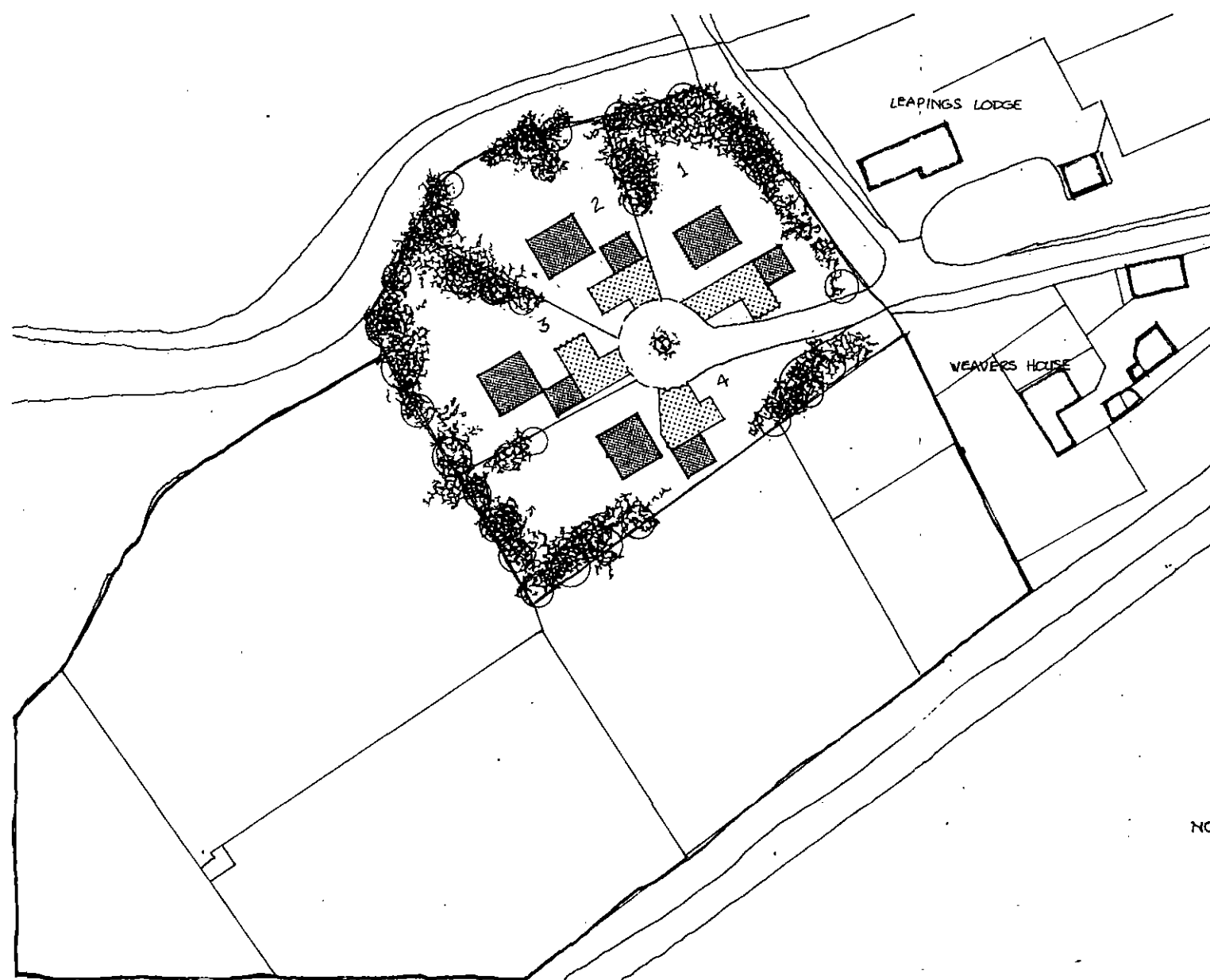


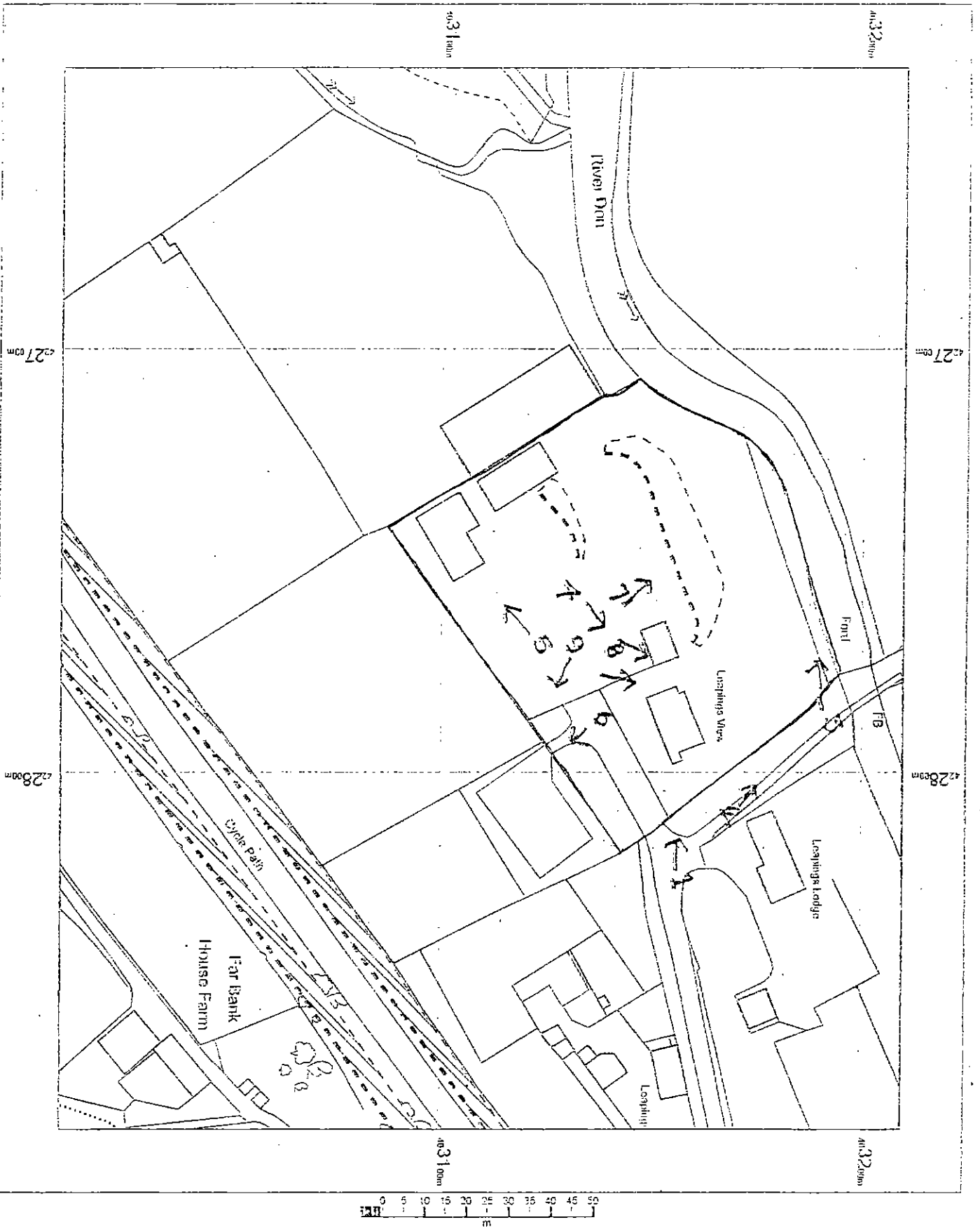


- - REPLACEMENT AND NEW HOUSING AT LEAPING VIEW - THURSTONE
