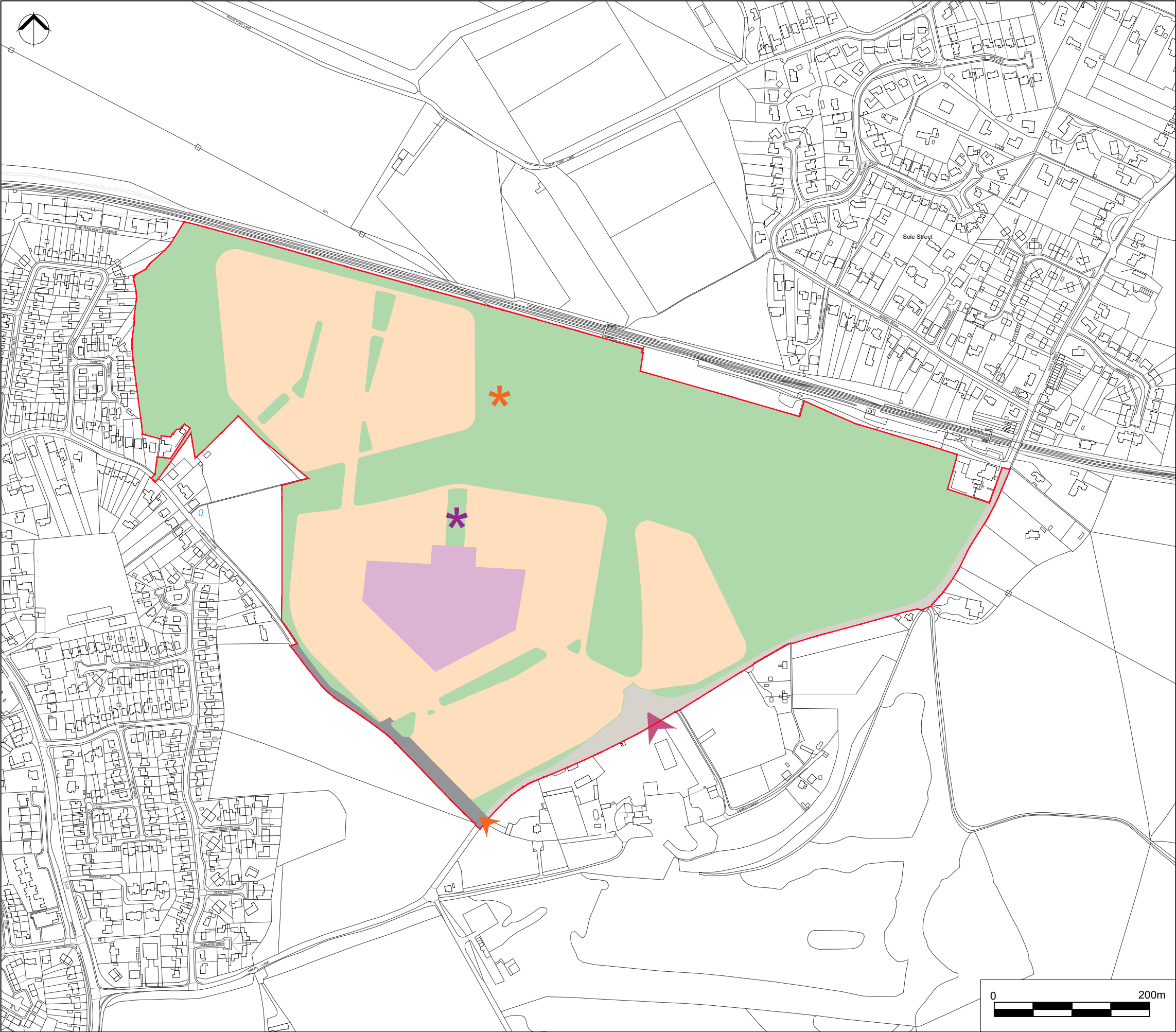




- Planning Application Boundary - 44.32 ha
- Residential parcels - up to 18.12 ha (725 homes at 40 dph)
- Public Open Space to include areas of hard and soft landscape features, planting and Sustainable Drainage Systems
- 2FE Primary School site - 2.20 ha
- General location of Local Centre including maximum 500 sqm of Class E uses
- General location of Sports Pitches including a Club House with changing facilities, kitchen and rooms for community uses. Maximum 750 sqm.
- Zone for improvements to Norwood Lane including a bus only / emergency access and an active travel route
- Zone for improvements to Camer Road, including new access, visibility splays and a new pedestrian crossing point
- Primary Access Point
- Bus Only & Emergency Access Point

