

Parish Council Response to Planning Application 20260207

Land North of Camer Road, Meopham

Formal Objection Statement

Meopham Parish Council objects to the outline planning application for the proposed development at Land North of Camer Road, Meopham.

Having reviewed the Environmental Statement and supporting technical documentation submitted with the application, the Parish Council considers that a number of planning matters remain unresolved or insufficiently evidenced. These relate principally to highway access and traffic impact, drainage and wastewater infrastructure, landscape and visual effects, cumulative development impacts and underlying site constraints.

The following sections set out the Council's concerns, referencing the applicant's submitted documents.

Introduction

This response concerns the outline planning application for the proposed residential-led development at Land North of Camer Road, Meopham. The proposal seeks permission for up to 725 dwellings, together with a two-form entry primary school, local centre, public open space, sport and recreation facilities and associated infrastructure.

Having reviewed the Environmental Statement and supporting technical documents, Meopham Parish Council objects to the application. The objection is based on planning matters arising from the applicant's own material, in particular highway access and traffic, drainage and wastewater infrastructure, landscape and visual effects, cumulative development impacts and site constraints.

Highway Access and Traffic

Evidence

The transport material and access drawings show that vehicular access would be provided via a new roundabout junction on Camer Road, together with associated works including realignment of Camer Road, carriageway widening, and alterations to the Norwood Lane / Camer Road junction layout (Access Road Layouts; ES Vol II Appendix 3.1 Detailed Access Drawings).

The drawings indicate that the proposed roundabout would be approximately 45 metres in diameter, representing a substantial new highway feature within the existing road corridor (Access Road Layouts; ES Vol II Appendix 3.1 Detailed Access Drawings).