NOTIONAL LAYOUT 1:1250 DRS AI 8/2018

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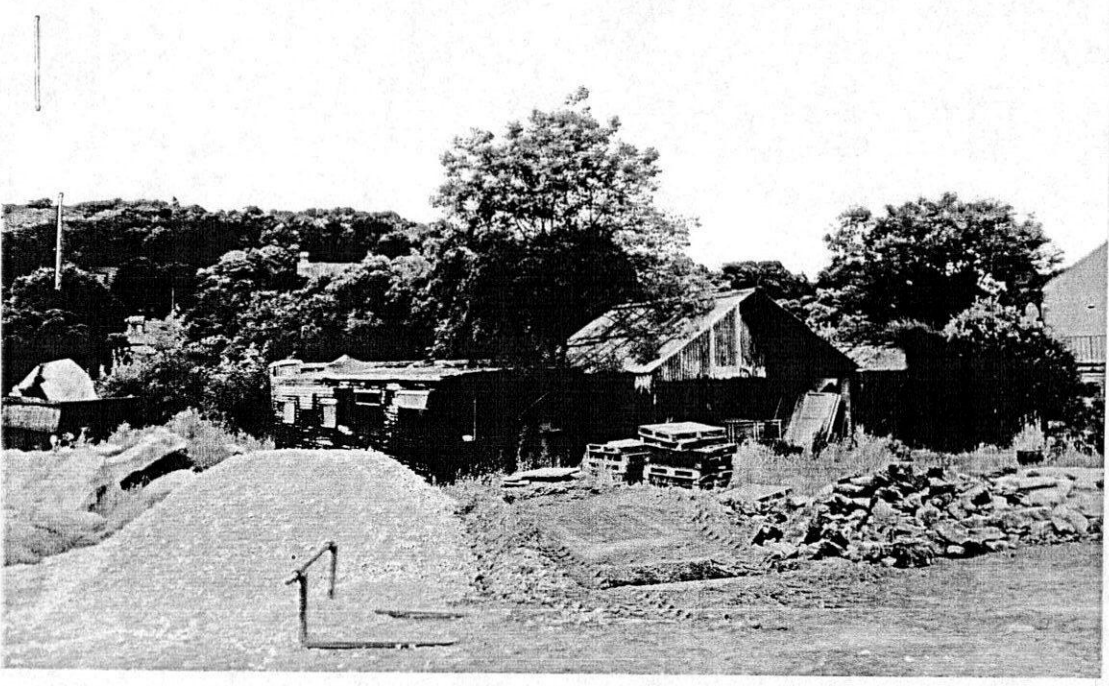


