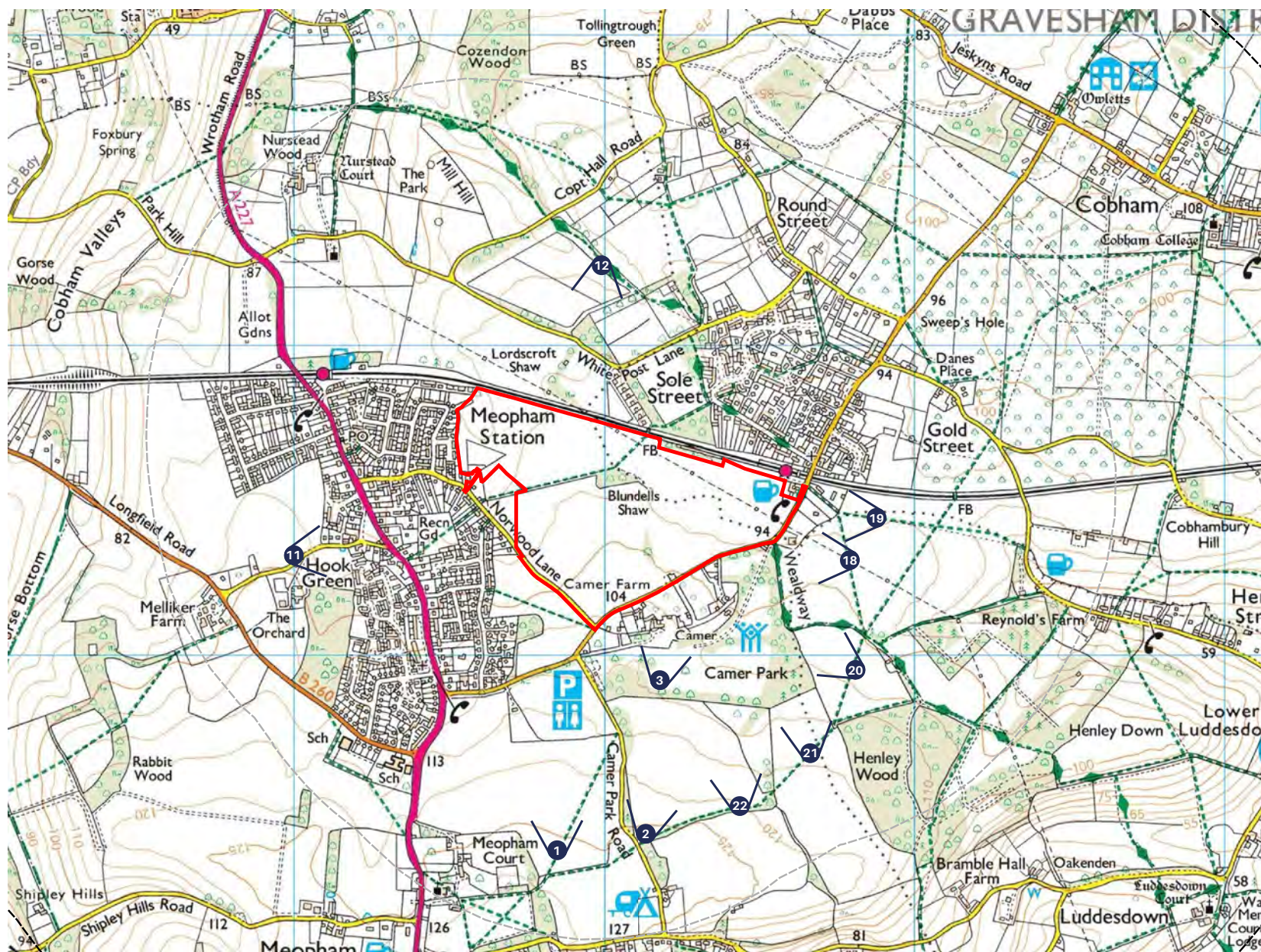




Appendix 12.4 – Illustrative Material



— Site Boundary

0 Approximate Viewpoint Location

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PROJECT
Land North of Camer Road, Meopham

