Ray

Good afternoon Nick,



Thank you for your email and for detailing the concerns directly to the Town Council in order that support can be given for the genuine concerns raised and that responses are provided from the relevant authorities who can look into this with expert eyes. When the matter was raised at the Town Council meeting last week, I understand that only two of the seven Councillors present had seen a limited number of the posts on the Kirton in Lindsey Community Noticeboard Facebook page, and that not all the information needed to provide the support the Council wanted to was therefore available at that meeting. The detail provided directly to the Town Council makes it possible to offer that support and therefore contact can be made with those that are able to directly help with this.

As mentioned in my reply to your message on Facebook Messenger, North Lincolnshire Council are the planning authority and Kirton in Lindsey Town Council are statutory consultees for planning applications made to North Lincolnshire Council. Town Councillors are not planning experts, but make every effort to represent the views of the towns residents in their responses formulated at public meetings. When residents provide their views directly to the Town Council these are taken into full consideration.

It would be the responsibility of the planning department at North Lincolnshire Council to examine the plans issued in expert detail and provide any evidence that the plans pre warned of the footings height.

The Town Council continue to support the residents and raise the concerns it is notified of with the relevant authorities to have them looked into and responses provided.

I understand that you have received replies from the local MP, Holly Mumby-Croft and from North Lincolnshire Council Ridge Ward Councillor Neil Poole who has arranged for an officer from the planning department to attend the site and meet with residents this week. On behalf of the Town Council, as discussed at its meeting last week, I will contact the local MP, North Lincolnshire Council planning department, North Lincolnshire Lead Local Flood Authority and the Ridge Ward Councillors to support the concerns raised and ask for the matter to be looked into and responses provided. The Town Council greatly appreciate that you have raised the profile of this developing issue for the good of the town and its residents and fully support the investigation of the concerns requested.

The details provided and any follow up action will be fully discussed as part of the agenda for the public meeting of the Town Council to be held on February 24<sup>th</sup>.

Thu 04/02/2021 10:33

**From: Wayne Eynon <>**

To: enquiries@kirtoninlindseytowncouncil.gov.uk

Dear Neil,

As discussed please see below the content of a post I made on KL community page on FB on 03 Feb 20. I would like you to officially please bring the contents of the post to KLTC at the next meeting so they are aware of what was said, what I have asked NLC to investigate but more importantly if they, KLTC can offer any support or guidance in getting the worries of Ingsdale Residents rectified.

I would also like it minuted that I am not in anyway against of fighting against either KLTC or NLC in fact completely the opposite, I would like their support in resolving this issues that at present are causing great distress, upset and worry to long established residents.

EXTRACT FROM FB PAGE

## UPDATE ON MEETING WITH NLC ABOUT PLANNING ON TUDOR REACH

Today myself and Nick Ray had a very productive meeting with Cllr Neil Poole two 2 member of NLC council, the meeting discussed the following areas of concern mainly to do with the development on Station Road called Tudor Reach (NLC planning application Number PA/2017/389)

Firstly, I would like to openly thank Neil and the staff from NLC for agreeing to attend the meeting and also the speed in which it was arranged by Neil. Also thanks to Nick Ray for driving this issue to the forefront and Cllr Karen Gunn from Kirton Town council for taking a stand. Regardless of what people think about NLC and our Town council they do have our best interests at heart, sadly when it comes to planning their hands are very much tied by central government!

The first thing that I should state is that at no point are any of the issues we raised designed to try and stop the development going ahead or even reverse the decision to allow planning. Regardless of people think or want the development is going to happen. Also we agreed to take all the passion out of the arguments and only deal in facts and not hearsay.

Our main areas of concern are as follows:

1. The ground levels on the development seem far to high compared to the surrounding houses.
2. The rear gardens on Richdale, West Dale and South Dale that back onto the development have already experienced flooding from water run off from the site.
3. The drains down Ings Lane are completely full and cannot take anymore water.

The following places where visited on the meeting.

The entrance to Tudor Reach, a flooded back garden on Richdale Close, my back garden on South Dale Close and the flooded land at the bottom of Pickering's Farm.

The following was discussed.