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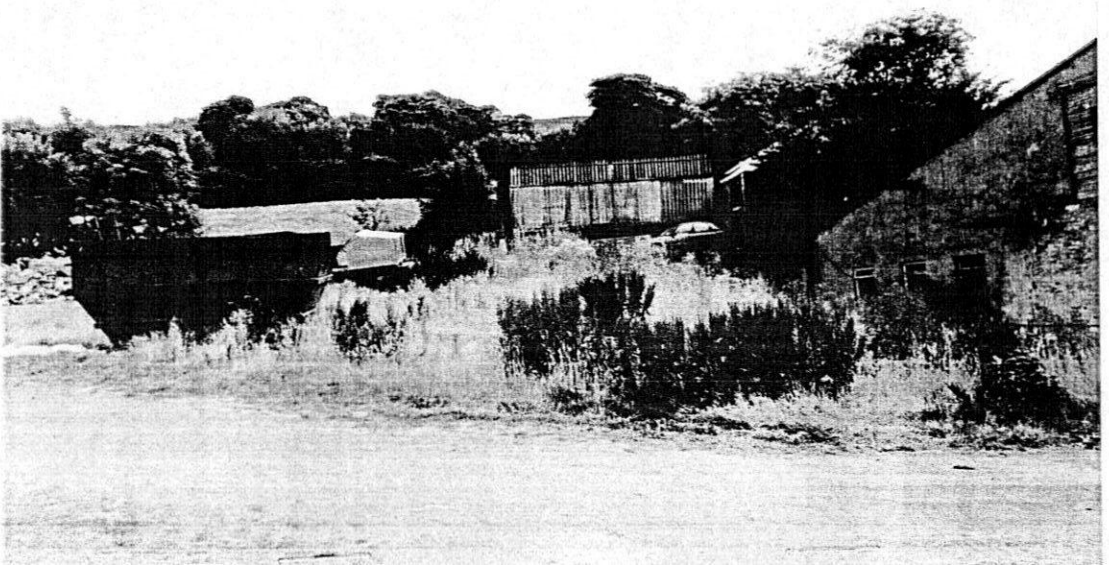
7

