



Mark Boulton
Uttlesford District Council
Council Offices London Road
Saffron Walden
Essex
CB11 4ER

Our ref: AC/2024/132279/01-L01
Your ref: S62A/2024/0051
Date: 23 August 2024

Dear Mark

APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL FOR THE ERECTION OF 168 DWELLINGS WITH ASSOCIATED LANDSCAPING AND PARKING PURSUANT TO APPLICATION S62A/2022/0014

LAND TO THE WEST OF THAXTED ROAD SAFFRON WALDEN

Thank you for you for your consultation dated 31 July 2024. We have no objection to this planning application. Our previous comments from S62A/2022/0014 are below and still stand.

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 trust this advice is useful.

Yours sincerely

Mr Giles Ward
Planning Advisor

Direct e-mail planning, 