1. It was agreed by NLC that the premise of planning states that no development can go ahead if it causes harm to the development itself or the surrounding inhabitants, now or in the future, this is obviously not the case and Neil has instructed the Planning department to contact the developers and find out what their solutions is going to be to the flooding of the back gardens both now in the short term and a permanent solution in the future.
2. Where the boundaries are going to be and who is going to be responsible for the hedge between the old and new. It was pointed out by a resident that when asked who was responsible for the hedge the developers said "not us" but the land was sold with the hedge so they must own it, thus are responsible for it until in turn the houses are sold or the public land handed over to NLC for future up keep, if this does not happen they will just grow wild .
3. The planning department will investigate the levels of the site and check if the developers have followed the correct ground level that are stipulated as a planning requirement. If not they will stop the building until the levels are correct .

If any of the replies from the developers are not satisfactory or the information is not forthcoming, NLC will stop the build and will seek changes that bring the site in line with agreed plans and prevent flooding.

It should be noted that the developers are currently not engaging with NLC or residents who have contacted them but let's hope this situation improves!

Other Discussion.

1. NLC informed us that the overflow from the site SuDS would be no more than 5L per second and that adequate excess water storage would be available on site to hold excess rainfall in the event of a storm. This must be able to cope with a 1 in 100 year event. I made the point that if the new site is 6 feet higher than the current houses water will always flow down hill and we will get flooded as we are now. They assured us this will not be the case and the site will not get sign off until NLC are happy that all conditions have been adhered to! That said no one from NLC will ever inspect the site, rather the developers will carry out self assessment! (It should be noted that 5L per Second equates to 432.000 litres in a 24 hour period, or 432 tons! That is a lot of water !)

2. The drains down Ings lane are very full despite some very good upkeep from the farmer, although Tudor Reach will add to more water flowing down stream at 5l per second it should not be anymore than now. It was agreed by all the the ground is saturated and the water table is very high, also the River E is full and can take no more water and this is a common problem across the whole of North Lincolnshire. But again building houses at the lowest point Kirton is not going to help matters at all!

The meeting closed with genuine thanks to all that attended and Neil agreed to send me an Nick a formal response to the issues raised above and how NLC and the developers (when they engage) are proposing to address/rectify the issues.

I pointed out we only have a short window of opportunity on this as once the developers leave the site we will never get them back, Neil stated that this is not a worry as NLC will take on the responsibility so it is in their interest to get it right in the first place.

As I find out more I will keep you updated.

Wayne

Fri 05/02/2021 18:18

**From: LLFAdrainageteam <LLFAdrainageteam@northlincs.gov.uk>**

To: enquiries@kirtoninlindseytowncouncil.gov.uk; Planning <Planning@northlincs.gov.uk>; holly.mumbycroft.mp <holly.mumbycroft.mp@parliament.uk>; Cllr NeilPoole <cllr.neilpoole@northlincs.gov.uk>; Cllr JohnEngland <Cllr.JohnEngland@northlincs.gov.uk>; Cllr TrevorFoster <Cllr.TrevorFoster@northlincs.gov.uk>; 'WAYNEEYNON'

Good evening all,

For your information I am meeting with the developer next week to discuss and agree the short and long term proposals to mitigate against flood risk to neighbouring property rear gardens.

I will keep you informed in due course.

Have a good weekend



Kind Regards

Billy Green on behalf of the LLFA Drainage Team  
Flood Risk Team  
Asset & Infrastructure Services  
North Lincolnshire Council

**Facebook comment on Town Council Page 05/02/2021:**

**Nick Ray:**

Town Council,

Its appreciated that you are listening on the drainage concerns and I thank Neil Poole for making ground with the residents issues.

We realise that Tudor Reach developers are making efforts toward the drainage and that in normal circumstances this would be an effective system if the system wasn't already failing beyond the bridge. After several conversations this is the issue.

The drainage board own the waterways, Mr Pickering pays for that service and the dykes flow rapidly.

The problem begins at the River Eua at Scotton where the dykes cannot empty the water due to lack of capacity in the river. Allegedly the River hasn't been dredged in many years and simply can't cope with the water which raises many questions on planning considerations over time.

The way forward is not to drag up the past but to rectify those issues and ensure they don't happen again. There are no excuses here, the primary question to a planning consent on any flood plain should be where will water go, the detriment to others and more importantly are we adding to an existing problem.

There are lies here in my opinion, the MP's know it as do the Councils. They've led you to believe there's a shortage of Land when there's acres of good land to build on here in Kirton. They've led you to believe that flood plains are all that's left when the truth is they're cheap, the timing is suited to a World engaged in Climate Change and it is that which they will use as an excuse for every poor resident whose houses are flooded in years to come with insurance hikes and devaluation.