THE SITE HAS NO
TREES OF ANY
SIGNIFICANCE



8

ANY MATURE TREE
TO THE NORTH
WILL BE RETAINED



9

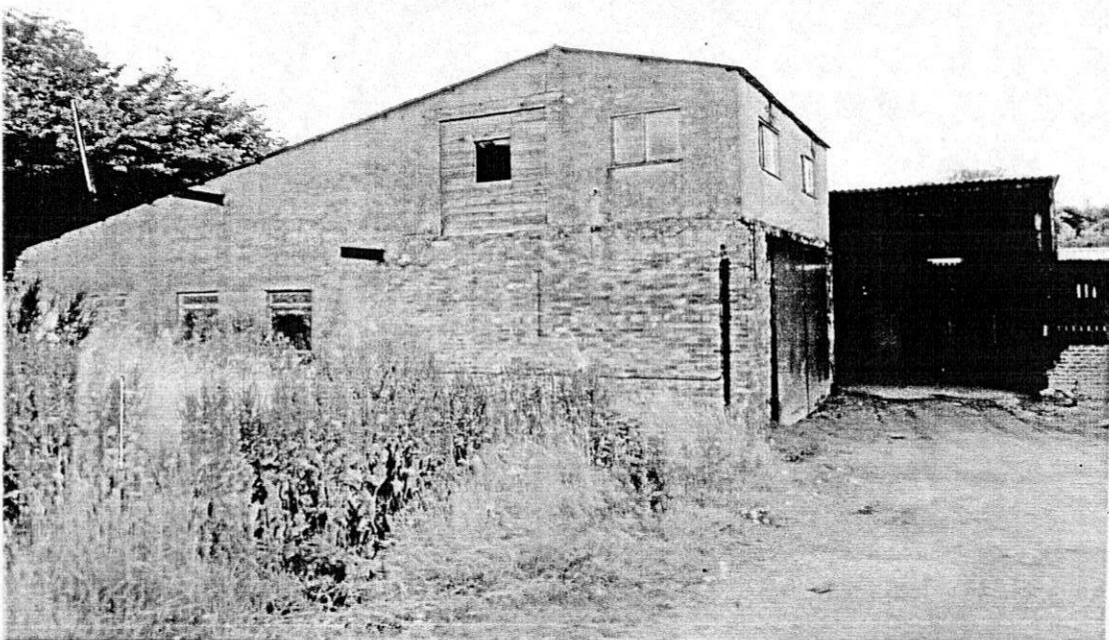
4

THE PROPOSE
BUILDING SITE
HAS NO TREES



5

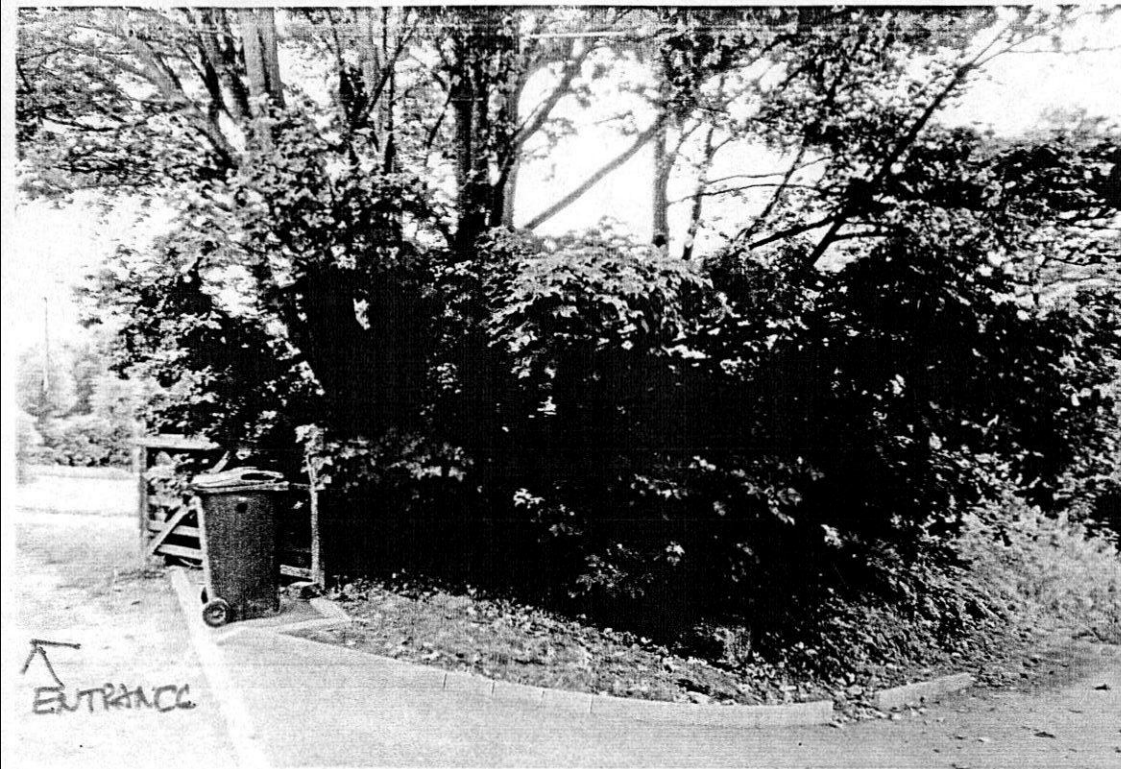
BOUNDARY TREES
ARE OFF SITE



6

ALL BOUNDARY
TREES WILL
REMAIN.