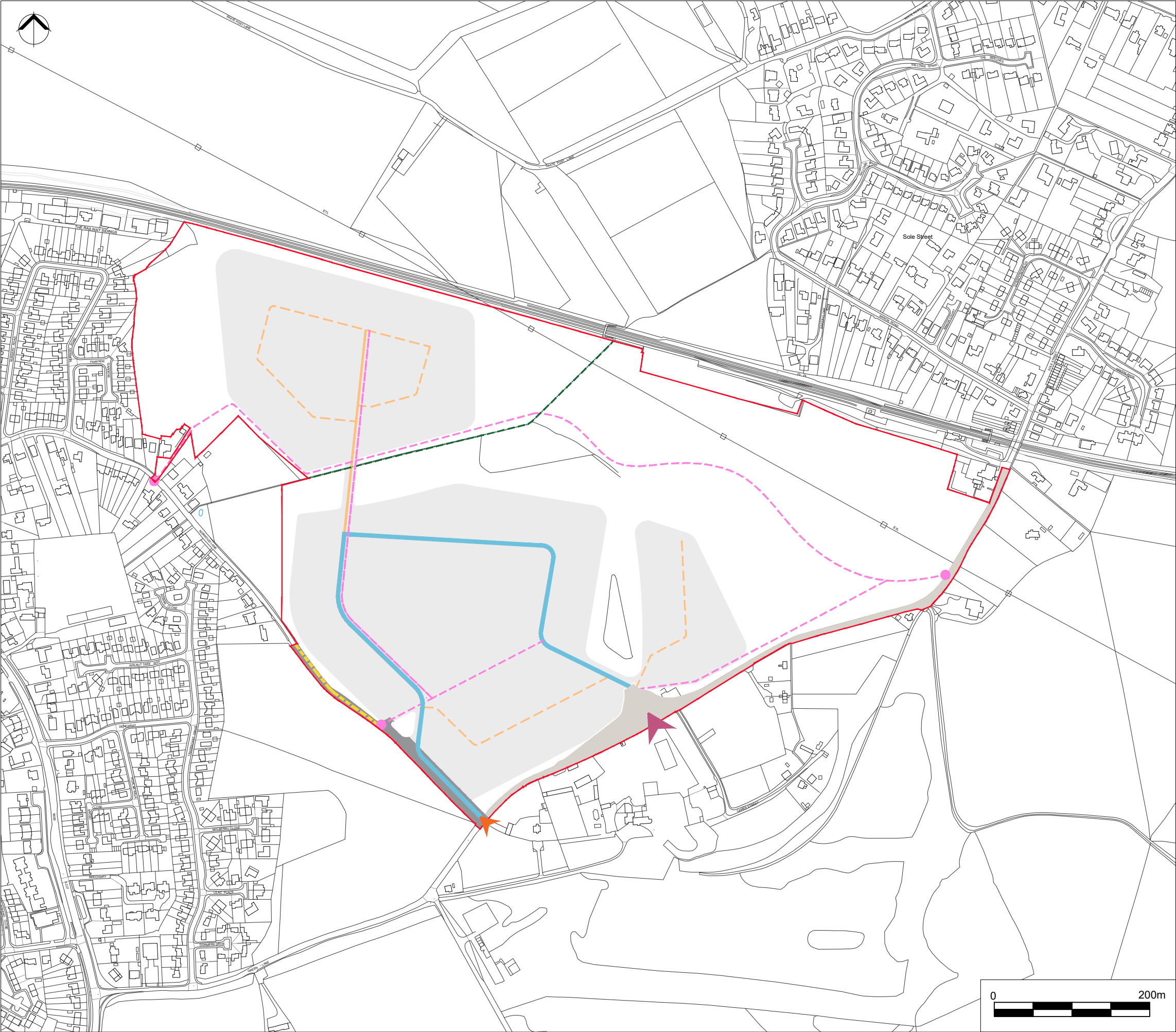
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CLIENT			McManus Family		
PROJECT			Land between Meopham and Sole Street		
TITLE			Land Use Parameter Plan		
DRAWN BY		CHECKED BY			
MA		MP			
SCALE @ A3		DATE			
1:5000		22.09.2025			
PROJECT NO.		DRAWING NO.		REV.	
1000487		DL01		B	