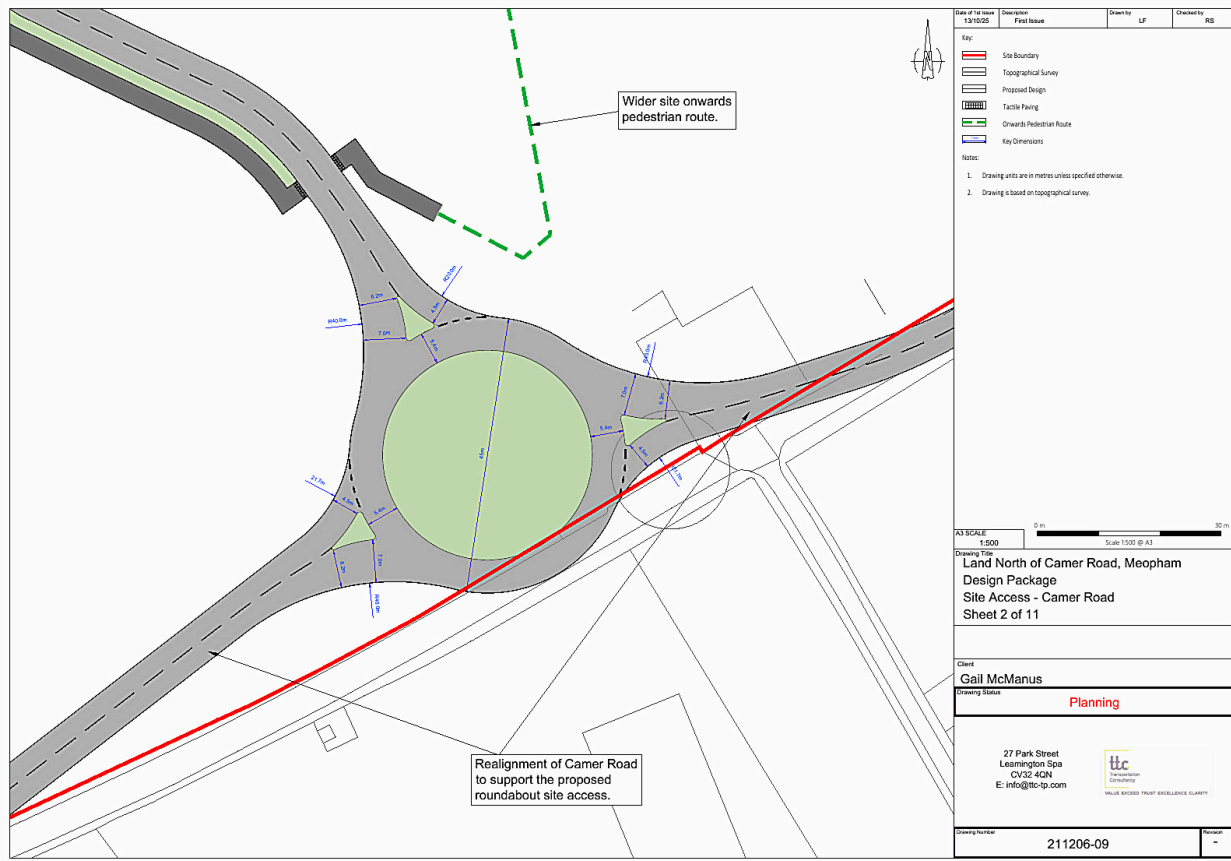


Figure 1 - Proposed roundabout access on Camer Road (approximately 45m diameter). Source: Access Road Layouts; ES Vol II Appendix 3.1 Detailed Access Drawings.

Observations

Baseline traffic conditions on the surrounding road network are already substantial, with daily flows of approximately 7,600 vehicles on Camer Road and significantly higher flows on sections of Wrotham Road (A227) (ES Vol I Chapter 5 - Transport and Access).

The transport assessment also forecasts measurable increases in traffic on several surrounding roads. The forecast scenario indicates increases of approximately 20% on Camer Road north of the proposed access and approximately 15% on Camer Road south of the proposed access, together with increases on other nearby local roads (ES Vol I Chapter 5 - Transport and Access).

The drawings further show that the development would incorporate a bus route through the site, with the Norwood Lane junction designed to restrict general vehicular access through removable bollards and signage intended to prevent misuse of the route (Access Road Layouts; ES Vol II Appendix 3.1 Detailed Access Drawings).

Planning Considerations

The transport impacts of the development are assessed by the applicant as minor adverse and not significant following mitigation. However, the same material shows that the proposal would require substantial alterations to the existing highway environment, including a large new roundabout junction and associated road widening works.

The Parish Council therefore objects to the application on the basis that the scale of the proposed highway infrastructure and the forecast traffic increases identified within the

transport material raise substantive planning concerns which have not been satisfactorily resolved within the submitted material.

Drainage, Flood Risk and Wastewater

Evidence

The hydrology, flood risk and drainage material indicates that the development would generate additional demand on the local foul drainage network and surface water drainage systems (ES Vol I Chapter 8 - Hydrology, Flood Risk and Drainage).

Based on the scale of the development and available sewer records, the existing wastewater network capacity cannot be assumed to accommodate the development without further investigation and potential infrastructure works (ES Vol I Chapter 8 - Hydrology, Flood Risk and Drainage).

The utilities material indicates that foul drainage would be conveyed to the local sewer network via a pumped connection, with an existing 150mm foul sewer within Norwood Lane identified as the likely point of connection (Premier Utility Report and New Utility Connections).

Consultee	Comment	Response
Kent LLFA	Pre-application enquiry response: <i>Although infiltration testing was undertaken, it did not follow the BRE 365 test procedure. Nevertheless, the results provide a good indication that infiltration is likely to be viable across the site...</i> <i>The current information is suitable for outline design purposes; however, further infiltration testing and groundwater monitoring will likely be required to provide broader coverage across this large site, assess the extent of deeper superficial deposits, and determine groundwater levels—particularly at the site's low points.</i>	The FRA (see Appendix 8.1) sets out that further ground investigations will be carried out at detailed stage.
Kent LLFA	Pre-application enquiry response: <i>Before water is discharged via infiltration measures, consideration must be given to the incorporation of water reuse features (e.g. water butts or other rainwater harvesting systems).</i>	The FRA (see Appendix 8.1) sets out that on-plot rainwater harvesting measures will be considered at detailed stage.
Kent LLFA	Pre-application enquiry response: <i>A strategy reliant solely on a 'pipe to pond' layout would not be considered acceptable. We would support a proposal where residual runoff, which cannot be discharged via source control features, is conveyed via swales and pocket wetlands to the proposed infiltration basins.</i>	The FRA (see Appendix 8.1) sets out the drainage strategy which includes swales and pocket wetlands upstream of infiltration basins.
Kent LLFA	Pre-application enquiry response: <i>Infiltration features must be designed so that rainfall events up to the 3.3% AEP event can half-empty their runoff volume within a maximum of 24 hours.</i>	The FRA (see Appendix 8.1) includes calculations demonstrating sufficient capacity.
Kent LLFA	Pre-application enquiry response: <i>Calculations are provided for the climate change-adjusted 1-in-100-year event only.</i>	The FRA (see Appendix 8.1) includes calculations for a range of return periods.

