

I am writing regarding your consultation response dated 17 March 2026 for the proposed residential development in Shepley (planning ref: 2025/92776).

I note your position that the application falls outside your standard consultation remit. However, I wanted to seek clarification in light of several site-specific factors which appear particularly sensitive and may not be fully reflected in the outline submission:

1. The site is partially located within Source Protection Zone 1 (SPZ1)
2. Proposed drainage infrastructure is located in close proximity to the Shepley Spring abstraction boreholes serving public drinking water supply
3. The site comprises a sloping field, increasing the potential for rapid surface runoff and pollutant transport
4. The scale of development (c.130 dwellings) will involve significant ground disturbance and construction activity

As you will be aware, SPZ1 represents the highest level of groundwater protection, where there is generally a presumption against activities that could pose a risk to potable water supplies without appropriate assessment and mitigation.

Given the proximity of drainage infrastructure to the abstraction point, I would be grateful if you could confirm whether these factors have been considered within your response, or whether further site-specific hydrogeological assessment would typically be expected prior to determination.

I appreciate that this is an outline application; however, the principle of development and associated drainage approach are being established at this stage.

I would be concerned if the sensitivity of the SPZ1 designation and proximity to the abstraction point have not been fully assessed at this stage.

Kind regards,