The last 20 years development have no doubt contributed to the afore mentioned floods, I ask only that you realise that water tables are high and any low lying houses may suffer foundation decay, if what I'm saying wasn't true, they wouldn't be building 6ft above you. I have written to the Environmental Agency which is where statements should be chased before any more development is considered.

Sat 06/02/2021 12:26

**From: B Featherstone <>**

To: Cllr.NeilPoole@northlincs.gov.uk; Cllr.TrevorFoster@northlincs.gov.uk;  
Cllr.JohnEngland@northlincs.gov.uk; holly.mumbycroft.mp@parliament.uk;  
LLFAdrainageteam@northlincs.gov.uk; rob.waltham@northlincs.gov.uk;  
enquiries@kirtoninlindseytowncouncil.gov.uk

Good morning,

Thank you to those of you who did reply to my previous emails and visited Kirton Lindsey last week. Today obviously we have had heavy rain fall which we have had in the past 15 years of living here, but NEVER has our garden ever suffered like it is today. I attach photos and a video I couldn't help the commentary. These were taken after my husband had spent the morning trying to sweep water into the drain. The water is running off of that building site, into our neighbours garden at number 8

and down through ours. I have used a 19cm bottle of gin to give you an idea of the depth of the water in places.

This problem I hope is being taken seriously our homes are in danger already without anything yet being built. Whilst I sit here typing I can hear a pump and a fire engine working on a bungalow across station road next to the newly developed Local authority approved Beech Croft development . That bungalow is currently under water, the ditch next to it is full to the top. Where is all that water going to go?

Is there any help or advice with taking things to civil court should this situation get any worse in the mean time? Or sand bags being given to residents or financial support for buying our own pumps?

Regards

Becky Featherstone









Sat 06/02/2021 21:03

**From: Nicholas Ray** <>

To: Holly MUMBY-CROFT <holly.mumbycroft.mp@parliament.uk>; Corey Garner <corey.garner@parliament.uk>; george.eustice.mp@parliament.uk; Unit Enquiries <[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)>; Cate Neal <enquiries@kirtoninlindseytowncouncil.gov.uk>; Karen Gunn <karenlmetheringham@gmail.com>

Dear Holly, Corey,

It is with great disappointment that I write this letter. I raised honest knowledgeable concerns all of which have now come to fruition. I've met with two NLC experts at site who failed in every way to convince me that all is well on the new Tudor Development. I read your regulations and confirmation that the developer has ensured all boxes were ticked which is certainly not the case in fact neither of your representatives knew that the scruffy hedge owned by the developer was to be wrongly dumped on the residents and hidden by a fence creating no mans land.

I realise the problems now firmly sit at the feet of NLC who have accepted planning on cheap land where you simply created a downhill roller coaster of unplanned water on mass as all your past developments gathered in harmony, flooding residents, threatening property and leaving the Emergency services powerless. There was simply nowhere for the water to be pumped to without exacerbating the situation. The wonderous SuDS, the soakaways rendered useless, overpowered by a water table and the simple fact that water runs down hill at speed. There's one simple answer to this and if someone had asked the Environmental Agency, they would've told you that the River Eua can't take anymore water. The regulations on detriment apparently relate to residents only, leaving tons of water added by past developments rolling toward the river Eua at pace, ending abruptly only to stem flow and flood farmland but hey your documents confirmed all that was planned?

I politely listened to the experts and advised that water stands on all this land, a historic blotting pad that held water enough to protect the residents of Richdale and other adjacent streets until it evaporated, tons of it but nobody listened, they all knew better. The numbers quoted were today proven laughable, the water from the Windmill Plantation exposed a failing system with mini waterfalls

overwhelming dyke flow. To add you then added the Beechcroft floodplain to compound the fractured system and the dyke was done, the road flooded, the fire services called out and neighbouring property threatened.

Then my worst fears confirmed. the water had to be pumped to the new site already struggling with water. I told you all the water would filter through the high footings and that it would compromise the residents, in truth it ran in to properties that have never had trouble before now. This was all surface water that before these developments held safely in the historic floodland make up. The fields are awash with new lakes, millions of gallons of water held in soft land and a clay bed, it doesn't flow to dykes as your expert said, it stands, it has done for years and NLC knew.