Figure 2 - Extract from hydrology and drainage assessment identifying drainage considerations associated with the development site. Source: ES Vol I Chapter 8 - Hydrology, Flood Risk and Drainage.

Observations

The assessment identifies that the proposed development could increase pressure on existing wastewater infrastructure prior to mitigation and refers to the potential for increased sewer flood risk downstream before mitigation measures are implemented (ES Vol I Chapter 8 - Hydrology, Flood Risk and Drainage).

It also records comments from the Lead Local Flood Authority indicating that additional infiltration testing and groundwater monitoring may be required across the site in order to confirm the viability of the proposed drainage approach (ES Vol I Chapter 8 - Hydrology, Flood Risk and Drainage).

Mitigation is stated to involve upgrades to the wastewater network delivered by Southern Water, together with further detailed design work (ES Vol I Chapter 8 - Hydrology, Flood Risk and Drainage; Southern Water and Map).

Planning Considerations

The drainage strategy therefore relies on further investigation, detailed design and potential upgrades to the existing wastewater network.

The Parish Council therefore objects to the application on the basis that the capacity of the local drainage and wastewater infrastructure, together with the timing and delivery of any required upgrades, remain insufficiently resolved within the submitted material.

Landscape and Visual Impact

Evidence

The landscape and visual material identifies the majority of the application site as open agricultural land, described within the submitted material as Grade 2 cropland (ES Vol II Appendix 12.7 - Landscape Assessment Table).

Development of the site would result in the permanent loss of this cropland, with existing farming activity ceasing and the open landscape character of the western part of the site being replaced by built form (ES Vol II Appendix 12.7 - Landscape Assessment Table).

The Environmental Statement further identifies significant landscape and visual effects during both construction and the early years of operation (ES Vol I Chapter 13 - Residual Effects, Mitigation, Monitoring and Cumulative Effects).

Baseline		Assessment								Description of Effects
Landscape Receptor		Construction Phase		Construction Phase (Residual)		Operational Phase – Year 1		Operational Phase – Year 15 (Residual)		
Name	Sensitivity <i>(including Value and Susceptibility)</i>	Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
Landscape Features										
Cropland	Medium - The majority of the Site comprises Grade 2 agricultural land that supports cereal crops, which is commonplace in the surrounding landscape context. Evidently the cereal crops form a provisioning function, in addition to contributing to the pattern of the landscape and is on balance of medium value. The cropland, given its open and monoculture typology, contributes to the sense of place. It is a readily replaceable landscape element as is evidenced through crop rotation and traditional farming practices. However, the nature of the development proposals may potentially alter the overall integrity of the receptor through its fragmentation and accordingly is of medium susceptibility.	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Adverse	The introduction of construction activities within the Site will mean that plant and machinery will be brought onto Site and farming activities will cease to continue. As a result, the cropland will cease to be a landscape element within the Site, being wholly lost. Once completed, while the Proposed Development does incorporate element such as allotments and orchards as a means to food propagation, the cropland habitat will no longer be present within the Site. The open nature of the landscape will be replaced by predominantly built form in the western part of the Site – lying in to the existing settlement of Hook Green, while the eastern part of the Site will be much more open, forming an extension to Camer Park in the setting of the Kent Downs National Landscape.
Grassland	Medium – Peripheral areas of the Site feature grassland (including the north-western corner of the Site and field margins), comprising a mix of grass species types. The grassland itself exhibits no standout scenic or perceptual qualities beyond its intrinsic absence of built form and accordingly is of low value. Although the grassland is a readily replaceable landscape element that can swiftly re-establish, the nature of the development proposals may potentially alter the overall integrity of the receptor through its fragmentation and accordingly is of medium susceptibility.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	The introduction of plant and machinery into the landscape and ongoing construction works will result in temporary disturbance to the grassland habitat within the Site, and in some instances its removal, particularly where vehicle tracking occurs or in those locations where built forms emerge. However, some areas of grassland will also be preserved, particularly in the north-west of the Site, where this coincides with the proposed areas of open space. Upon completion the quality and quantum of grassland within the Site will be noticeably enhanced, whereby it will coincide with the areas of open space as set out in the Land Use Parameter Plan. By Year 15, and as demonstrated in the Illustrative Masterplan, the eastern part of the Site will feature a vast open area of grassland interspersed with ornamental and structural planting and active travel links, while a green spine running through the centre of the Site east-west will also feature amenity grassland. Private gardens are also likely to feature areas of grassland.
Hedgerows, scrub and treebelts	Low – Hedgerow, scrub and treebelts within the Site are fragmented and very gappy in parts, often with an unkempt appearance and exhibiting no standout scenic or perceptual quality. The condition varies and they do not particularly create a sense of	Small	Negligible Adverse	Small	Negligible Adverse	Very Small	Neutral	Small	Negligible Beneficial	To facilitate the construction of the Proposed Development, including new built form and highway infrastructure, it will be necessary to remove short sections of hedgerow and shrub. The precise locations with the areas of proposed open space will be contingent on detailed design, however, to deliver both the Zone for improvements to Norwood Lane