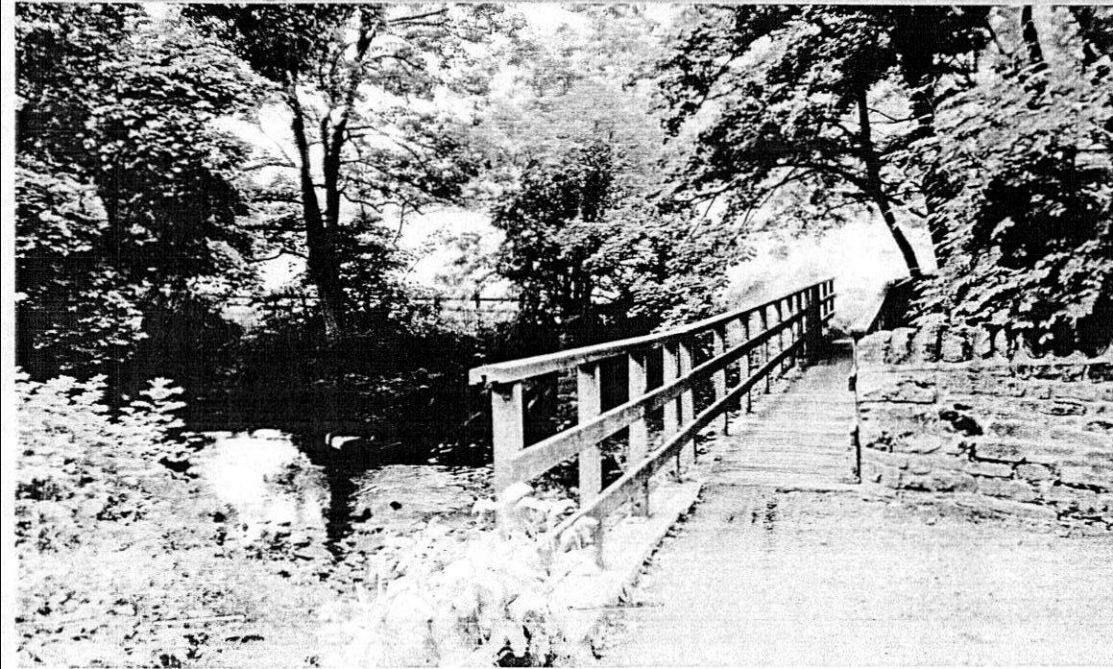
1

(THESE TREES TO THE
EASTERN BOUNDARY
ARE TO BE PROTECTED
AND ARE OUTSIDE
THE RED LINE AREA.)



2

EASTERN BOUNDARY
DOWN TO RIVER
(TREES OUTSIDE SITE)



3

RIVER SIDE TREES
WILL REMAIN
AND ROOTED WELL
DOWN FROM
SITE LEVEL

Leapings View

Design & Access Statement

Access

Access is taken off Thurlstone Road up Rockside Road where the road forks to the left (Bank House Lane) but continues to the proposed development down Leapings Lane. Leapings Lane is a surfaced adopted highway which gives direct access to the site.

The lane above the site currently services only 3 domestic units. The lane carries no measurable extraneous traffic.

Leapings Lane has unobstructed sight lines and from the junction with Bank House Lane is only 120 metres to the site entrance.

The Lane currently services residential accommodation within the site and also unrestricted movements of commercial trucks and trailers under a current Goods Vehicle Operator's License.

The Proposal

The proposal is to abandon all commercial operations on site and clear the land with new landscaping for just four residences in total with generous, mainly riverside, plots.

Existing housing will be replaced with much higher quality units in keeping with the high value houses adjacent.