These are two gardens of the neighbouring residents, all are the same throughout, flooded front and back. I chose these two because they are old people, the garden with the summer house wins the Garden on the year regularly and is placed in the all Lincolnshire competition too. They're frightened, they're let down and they fear every bit about this alleged safe development. I'd imagine that Mr Pickering the farmer will be sweating about anymore rain tonight also.

The following are images from today, you're holding area on Windmill plantation didn't last an hour, the Beechwood joined in its fury, the road flooded bringing Emergency services, the New Site Tudor Reach has a lake 5ft deep, its SuDS are allegedly full, that water found its way to the residents through the footings and flooded Richdale and others, the adjacent fields have lakes of water stood and the dykes are full. The River EUA was never fit for the job.

The Scotter floods 2/3 years ago confirm that this would happen and all I hear are words of planning and how you got it right? In truth you're stuck with it, you signed it off and can't stop it. I've copied the Minister for Agriculture in to stop any further madness and hope he can pressure the EA to sort a river that cant cope which should've been the first port of call. I simply can't accept this neglect.

Sincerely Nick Ray

Ive sent the photos as evidence. These are residents homes, elderly stuck in who noe have this to cope with.









Mon 08/02/2021 15:59

**From: Becky Featherstone <>**

To: [enquiries@kirtoninlindseytowncouncil.gov.uk](mailto:enquiries@kirtoninlindseytowncouncil.gov.uk)

Hi Neil,

Thank you for your response, although in future don't feel like you have to respond. I only copy the town council in with my emails so you are aware of any ongoing issues we have as residents. I have received other replies and Neil Poole popped into see our garden yesterday to assess if it had drained and what we'd experienced. He's explained what's going on, I think the trouble for some residents is that we're all getting different responses at different times. It would maybe be helpful for town updates although I don't know if that's possible. Or we could try and set up a residents group ourselves of those affected rather than everything going on the community page!

We haven't been offered sand bags but if this is something the town council could help with, we'd appreciate having some incase we find ourselves in this position again. It's the water coming through from next door that is causing water to run onto our patio and surround our conservatory, which is a concern. We bought a pump but would be useful if we could direct the water to our back drain.

Thanks

Becky Featherstone

Mon 08/02/2021 11:45

**From: [enquiries@kirtoninlindseytowncouncil.gov.uk](mailto:enquiries@kirtoninlindseytowncouncil.gov.uk)**

To: Becky Featherstone <[Bfeatherstone68@outlook.com](mailto:Bfeatherstone68@outlook.com)>

Good morning Becky,

Thank you for copying the Town Council into this email.

I am aware that a great deal of work is going on behind the scenes; particularly Ward Cllr Poole in direct with the Town Council directly and working with the drainage board to urgently look at why the River Eau isn't draining fast enough and urgently looking at if the drainage board will put a pump in to drain it faster to the Trent.

Cllr Poole is also seeking if North Lincolnshire Council can put a moratorium on any further building until water management is properly resolved – he can't make it happen but is trying. The Town Council will continue to work closely with everyone involved, including the authorities with the powers to get the solutions in place.

Please let me assure you that there is urgency to all of this work.

Have you had any response regarding the provision of sand bags? I can make every effort to seek a supply of these if you have not yet had any response.

Sent: Monday, February 8, 2021 16:18 PM

**From:** enquiries@kirtoninlindseytowncouncil.gov.uk

To: Cllr NeilPoole <[cllr.neilpoole@northlincs.gov.uk](mailto:cllr.neilpoole@northlincs.gov.uk)>

Good afternoon Cllr Poole,

Thank you again for your speed and continued attention with this matter and for meeting with, and returning to see, residents last week and over the weekend after the further heavy rain fall event. It is much appreciated by all involved and also the Town Council as I am sure Cllr Frankish has passed on already.

I know that you have a number of avenues which you are pursuing for both short and long term solutions for the residents, and I am just picking up on a point Mrs Featherstone has made in her email copied below, sent to a number of relevant people at this time.

Is there any provision for getting some sand bags to Mrs Featherstone and the neighbouring properties which are experiencing the flooding of their gardens and their immediate concerns of further encroachment to their properties? With today's snow fall and the melting of the snow the water levels are continually uncertain and I understand the policy is provision only in immediate threat situations – but if you are able to advise it would be again greatly appreciated for some extra protection for those at highest risk.

