

Marion Geary
Maidstone Borough Council
Development Control Section
Maidstone House King Street
Maidstone
Kent ME15 6JQ

Our ref: KT/2023/131124/01-L01
Your ref: 23/504471/OUT
Date: 02 November 2023

Dear Marion

Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (use class C3) including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site S278 highway works to Moat Road).

Land at Moat Road Headcorn Maidstone TN27 9NT

Thank you for your consultation. **We have no objection** to the planning application based on the information provided in the Flood Risk Assessment from LDE ref 680.350-R1(4), dated Sept 2023.

We are satisfied that this development has been set in flood zone 1. We note the applicant is proposing to set the finished floor levels of the development at 20.54mAOD which is above the design flood level.

We acknowledge the inclusion of a secondary access road out onto the A274 which will provide safe access and egress from the site due to the flood risk on the Moat Road access.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Mrs Michelle Waterman-Gay
Planning Advisor

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