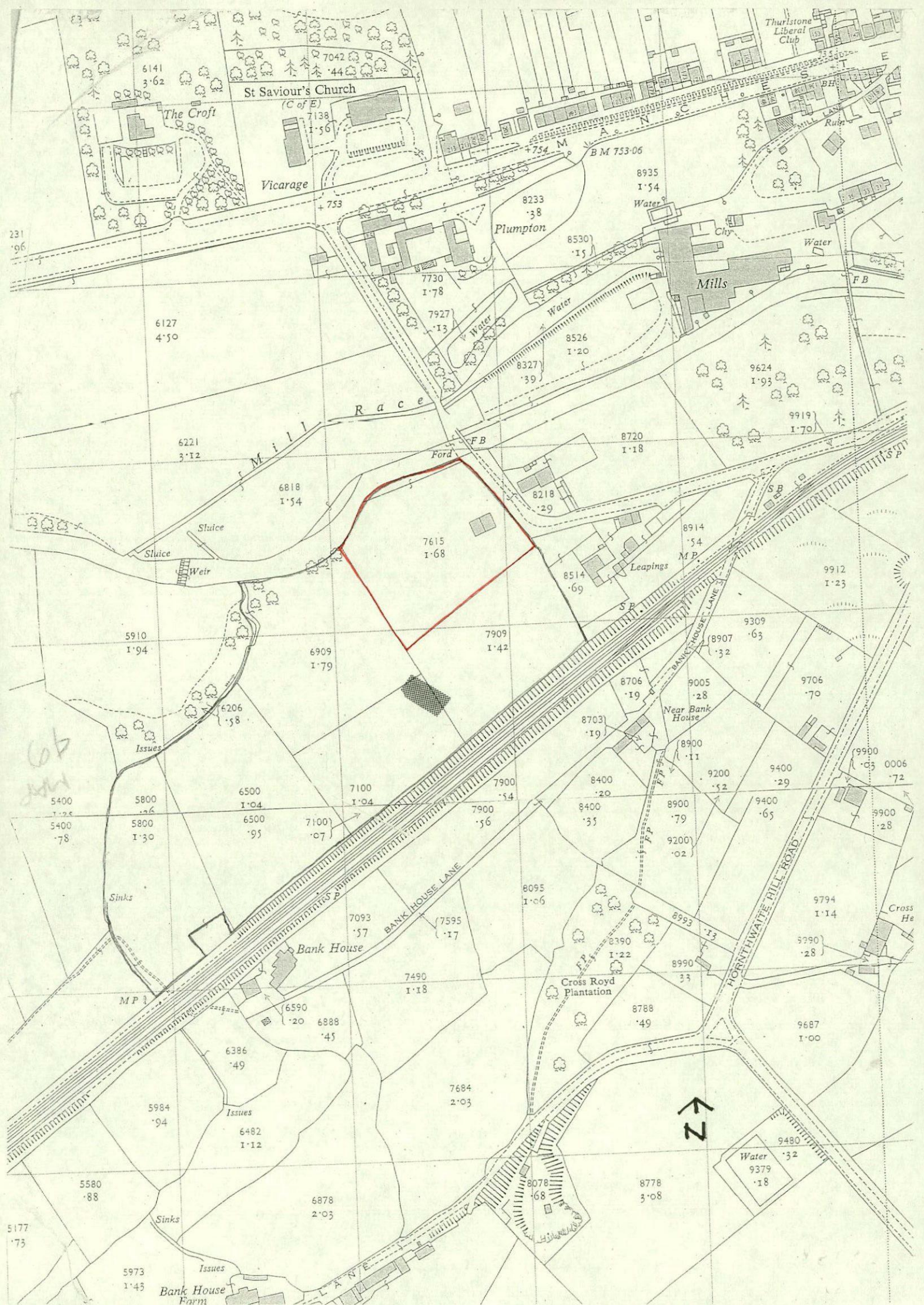
Design

The houses will be generous family homes, modern in layout and design with contemporary details and with high quality stone and glass envelopes. There is opportunity on the site to incorporate green technology within the design and this issue will be developed at detailed stages.

Landscaping

The site will benefit from new landscaping particularly to the boundaries. The owner will cooperate with the Council to introduce new indigenous tree species on site to green the area and produce a high quality landscape in keeping with the quality of the immediate surrounding property.

Removal of the commercial structures on site will be a major factor of the environmental improvement.



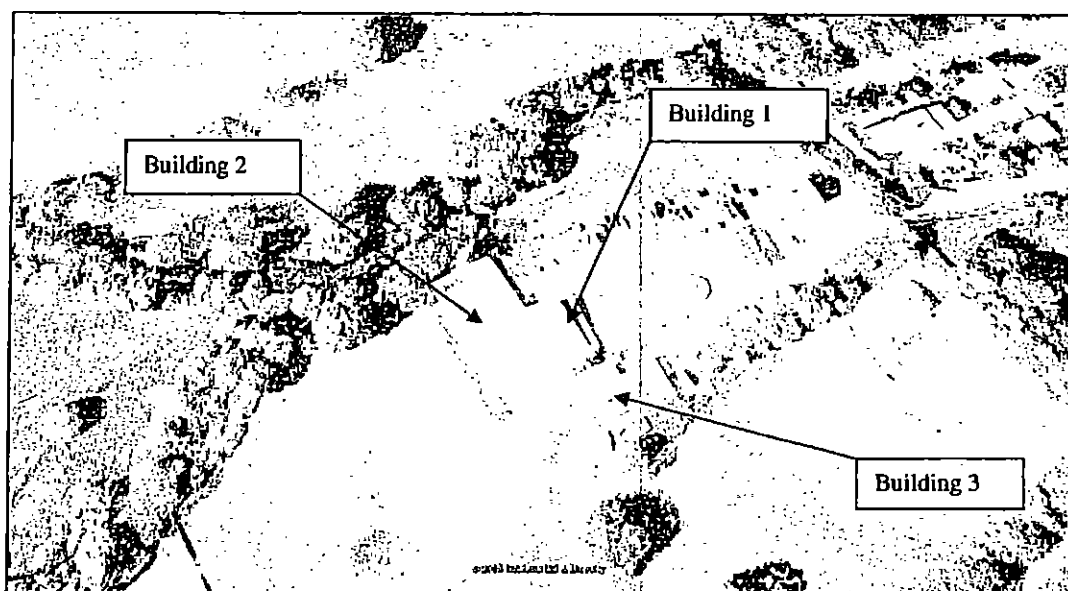


**LEAPINGS VIEW, LEAPINGS LANE, THURLSTONE.
DAYTIME BAT SURVEY AND NESTING BIRD SURVEY**

Ref No:- 1500901.

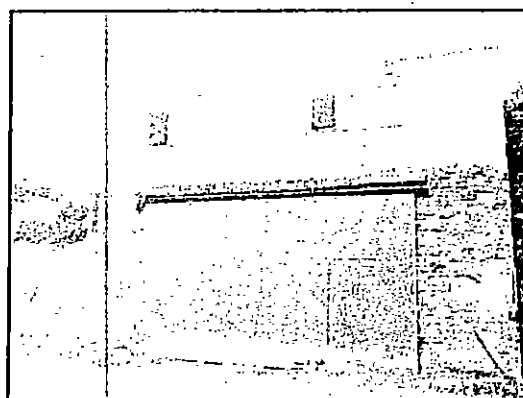
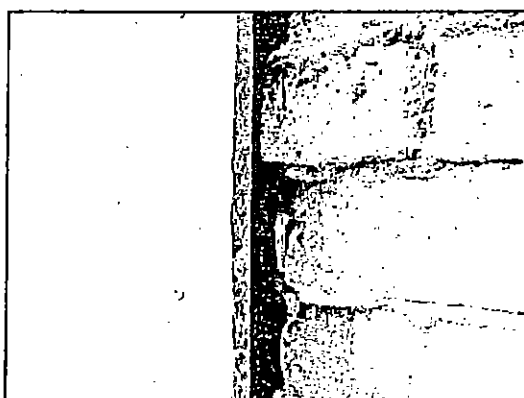
Date:- 9th September 2015.