TITLE
Figure 12.1- Site Location Plan

CLIENT
McManus Family

SCALE @ A4
Not to Scale

DATE
September 2025

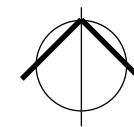
DRAWN BY
TR

CHECKED BY
JG

PROJECT NO.
1001140

DRAWING NO.
12.1

REV
-



— Site Boundary

 Approximate Viewpoint Location

0 100 200 m



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PROJECT
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TITLE
Figure 12.2- Aerial Photograph Plan

CLIENT
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SCALE @ A4
Not to Scale

DATE
September 2025

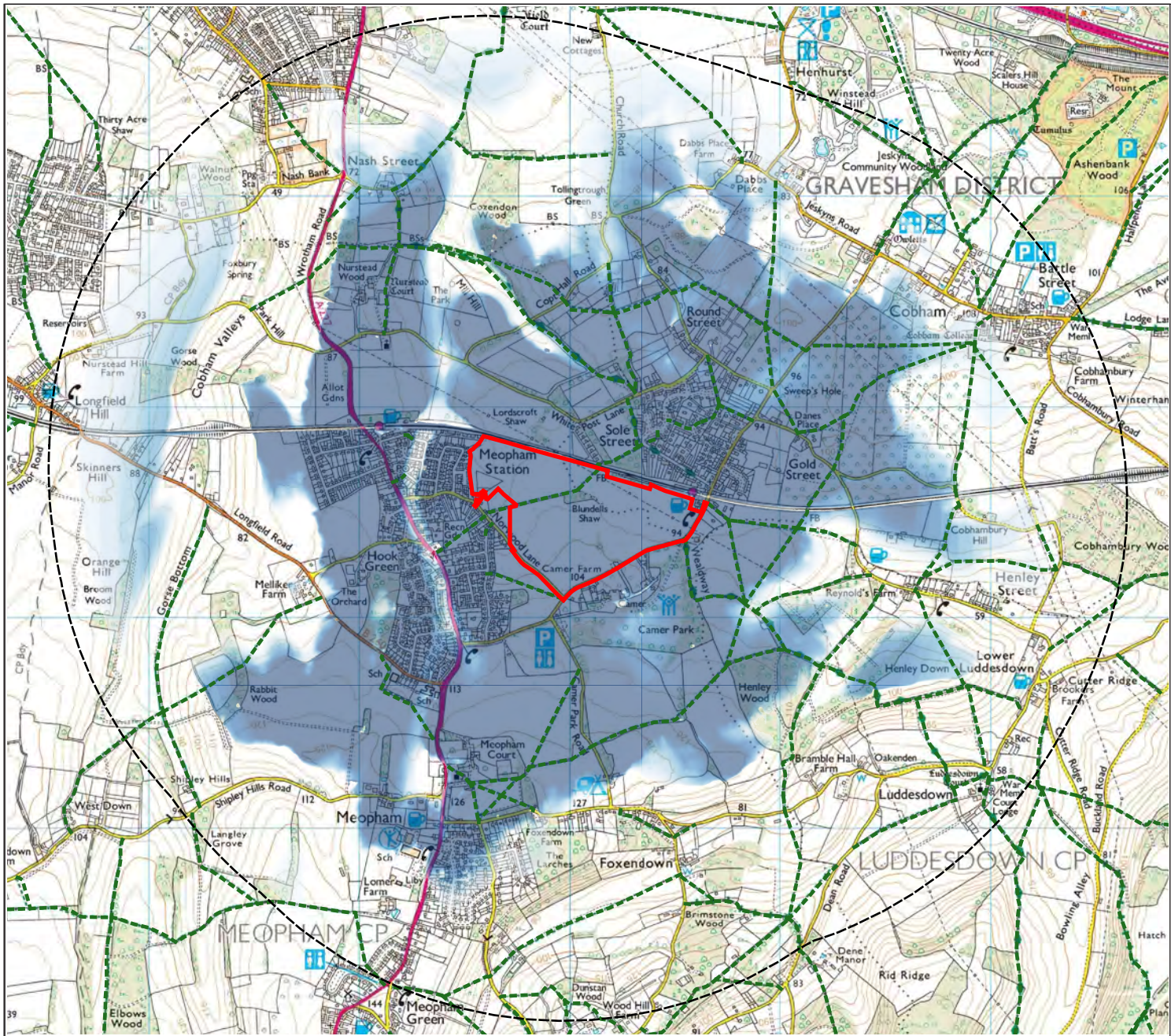
DRAWN BY
TR

CHECKED BY
JG

PROJECT NO.
I001140

DRAWING NO.
12.2

REV
-



KEY

- Site Boundary
- 2km distance from the Site
- Public Rights of Way

Zone of Theoretical Visibility