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- Planning Application Boundary - 44.32 ha
- Development Area
- Zone for improvements to Norwood Lane including a bus only / emergency access and an active travel route
- Zone for improvements to Camer Road, including new access, visibility splay and a new pedestrian crossing point
- ▶ Primary Access Point
- ▶ Bus Only & Emergency Access Point
- Primary Loop Street to include bus route and active travel corridor - carriageway width up to 6.75m.
- Primary Street - carriageway width 5.5m
- Indicative Secondary Street - carriageway width 5.5m
- Indicative Active Travel routes, in line with LTN 1/20
- Active Travel access points
- Retained Existing Public Right of Way
- Closure of Norwood Lane for general traffic and implementation of new active travel route

- Notes:**
- Streets to include SuDS and tree planting.
 - Ensure active travel crossings are compliant to LTN1/20.
 - Limits of deviation +/- 5 metres either side on all movement routes shown on the plan.

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CLIENT
McManus Family

PROJECT
Land between Meopham and Sole Street

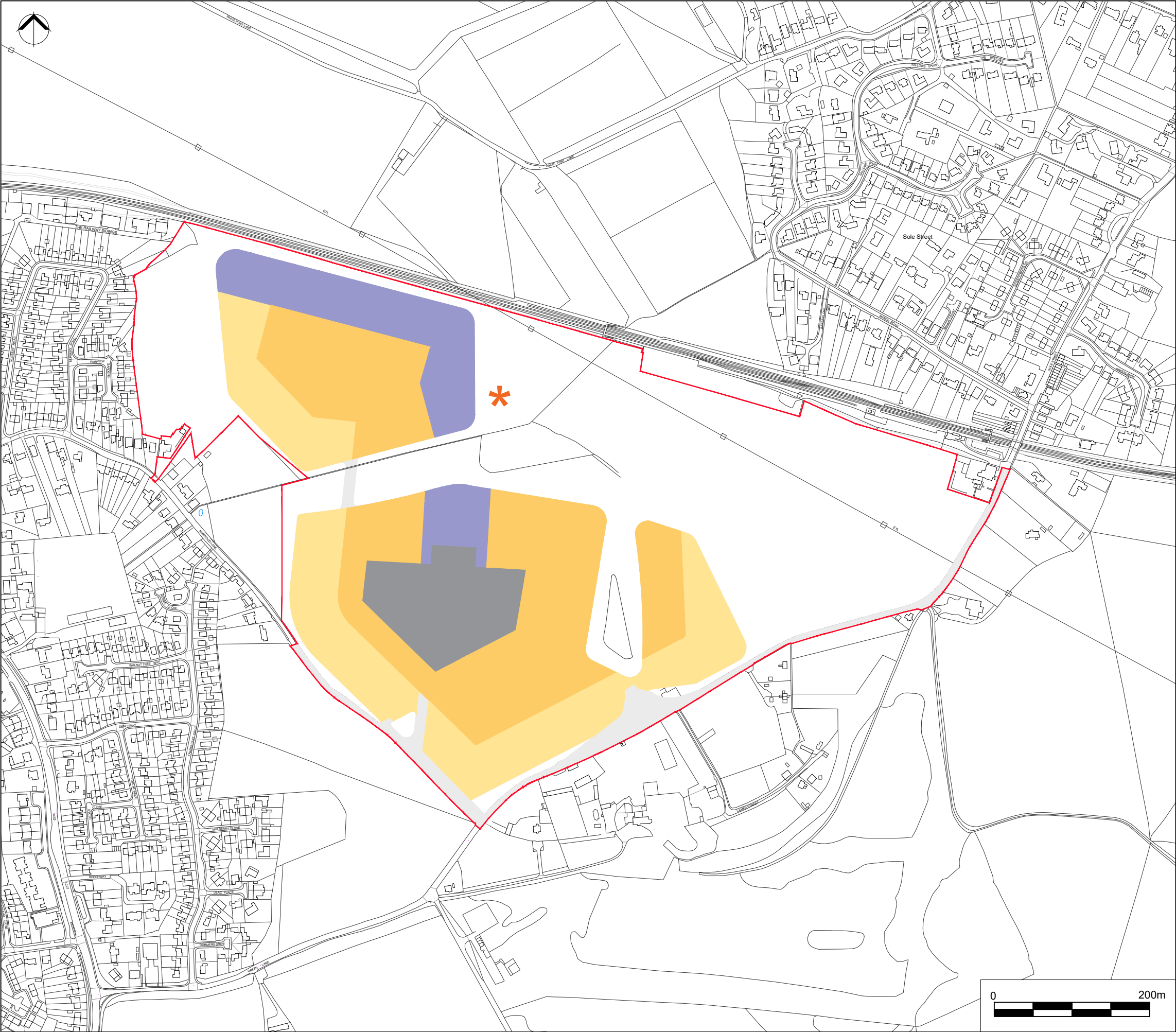
TITLE
Movement and Access Parameter Plan