1. Plans have been drawn to re develop a section of land at the end of Leapings Lane in Thurlstone. Three buildings currently stand in the area and are planned to be demolished.
2. Whitcher Wildlife Ltd was therefore commissioned to carry out a daytime visual assessment of their suitability to contain roosting bats and nesting birds.
3. This assessment was carried out by Stevan Roebuck. Since 2011 Stevan has had experience carrying out great crested newt and bat surveys. Since 2013 Stevan has had experience in a professional capacity as a Wildlife Consultant carrying out ecology surveys, badger, great crested newt and bat surveys. Stevan holds a Natural England Survey License for Great Crested Newts and Bats and is currently working towards gaining further Natural England, CCW and SNH survey licences. Stevan is also a Qualifying Member of CIEEM.
4. The aerial map below shows the three buildings that were assessed. The full area of the site is not currently known.



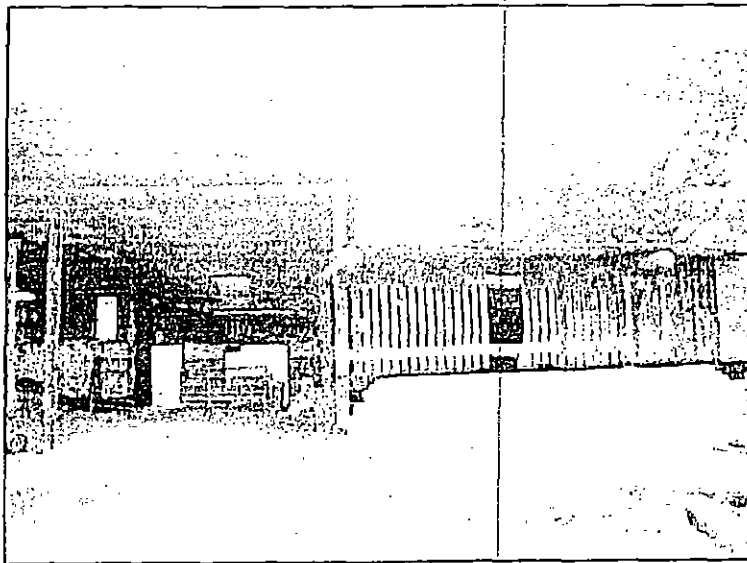
5. Below is a brief description of each of the buildings and the findings of the assessments.

6. **Building 1** has two stories and is constructed from brick and has been rendered. The building has a corrugated pitched roof with no loft space. The building is generally in a good condition with just the rendering missing from the east and north elevations. The ground floor windows are sealed and intact although there are gaps around the large metal double doors. The first storey windows have panes of glass missing leaving entry to the inside. The photographs below show the gaps around the metal doors and the glass missing from the windows.



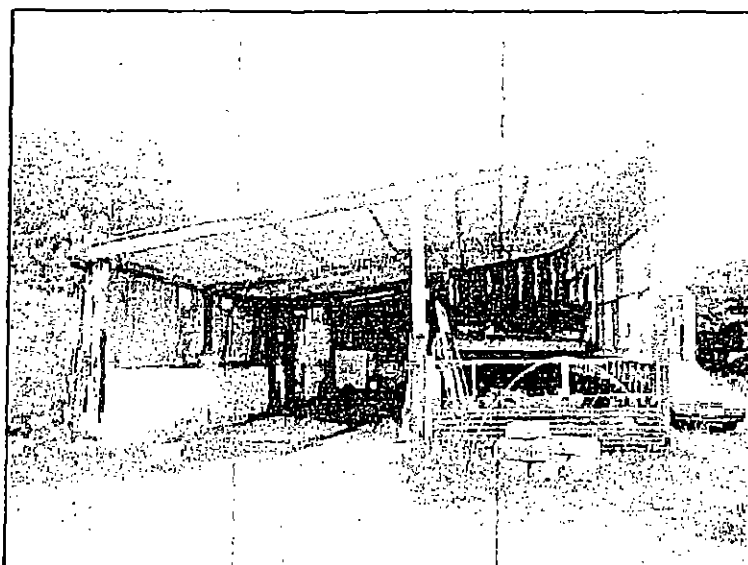
7. No bat field signs or potential bat roosting sites were identified around building 1 and no active bird nests were identified.

8. **Building 2** is a large open barn attached to building 1 on the west elevation. The barn is constructed from partial brick and breeze block walls with wooden and metal corrugated cladding with a corrugated metal and plastic sloping roof and is open to the roof. The barn is currently used as storage. The photograph below shows the barn.



9. No bat field signs or potential bat roosting sites were identified around building 2 and no active bird nests were identified.

10. **Building 3** is a single storey barn that is constructed from partial breeze block walls and metal corrugated cladding. The barn has a slopping corrugated steel roof with no loft space and is currently used for storage. On the northern elevation there is a timber built extension with a steel corrugated pitched roof. The photograph below shows building 3.