- Areas of high potential visibility
- Areas of low potential visibility

NOTES

The Zone of Theoretical Visibility (ZTV) has been generated using EA 2m Digital Terrain Model. The viewshed output includes the existing buildings at 9m height and woodland at 12m height. The ZTV has been generated based upon an observer eye level of 1.60m, and is based on proposed building heights of 9, 12, and 14m in accordance with the proposed building height parameter plan. All heights mentioned are above ground level (AGL).



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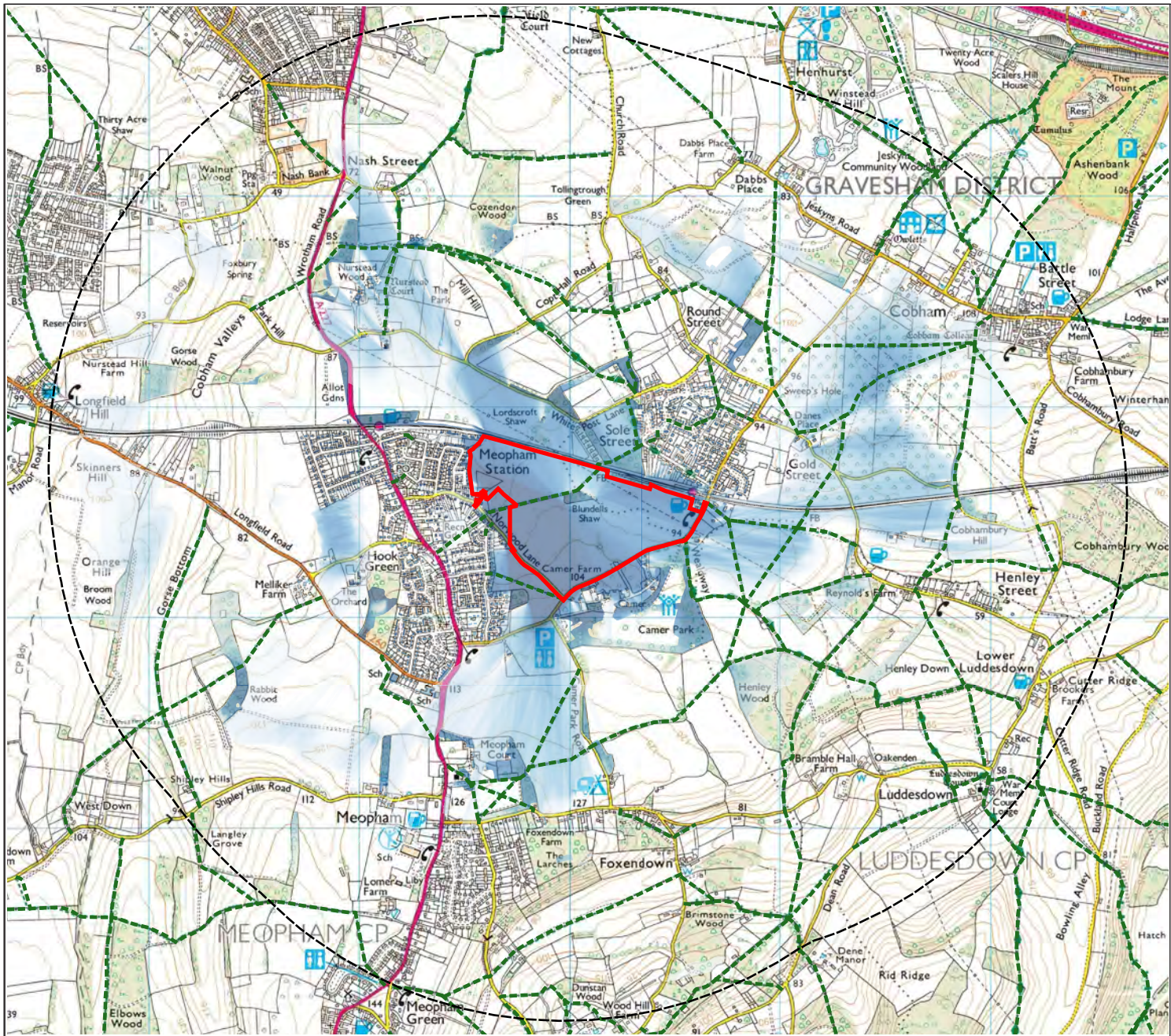
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PROJECT **Land North of Camer Road, Meopham**
DRAWING **Figure 12.4- Zone of Theoretical Visibility - Bare Earth**
CLIENT **McManus Family**

