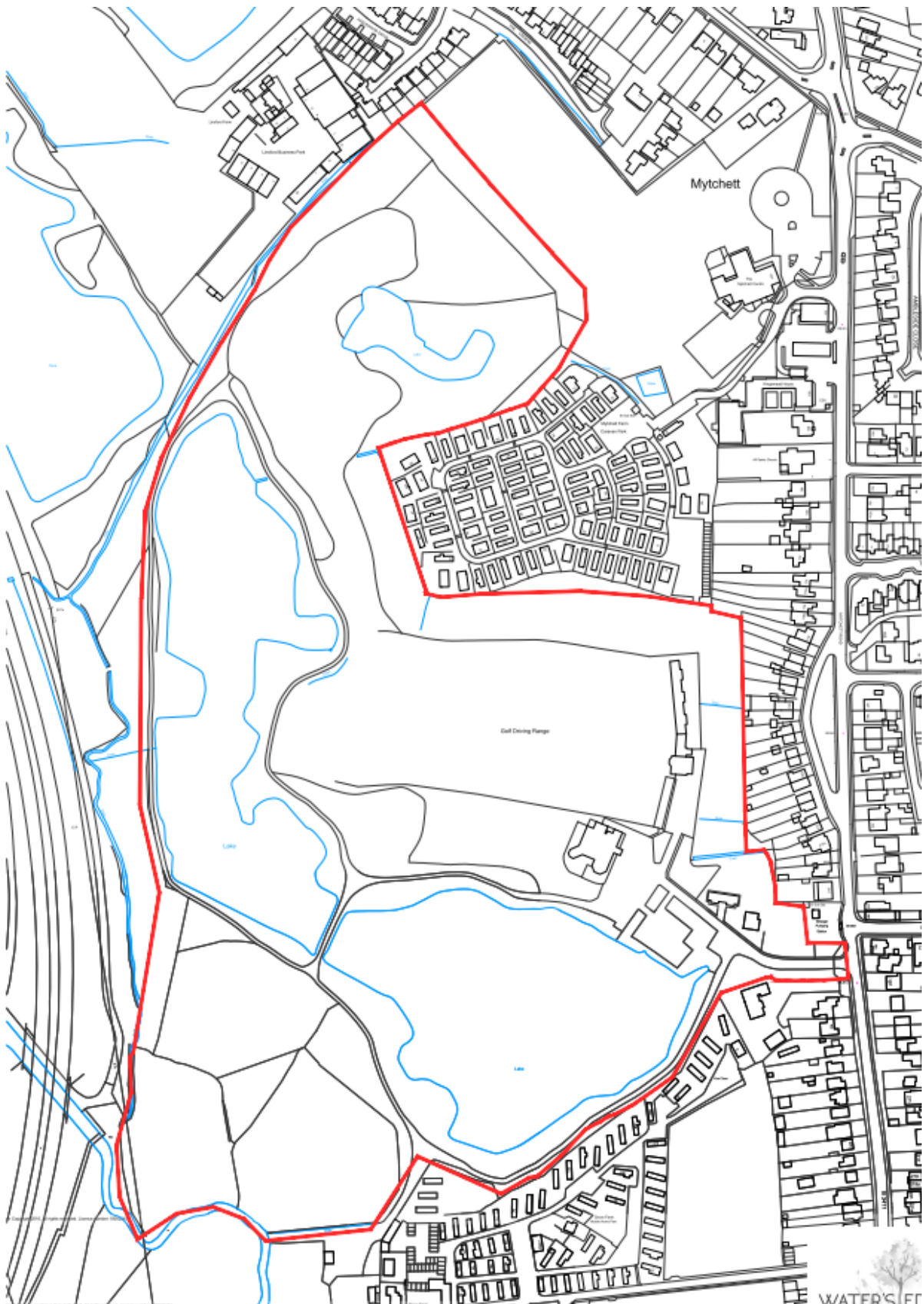


18/0327 – Waters Edge

Location plan



Proposed Site Plan



Legend:

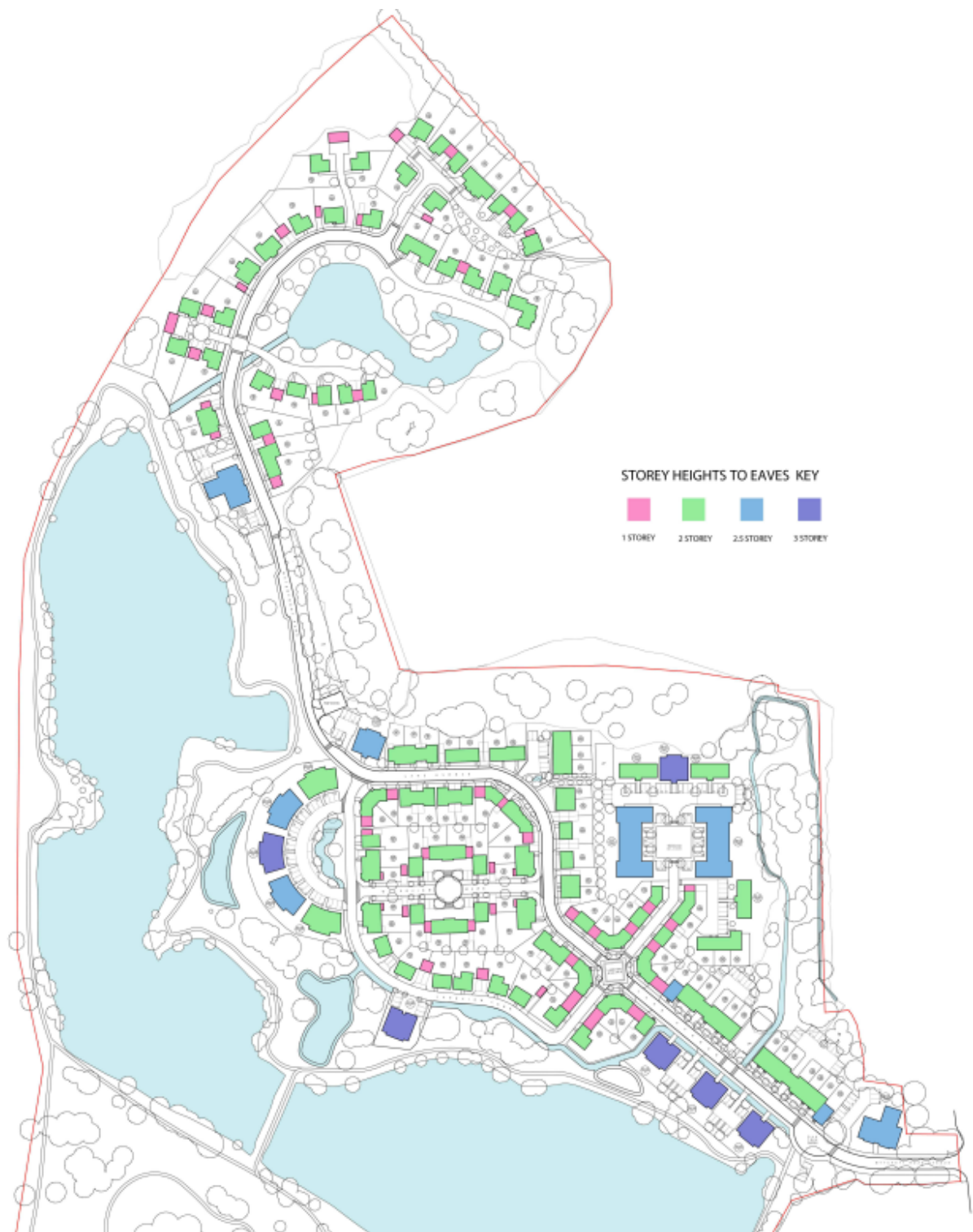
- Proposed invert boxes
- Proposed bat box on tree
- Proposed bird box on tree
- Proposed log pile
- Proposed badger sett
- Proposed fence hide
- Proposed bird hide
- Proposed reptile hibernaculum
- Refer to ACD Environmental report NKH21037 for more information
- Indicative SANGS footpath - reinforced grass path
- Indicative SANGS footpath - hoggan path
- Dog bin
- Sign posted
- Interpretation board
- Litter bin
- Link to Blackwater Valley footpath
- Waterbodies
- Proposed development
- Supplementary planting
- Site boundary
- SANGS boundary
- Proposed SUDS
- Proposed post and rail fencing/stock proof fencing around SANGS
- Proposed gates

SANGS Calculations:
 SANGS area - 6ha
 SANGS path length - 2.3km
 Waterbodies - 5.7ha (not included in SANGS area)

Annotations:

- Existing ditch to be retained with buffers either side to ensure habitats are retained
- Proposed footpath fenced to restrict dog access to the lakes at identified wildlife sensitive/enhanced areas
- Proposed native visual screening along SANGS boundary that runs adjacent to the development minimising urban intrusion into the SANGS
- 8m wide buffer and flight corridor to be retained
- 8m buffer from northern lake
- Proposed fence hide, 2m high closeboard fencing along bank with look-out gaps to watch wildlife
- Attractive outlook onto lakeside from the footpath, with interpretation boards with information regarding the local environment
- Link to development with gated access
- Bench
- Proposed SUDS features within SANGS area to provide on-site attenuation for the development. These will appear as natural, shallow depressions within an area of rough grassland. Native grassland is proposed within the SUDS area to enhance biodiversity
- 8m lake easement to remain undeveloped
- Refer to ACD Environmental dwg NKH21037 for more information on the development
- Proposed bird hide facing north
- Where footpath loops, supplementary native planting to existing vegetation creates an attractive walkway and will increase biodiversity within the development. Fruiting varieties will create an opportunity for foraging badgers
- Link to Blackwater Valley footpath
- Proposed undulating topography created for reptiles. Area to be managed to be species rich grassland ideal for reptiles
- Proposed visual screening along southern boundary to minimise urban intrusion into the SANGS area
- Secondary links between the SANGS footpath, where visitors can vary their walking route, and creating focal points within the development
- In less wildlife sensitive/enhanced areas, 'dog-dip' areas will be proposed to create a varied experience along the SANGS footpath
- Proposed location of artificial badger sett, within proposed woodland copse and earth mounding to reduce interaction with visitors to the SANGS
- Proposed path running between existing roadway and lake. Fencing along the roadway will ensure safety for visitors. Where crossing points over the roadway are proposed, gates and signage will ensure safe crossing for visitors
- Location of car park - 4 spaces
- Proposed visual screening of vegetation along boundary ensuring minimal urban intrusion from adjacent land uses
- SANGS footpath 2.3km

Proposed Building Heights



Existing site photos

Site Entrance from Mytchett Road looking south



Bus stop to north of site entrance



View from entrance onto Mytchett Road



Existing building and hardstanding inside the site





Existing nets for former proposed golf driving range



Views across existing site