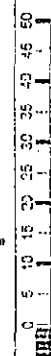
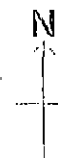
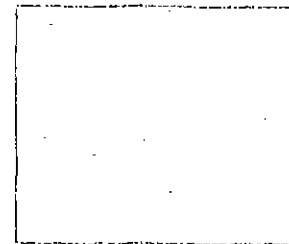
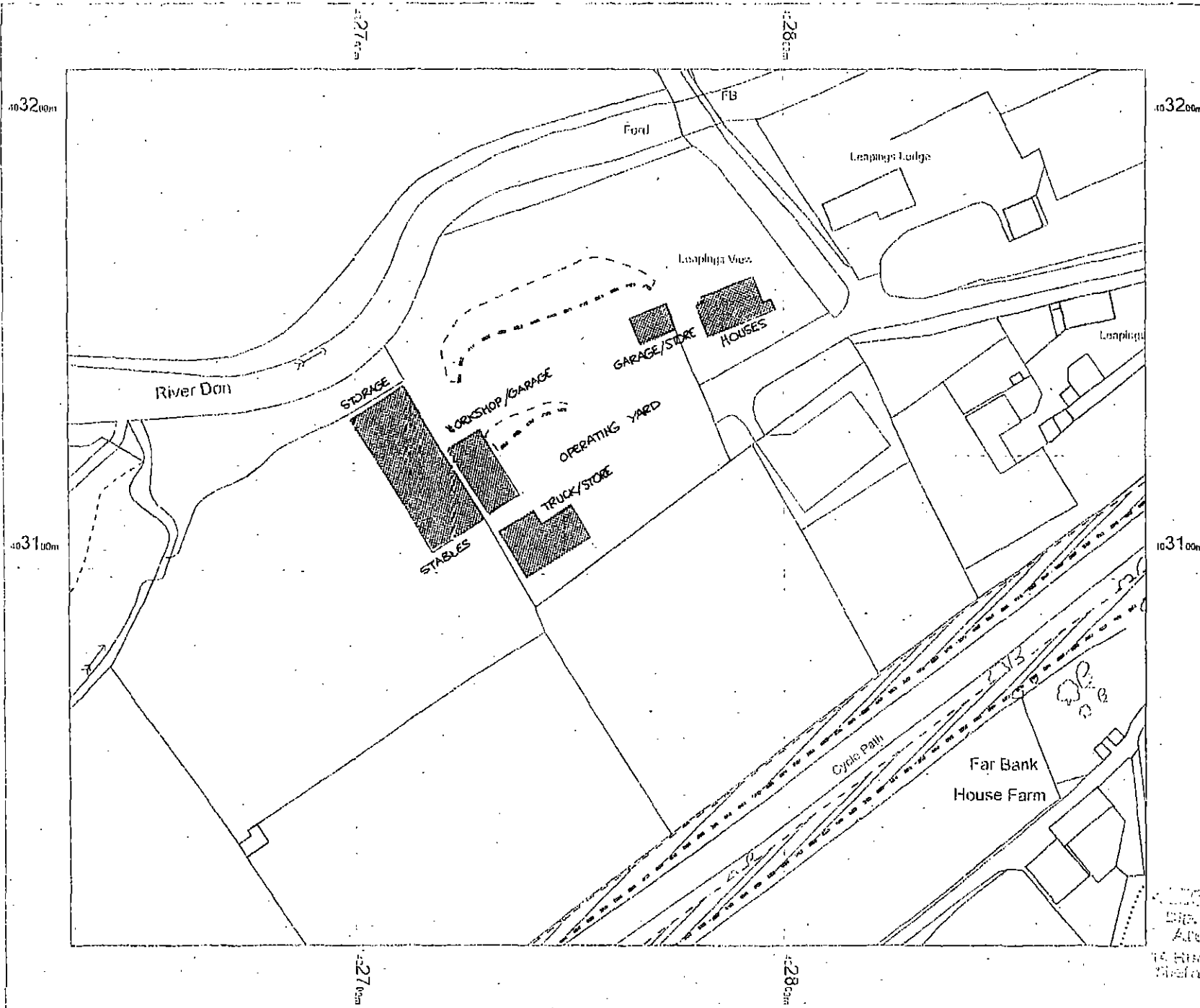
11. No bat field signs or potential bat roosting sites were identified around building 3 and no active bird nests were identified.

12. No bat field signs or bat roosting potential were identified in any of the buildings assessed during the site visit. Therefore the buildings were assessed to be unsuitable for roosting bats.

13. No old or active bird nests were identified during the survey of the three buildings.

Prepared by:	
Stevan Roebuck	Date: 9 th September 2015.

Checked by:	
Derek Whitcher. BSc, MCIEEM, MCMI.	Date: 10 th September 2015.



BUILDINGS TO BE REMOVED
DWG A2 11250 8/2015

OS MasterMap 1250/2500/10000
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