DRAWN BY MA	CHECKED BY MP
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SCALE @ A3 1:5000	DATE 22.09.2025
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PROJECT NO. 1000487	DRAWING NO. DL02	REV. B
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- Planning Application Boundary - 44.32 ha
- Up to 2 storeys, no more than 9m
- Up to 2.5 storeys, no more than 12m
- Up to 3 storeys, no more than 14m
- Non Residential Buildings, Primary School -
Equivalent to up to 3 residential storeys, no more than 14m
- General location of Club House -
Equivalent to up to 3 residential storeys, no more than 14m
- Road Infrastructure

- Notes:**
1. All building heights above proposed finished ground levels
 2. All heights exclude building parapets, where relevant.
Parapets are to extend a maximum of 1.2 meters above specified maximum heights.

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CLIENT			McManus Family		
PROJECT			Land between Meopham and Sole Street		
TITLE			Building Height Parameter Plan		
DRAWN BY		CHECKED BY			
MA		MP			
SCALE @ A3		DATE			
1:5000		22.09.2025			
PROJECT NO.		DRAWING NO.		REV.	
1000487		DL03		B	

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- KEY**
- Planning application boundary
 - Retained existing Public Right of Way
 - Existing vegetation to be retained
 - Proposed woodland
 - Proposed hedgerow
 - Proposed zones for buffer planting
 - Indicative location for incidental open space within housing blocks
 - Natural and semi-natural greenspace
 - Zone suitable for Sustainable Drainage Systems
 - Amenity greenspace
 - Development zones
 - Sports uses
 - Indicative location for fenced area for dog play
 - Dedicated Skylark Habitat Zone (no public access)
 - Fence
 - Indicative location for orchard
 - Indicative location for allotments
 - Indicative location for Neighbourhood Equipped Area for Play (NEAP)
 - Indicative location for Locally Equipped Area for Play (LEAP)
 - Indicative location for Local Area for Play (LAP)
 - Indicative location for Play on the way
 - Indicative location of proposed street trees along primary routes

REV	DATE	NOTE	CHECKED
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CLIENT
The McManus Family

PROJECT
Land North of Camer Road, Meopham

TITLE
Landscape Parameter Plan

DRAWN BY	CHECKED BY	STATUS
GH	SG	For Planning

SCALE @ A3	DATE
1:5000	06/01/2026

PROJECT NO.	DRAWING NO.	REV.
I001140	DL04	-

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