

creating a better place



Tonbridge & Malling Borough Council
Development Control
Gibson Building Gibson Drive
Kings Hill
West Malling
ME19 4LZ

Our ref: KT/2019/125210/03-L01
Your ref: 19/00014/OAEA
Date: 06 December 2021

Dear Matthew Broome

OUTLINE APPLICATION: CONSTRUCTION OF UP TO 125 NEW HOMES, THE FORMATION OF NEW MEANS OF ACCESS ONTO LOWER HAYSDEN LANE, NEW PEDESTRIAN AND CYCLE LINKS (INCLUDING LINKS TO THE EXISTING PLAYING FIELDS AND COUNTRY PARK TO THE WEST), THE LAYING OUT OF OPEN SPACE, NEW STRATEGIC LANDSCAPING, HABITAT CREATION, DRAINAGE FEATURES AND ASSOCIATED GROUND WORKS AND INFRASTRUCTURE

LAND NORTH OF LOWER HAYSDEN LANE, TONBRIDGE, KENT

We have no objection to the amendments to the outline application based on the information provided, and offer the following comments.

A Flood Risk Assessment (FRA) (ref: 10246 FRA02 Rv2 - date: 22.11.21) has been provided by Brookbanks Consulting Ltd to support the outline application for 125 new dwellings. The FRA suitably covers the flood risk to the site from all potential sources.

The FRA confirms that all residential development is designed to be located within flood zone 1, with areas of flood zone 2 remaining as recreational space, woodland and water attenuation. This is demonstrated on *drawing No. 215 – P – 01 Rev H, dated 08/11/18 by Urban Wilderness*.

There is a risk of surface water flooding on this site. The Local Planning authority should be satisfied that this risk has been sufficiently mitigated.

Should you have any questions, please do not hesitate to contact us via the email below.

Yours sincerely

Ms Aida Grabauskaite
Planning Advisor

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