Iceni Projects | ES, Volume II | Land North of Camer Road, Meopham | Appendix 12.7

Figure 3 - Landscape assessment table identifying the loss of cropland and associated landscape effects. Source: ES Vol II Appendix 12.7 - Landscape Assessment Table.

Observations

The assessment identifies moderate adverse effects on the landscape character of the site and its immediate surroundings, particularly during construction and the early years following development (ES Vol I Chapter 13 - Residual Effects, Mitigation, Monitoring and Cumulative Effects).

It also identifies significant visual effects experienced by nearby receptors, including residents in the surrounding area and users of local public rights of way crossing or adjoining the site (ES Vol I Chapter 13 - Residual Effects, Mitigation, Monitoring and Cumulative Effects; ES Vol II Appendix 12.8 - Visual Assessment Table).

The magnitude of these effects is expected to reduce over time as proposed landscape planting and mitigation measures become established.

Planning Considerations

The proposed development would result in the permanent change of open agricultural land to predominantly built form, together with associated infrastructure and access arrangements.

The Parish Council therefore objects to the application on the basis that the landscape character of the site and the visual effects experienced by nearby receptors would be materially harmed by the proposed development.

Cumulative Effects

Evidence

The cumulative effects material identifies several developments within the agreed cumulative assessment set, including Land West of Norwood Lane adjoining the application site (ES Vol I Chapter 13 - Residual Effects, Mitigation, Monitoring and Cumulative Effects).

Observations

The assessment indicates that the interaction between the proposed development and the adjoining Land West of Norwood Lane scheme would give rise to significant cumulative visual effects for certain named receptors, particularly during construction and the early years following completion of the developments (ES Vol I Chapter 13 - Residual Effects, Mitigation, Monitoring and Cumulative Effects).

It identifies cumulative visual effects for specific receptors including residents on Camer Road and users of PRoW NS250 (ES Vol I Chapter 13 - Residual Effects, Mitigation, Monitoring and Cumulative Effects).

Planning Considerations

The proposed development would form part of a wider pattern of development within the surrounding area, including development on land adjoining the site.

The Parish Council therefore objects to the application on the basis that the cumulative effects of development within this part of Meopham, particularly in relation to landscape character and visual amenity, are not adequately addressed in the submitted material.

Site Constraints and Ground Conditions

Evidence

The land contamination and geotechnical reports identify several potential sources of ground risk associated with both historical and natural factors, including historic agricultural use of the land, evidence of localised burning activity, and the potential influence of nearby historic industrial activity (Land Contamination Report 1 of 3; Land Contamination Report 3 of 3).

The geotechnical risk register identifies the potential presence of ground dissolution features and natural cavities associated with chalk geology beneath the site (Land Contamination Report 3 of 3).

Geotechnical Risk Register

Ground dissolution/ Natural cavities	Remedial measures				Soluble rocks are present within the ground. Numerous dissolution features have been recorded in worked areas offsite. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered.
		Probable	High	Substantial	
Archaeological remains	Remedial measures	Negligible	High	Trivial	LEAP is not aware of any such features on site.
UXO	UXO supervision	Unlikely	Low	Trivial	UXO risk has been deemed LOW/MODERATE based on zetica risk maps



Figure 4 - Extract from geotechnical risk register identifying potential ground dissolution and natural cavity risks associated with chalk geology. Source: Land Contamination Report 3 of 3.

