

Mark Boulton  
The Planning Inspectorate  
The Square Temple Quay  
Bristol  
Avon  
BS1 6PN

**Our ref:** AC/2023/131428/01-L01  
**Your ref:** S62A/2022/0014  
**Date:** 23 January 2023

Dear Mark

**OUTLINE APPLICATION FOR THE ERECTION OF UP TO 170 DWELLINGS WITH ACCESS FROM THAXTED ROAD WITH ALL OTHER MATTERS RESERVED LAND WEST OF THAXTED ROAD, SAFFRON WALDEN**

Thank you for referring the above application which was received on 8<sup>th</sup> December 2022.

We have **no objection** to the proposed development but wish to make the following comments.

**Contamination**

The site is located above a Principal Aquifer and within a Source Protection Zone 2. However, we do not consider this proposal to be High Risk. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

**Infiltration Sustainable Drainage Systems (SuDS)**

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways is proposed, we would wish to be re-consulted. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination.

We hope this information is of assistance. If you have any queries, please do not hesitate to contact us.

Yours faithfully

**Alison Craggs**  
**Sustainable Places Planning Advisor**

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