

Copy of Email sent to the EA, SODC and Thames Water on 07 July 2023

Subject: Former Wyevale Development Site Reading Road, Lower Shiplake OXON - SODC Planning Application Ref:P23/S0993/DIS

Importance: High

Dear Sirs,

I am writing to you in connection with the above Planning Application, being an Application to Discharge Conditions imposed in an earlier Outline Application and Approval, the original outline application and consent being [P18/S0951/O](#).

I am writing to you as a resident of Lower Shiplake and also in my capacity as Chairman of the Thames Farm Action Group, a local residents group set up to monitor and watch the processing of Planning Applications and approvals in this locality having regard to the fact that this site and others nearby fall within an SPZ1 classification because there are major grade 1 Aquifers running beneath the site and which provide this area with its potable water supply from the nearby Thames Water borehole installation.

I note your observations made 08 April 2023 10:46 AM to SODC regarding this application quoted below:

Thank you for consulting us on the above discharge of condition.

This application relates to a condition that was not requested by us, we therefore have no comments to make

with regards to the discharge of condition.

The applicant should contact 03708 506 506 or consult our website

([https://www.gov.uk/guidance/check-if\[1\]you-need-an-environmental-permit](https://www.gov.uk/guidance/check-if[1]you-need-an-environmental-permit)) to establish whether a consent will be required.

If you have any other queries please email KSLPLANNING@environment-agency.gov.uk.

I would be obliged if you could confirm why it is that the EA does not appear in this instance to be following Governmental guidance as set out below in considering this and prior applications relating to this site.

I set out below the guidance that I am referring to for the avoidance of doubt:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692989/Environment-Agency-approach-to-groundwater-protection.pdf

“Within SPZ1 there is a presumption against development that involves activities posing an inherent hazard to groundwater; where appropriate, the Environment Agency will oppose such new developments via the development planning system or refuse a permit application.”

“N8 - Physical disturbance of aquifers in SPZ1 Within SPZ1, the Environment Agency will normally object in principle to any planning application for a development that may physically disturb an aquifer.”

There appears to be a serious failure which has occurred both in respect of this site and also the adjacent Thames Farm, where in both instances the EA does not appear to have followed this guidance in respect of a very significant and important SPZ1.

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This is not the first time that we have had to bring this very important issue to the EA's attention

I am attaching a draft report prepared by TFAG's Engineers JBA Consulting, highlighting numerous deficiencies with this application, and there are earlier reports by JBA as this site has moved through the Planning system. This report is supplied now as a draft given the urgency of this matter, and the final version will also be passed to you when available

I look forwards to hearing from you urgently given this query relates to a live Planning Application.

Thank you,

Peter Boros

Chairman

Thames Farm Action Group