Observations

Additional intrusive investigation may be required in order to confirm ground conditions across the site. The reports recommend further investigation including boreholes, trial pits and geophysical survey techniques (Land Contamination Report 1 of 3; Land Contamination Report 3 of 3).

Such investigations would inform the detailed design of foundations and ground engineering solutions required to support the proposed development.

Planning Considerations

The site is affected by technical ground constraints, including the potential presence of dissolution features within chalk geology, and further investigation may be required.

The Parish Council therefore objects to the application on the basis that the identified ground constraints, together with the requirement for further investigation and potential engineering solutions, demonstrate that important site constraints remain unresolved at outline stage.

Key Planning Objection Points

- The submitted material shows that the development would require a new roundabout junction on Camer Road together with associated road realignment and widening works in order to accommodate the proposed access arrangement.

- The submitted material shows that the development would rely on reinforcement of the local wastewater network and further drainage investigation, including additional infiltration testing and groundwater monitoring.
- The submitted material shows that development of the site would result in the permanent change of open agricultural land to built development, together with associated infrastructure and access arrangements.
- The submitted material shows that the proposed development would form part of a wider pattern of development within the surrounding area, including development on land adjoining the site.
- The submitted material identifies potential ground conditions associated with chalk geology, including the possible presence of dissolution features or natural cavities, together with the requirement for further intrusive investigation to confirm subsurface conditions.

Parish Council Position and Requested Determination

For the reasons set out above, Meopham Parish Council objects to the application. The Council considers that the scale of highway intervention required, the reliance on future drainage and wastewater infrastructure upgrades, the identified landscape and visual impacts, the cumulative effects of development in this part of Meopham, and the ground condition constraints together indicate that the proposal raises significant planning concerns.

The Parish Council therefore requests that the Local Planning Authority give full weight to these matters when determining the application and refuse planning permission unless and until these matters are satisfactorily resolved.

We request confirmation that this objection has been recorded and that the parish council will be kept informed of any further developments.

Yours Sincerely



Lisa Winter

Clerk and Responsible Financial Officer

Document References

Planning and supporting statements

- ☐ Planning Statement.pdf
- ☐ Design and Access Statement Part 1.pdf
- ☐ Design and Access Statement Part 2.pdf
- ☐ Design and Access Statement Part 3.pdf
- ☐ Sustainability and Energy Statement.pdf

Transport and access

- ☐ ES Vol 1 Chap 5 Transport and Access.pdf
- ☐ Access Road Layouts.pdf
- ☐ ES Vol II Appendix 3.1 Detailed Access Drawings.pdf
- ☐ Framework Travel Plan (Feb 2026).pdf
- ☐ Framework Parking Management Plan (February 2026).pdf

Drainage and hydrology

- ☐ ES Vol I Chapter 8 Hydrology Flood Risk and Drainage.pdf
- ☐ ES Vol II Appendix 10.1 EA Report.pdf
- ☐ Southern Water and Map.pdf
- ☐ Premier Utility Report and New Utility Connections 1 of 3.pdf
- ☐ Premier Utility Report and New Utility Connections 2 of 3.pdf
- ☐ Premier Utility Report and New Utility Connections 3 of 3.pdf

Landscape and visual assessment

- ☐ ES Vol I Chapter 13 Residual Effects Mitigation Monitoring and Cumulative Effects.pdf
- ☐ ES Vol II Appendix 12.6 Type 3 Visualisations-lr.pdf
- ☐ ES Vol II Appendix 12.7 Landscape Assessment Table.pdf
- ☐ ES Vol II Appendix 12.8 Visual Assessment Table.pdf
- ☐ Landscape Parameter Plan.pdf

Ground conditions

- ☐ Land Contamination Report 1 of 3.pdf
- ☐ Land Contamination Report 2 of 3.pdf
- ☐ Land Contamination Report 3 of 3.pdf

Other supporting documents reviewed

- ☐ Biodiversity Gain Plan.pdf
- ☐ ES Vol I Chapter 6 Air Quality.pdf
- ☐ ES Vol I Chapter 7 Noise and Vibration.pdf
- ☐ ES Vol I Chapter 11 Built Heritage.pdf
- ☐ ES Vol II Appendix 4.2 Health Impact Assessment.pdf

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