

## **SELBY LDF CORE STRATEGY EIP**

### **SEWERAGY INFRASTRUCTURE – FAIRBURN**

During the September EIP, representations were made by Fairburn Parish Council and local residents about the long-standing inadequacies of the sewerage network in the village which make it unable to accept more development until such time as improvements were carried out. And accordingly, by designating Fairburn as a Service Village in the SDC Core Strategy renders it UNSOUND.

During the EIP, SDC wrote to Yorkshire Water (YW) for clarification of their initial response to the LDF Consultation, which states that “problems could be dealt with at the planning application”. YW’s letter dated 20<sup>th</sup> September 2011 was submitted to the EIP by SDC and it is upon this letter that I now wish to comment.

I believe that some of the points made by the YW are incorrect and I do not accept their contention that whilst flooding and spillages will continue to occur, it is acceptable to increase the raw sewage content. This approach does not reflect the aims of sustainable development as referred to in the NPPF. It states sustainable development is about change for the better “ensuring that better lives for ourselves don’t mean worse lives for future generations”. To deliberately increase the proportion of raw sewage in spillages and flooding on private and public areas is not sustainable and renders the Core Strategy UNSOUND.

It is not correct to claim that these long-term problems can be resolved at “planning application”. I do not believe it is the responsibility of a small developer to put right matters which YW have failed to properly address for many years and the EIP is being misled on this matter.

There are two main problems with the sewerage network in Fairburn; both have been in existence for many years and remain unresolved today: -

1. Flooding at the pumping station
2. Blocked drains in Silver Street which cause spillages onto the highway in addition to the odour that builds up before the spillage occurs

So far as the flooding is concerned, this started in the 90s when YW closed Ledsham treatment plant and piped the effluent to the inadequate network at Fairburn. The flooding is a direct consequence of YW’s actions. Ledsham is some 2 miles distant and

within Leeds CC administration and any development there would continue to aggravate the flooding in Fairburn. So far as I am aware there has been no cross-boundary consultation with Leeds CC on the future development of Ledsham and the correct procedures have not been followed and as a consequence the Core Strategy must be UNSOUND.

YW claim that recently there have been fewer complaints about flooding in recent times. This is because the manhole cover in Mr. Senior's garden has been bolted down and as a consequence flooding now occurs elsewhere. Flooding continues to drain into the Ings, an SSSI, and it can take several days before the solids can be cleaned up and taken away. The flooding issue has not been resolved. YW state "unfortunately the network will continue to flood in exceptional rainfall whether there is development or not". I do not believe that is justification for making matters worse.

On the matter of spillages in Silver Street and, in spite of claims that "this appears to have been rectified", I can confirm that as recently as Feb 2012 residents complained once more about the stench and the drain had to be jetted. The workmen told me they had placed a camera down the drain and this revealed that the drain had "silted up" which was the cause of the blockage. YW had previously written to residents of Silver Street stating that the silting had been removed from the sewer and that a camera survey showed it to be in good operational condition. Clearly the assurances given to residents were incorrect.

There is clearly a wide discrepancy between what YW are reporting to this Inquiry and reality. There are two longstanding problems for which YW have no plans to address. Development has taken place in the past in Fairburn and Ledsham and no conditions have been sought requiring the developer to improve the existing network. This implies to me that the responsibility lies completely with YW and not with the developer as claimed in their response. This confirms that a Core Strategy which encourages more development by designating Fairburn as a Service Village is UNSOUND.

Roy Wilson MBE  
16<sup>th</sup> April 2012