SCALE @ A4	Not to Scale	DRAWING NO.	I001140- 12.4
DRAWN BY	TR	REV	-
CHECKED BY	JG	DATE	September 2025

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ONLY FIGURED DIMENSIONS ARE TO BE WORKED TO.



KEY

- Site Boundary
- 2km distance from the Site
- Public Rights of Way

Zone of Theoretical Visibility

- Areas of high potential visibility
- Areas of low potential visibility

NOTES

The Zone of Theoretical Visibility (ZTV) has been generated using EA 2m Digital Terrain Model. The viewshed output includes the existing buildings at 9m height and woodland at 12m height. The ZTV has been generated based upon an observer eye level of 1.60m, and is based on proposed building heights of 9, 12, and 14m in accordance with the proposed building height parameter plan. All heights mentioned are above ground level (AGL).



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PROJECT Land North of Camer Road, Meopham
DRAWING Figure 12.5- Zone of Theoretical Visibility - Visual Screens
CLIENT McManus Family

SCALE @ A4	Not to Scale	DRAWING NO.	I001140- 12.5
DRAWN BY	TR	REV	-
CHECKED BY	JG	DATE	September 2025

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ONLY FIGURED DIMENSIONS ARE TO BE WORKED TO.



- KEY**
- Site boundary
- EXISTING**
- Pylons and overhead lines
 - Trees
 - Trees to be removed
 - Public Right of Way
- PROPOSED**
- Trees
 - Orchard trees
 - Woodland
 - Thicket
 - Hedgerow
 - Meadow
 - Sports pitches and courts
 - SuDS basin with marginal planting
 - Allotments
 - Locally Equipped Area for Play (LEAP)
 - Neighbourhood Equipped Area for Play (NEAP)
 - Local Area for Play (LAP)
 - Play on the way
 - Fence
 - Signage board
 - Made path
 - Bench



REV	DATE	NOTE	CHECKED
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mail@iceniprojects.com



CLIENT

The McManus Family

PROJECT

Land North of Camer Road, Meopham

TITLE

Green Infrastructure Plan

DRAWN BY KL	CHECKED BY SG	STATUS For Planning
SCALE @ A3 1:5000	DATE 17/12/2025	
PROJECT NO. I001140	DRAWING NO. DL06	REV. -

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Potential location for community allotments to support outdoor activity and connection to nature.



A Neighbourhood Equipped Area for Play (NEAP) will cater for children of all ages, including larger play apparatus and adventure trails. This could include features such as table tennis and sociable seating, to appeal to older children.



Playing fields including a variety of grass and court sports.



Fenced off area for dog play.



New native thicket and small tree species give structure to the open spaces and ensure biodiversity as well as creating variety and interest.



Potential location for community orchard to encourage both social and environmental interactions.



Locally Equipped Areas for Play (LEAPs) offer a variety of play experiences close to home. They will be set within a wider area of amenity grass with ample 'run about' space encouraging active movement. Natural elements such as timber and stone will encourage imaginative and exploratory play in a sustainable manner.

Fences protect an area of grassland providing suitable breeding habitat for skylarks.



Standalone pieces of play equipment create a natural and informal 'play on the way' experience.

Signage boards provide information about skylark habitat and the wider park.



The drainage basins will be sown with suitable wildflower seed, and planted with marginal vegetation to create attractive landscape features.



Mown grass paths run through the meadow



A series of Local Areas for Play (LAPs) will be scattered throughout the proposed development. Natural play features will offer doorstep informal play for young children.

School site