

North Kent Planning Services

Town Planning Consultant

Our ref: NKPS NKPS022602

LPA ref: 20260207

Date: 23rd March 2026

Dear Sir

Land North of Camer Road. Meopham Application Ref 20260207

This note has been prepared to support the Technical Planning Note prepared by Meopham Parish Council.

As explained in the Technical Note, the Parish Council has a number of concerns, related to the following matters:

- **Transport and Access Considerations**
- **Infrastructure and Drainage Capacity**
- **Landscape, Settlement Edge and Wider Development Effects**

Transport Matters

The Parish Council is concerned that the amount of residential development at up to 725 dwellings is a very significant number of houses with a commensurate level of cars. The roundabout on Camer Road is a huge piece of infrastructure. What is not apparent in the evidence submitted with the application, is a full traffic model which:

- Underpins the transport assessment.
- Consider the interaction with existing traffic conditions
- Look at the effects of development within the wider area.

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North Kent Planning Services

5 Bergamot Close

Sittingbourne

Kent

ME10 4EY

07831520004

Steve@northkentplanningservices.co.uk

Company No. 16427819

Registered Address 19-21 Swan Street West Malling Kent ME19 6JU

Without full assessment, the LPA will not be able to properly determine this application, and of course Transport Matters represent a major material consideration in the determination of this planning application. The roundabout must be provided at the expense of the developer through a formal Planning Obligation under S.106 of the Act.

Drainage Capacity

The documentation submitted with the planning application indicates that improvements to the wider sewerage network will be required. This suggests that the timing of these works will need to be tied to an agreed phasing plan through a Planning Obligation under S.106 of the Act. Once again, without this in place the LPA will not be able to address this major Material Consideration.

Landscape, Settlement Edge

The development site is part of the rural landscape, i.e. countryside at the edge of the existing settlement. The landscape information submitted with the application fully accepts that there will be significant change to the character of the site and its surroundings.

Wider Development Effects

Wider development impacts may well arise in relation to landscape character, infrastructure capacity and the overall scale of development in the area. It is important that the LPA has all the necessary information in order to determine the proper planning balance.

Conclusions

As it stands there is much work to be done by the applicant before the LPA can be able to adequately determine this planning application.



**STEPHEN HINSLEY BA Hons MRTPI
DIRECTOR**

For and on behalf of North Kent Planning Services

nkps

Steve Hinsley
North Kent Planning Services
5 Bergamot Close
Sittingbourne ME10 4EY

Tel: 07831520004

Email: steve@northkentplanningservices.co.uk