Mon 08/02/2021 18:40

**From:** Cllr NeilPoole <[cllr.neilpoole@northlincs.gov.uk](mailto:cllr.neilpoole@northlincs.gov.uk)>

To: enquiries@kirtoninlindseytowncouncil.gov.uk

Neil, I can sort some sand bags as when required. Looking at the weather forecast it could be the weekend. The flow of water from the effected are is the key to if we need them or not.

Kind Regards

Neil

Cllr Neil Poole

Commercial Cabinet Member

Chairman of the Standards Committee

Ridge Ward Member

Tue 09/02/2021 22:23



From: **Wayne Eynon** <>  
To: enquiries@kirtoninlindseytowncouncil.gov.uk

Neil,

Good evening. Just to let you know that Cllr Poole tonight sent me a message with a update which I have copied for you below.

The message was a reply to me after I informed Cllr Poole that Mr Geoff Steel who owns the industrial building to the right of the Tudor Reach Development (Previously Barnards) was also joining the fight as his land is constantly getting flooded and he is now seeing a lot of water run off from the development.

Please pass on the update below to KLTC if you feel appropriate?

Update from Cllr Poole

Cheers Wayne, I am with the Environment Agency Tomorrow. Land Agent end of the week. The moratorium on new build is a win. Just need to keep up the momentum.

Kind Regards

Wayne Eynon

**Facebook comment on Town Council Page 12/02/2021:**

**Nick Ray:**  
Planning PA/2017/389 Station Road.

For those it upsets, don't read.

Firstly I thank KLTC for objecting to the Planning 3/4 years ago and I've been delving to give clarity on failures during investigations prior to the build.

1/ On the 9/7/2017 the NLC Planning were advised by the NLC Flood Team that the footings were too high and should not exceed 300mm (1 foot). They are 5/6ft. Why?

2/ It was agreed on principal that the dyke adjacent to the Richdale houses would be dug out.

It hasn't, in fact neither the NLC nor the Developer have touched it and have tried to fob residents off with a scruffy hedgerow.

THE MILLWARD REPORT. Applicable pointers.

App 2.6 A 30 yr flood event is mentioned for THIS SITE ONLY!

The contradiction here is that houses 5 ft above Richdale are being prepared for floods when if it happened, Richdale would be 5ft under?

App 3.1.2 A flood zone is measured on risk from Rivers or Sea. Agreed but they took no consideration to a cliff that runs with water downhill?

App 3.2.7 to 3.2.10 Agreements on the sites dykes and drainage...The dykes mentions have never been touched in 3 years and are unfit for purpose! Proof that building inspectors should be present!

App 3.3.1 admits my claim that water stands on those clay fields and does not run away quickly. As we stated, the surface water once buildings are up will rush to Ings Lane whereas now it stands and creates no issues further down the Line.

PROPOSED DEVELOPEMENT MILLWARD.

App 5.5 Notes soakaways would be useless. SuDS NOT ADVISED!!

This advice was ignored and they are installed!!

App 5.7 The most important dyke was to be cleaned out. Never been touched in 3 years.

FLOOD RISK MILLWARD REPORT.

App 7.2.1 No consideration given to under water flow from Kirton Cliff. No consideration to flow coming from Windmill which far exceeded 4.57 ltrs per second last week. All goes to the River Eua.

Report claims that the high point is Station Road? What about the Cliff?

App 7.4.4 VERY CONCERNING! The report mentions other sources of flooding. What other sources? Or is this App placed to cover errors in time that were missed?

App 7.5.1 NOW WE GET THE TRUTH!

Severn Trents Comments, "The River Trent is close to and exceeding its CAPACITY!! IN 2017 !!

The Environmental Agency refused to comment. In truth theyre against all developed flood plains and state its a disaster waiting to happen !!

As a note. The new houses are being prepared for floods, high sockets, water resistant plastering, pvc under ground to stop rising water.

We are looking at a site ticking boxes for itself but not for Richdale/Westdale. So that you know, NLC have known all along that those footings were NOT advised, that dykes and groundwork to the perimeter haven't been touched as advised, that SuDS were not advised yet they're already in, that Severn Trent don't want water, that the Environment Agency predict disaster for residents and that should a disaster occur, the only ones left will be on those 6 foot footings. NLC know every issue on this build, do not be misled in the future. Could I ask a senior member of NLC to shed light on any of the above should I have made error, Mr Poole is appropriately placed on the Drainage Board and should ease our minds on why exactly the Planning was accepted as I'm struggling to find positives?