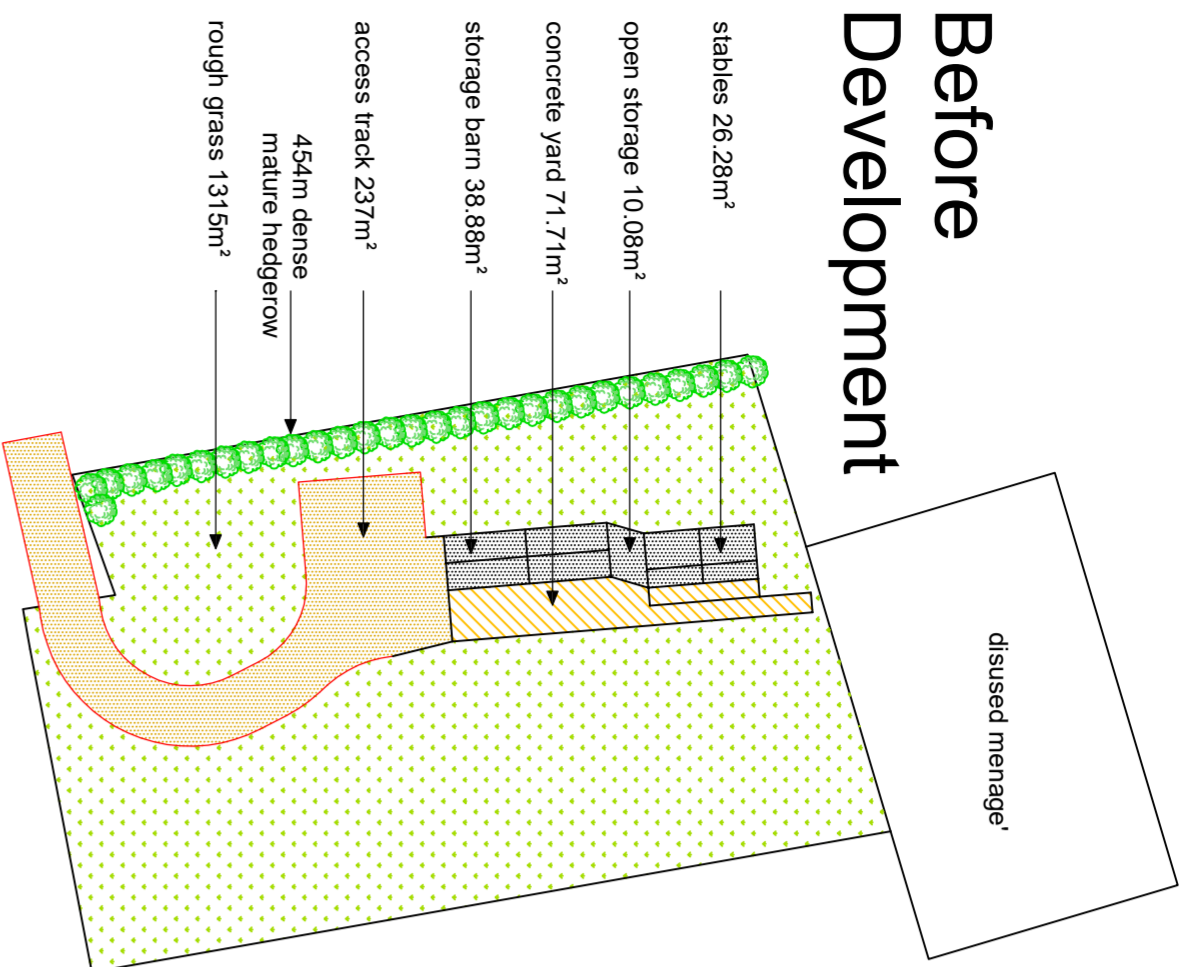
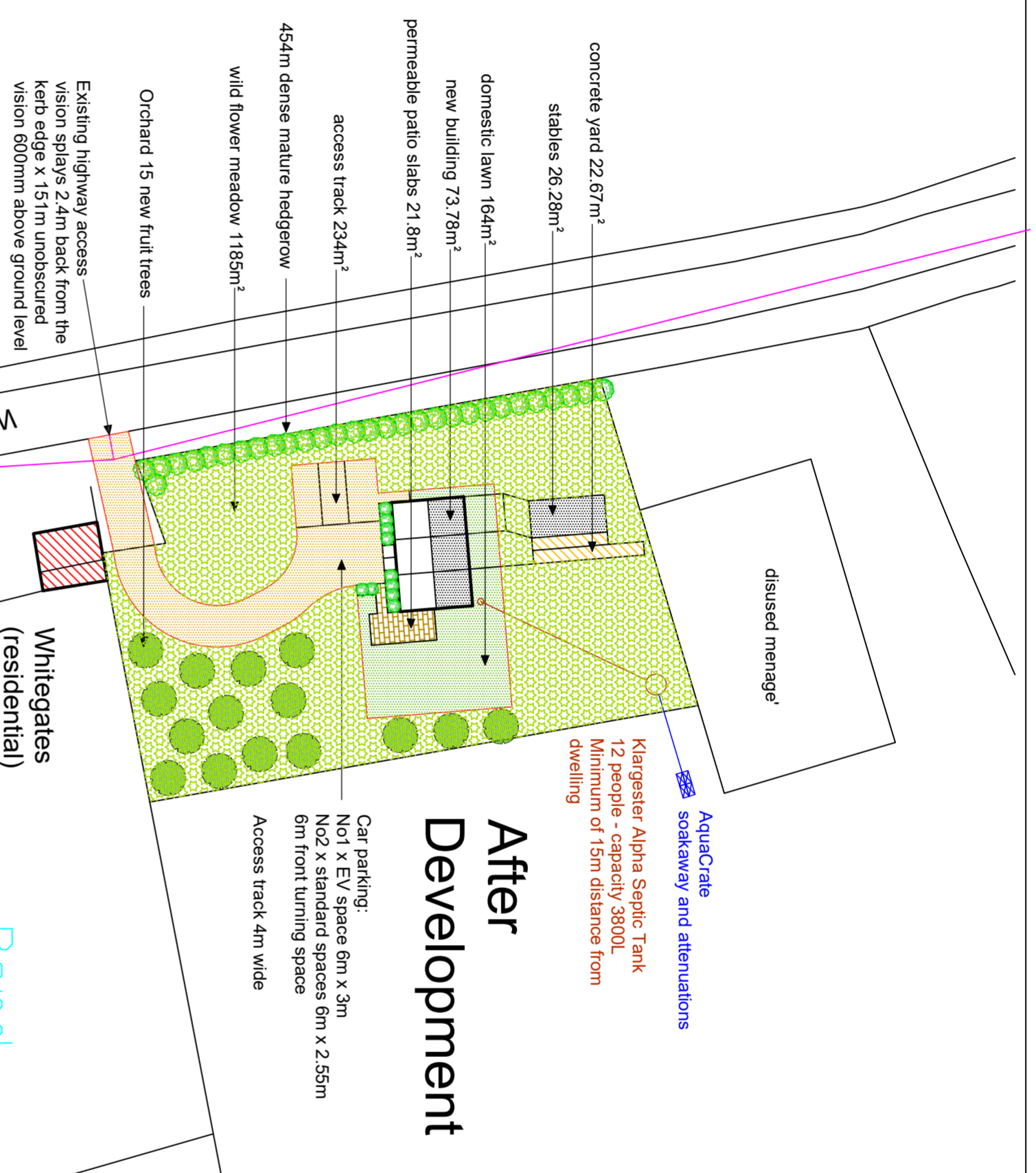


Before Development



After Development



Biodiversity total area 1700m²

| | Before m² | After m² | Net gain |
|----------------|------------------|---------------------------|---------------|
| Buildings | 75.24 | 100.06 | + 24.82 loss |
| Hard standing | 71.71 (concrete) | 44.47 (patio & concrete) | - 27.24 gain |
| Access track | 237 | 234 | - 3 gain |
| Rough grass | 1315 | 1185 (wild flower meadow) | 1185 gain |
| Domestic lawn | 0 | 164 | +/- 0 neutral |
| Dense hedgerow | 454m | 454m | +/- 0 neutral |
| Trees | 0 | 15 | 15 gain |

Sustainable surface water drainage

| | Before m² | After m² | Net reduction of |
|-----------------------------|-----------|----------|------------------------------|
| Existing buildings | 75.24 | 26.28 | 122.73 |
| Retained buildings | | 73.78 | |
| New building | | 71.71 | |
| Concrete yard | | 22.67 | |
| Retained yard | | 146.95 | |
| Non-permeable areas (total) | 146.95 | 122.73 | Net reduction of 24.22 (17%) |

All other areas represent permeable surfaces with natural drainage permeation.

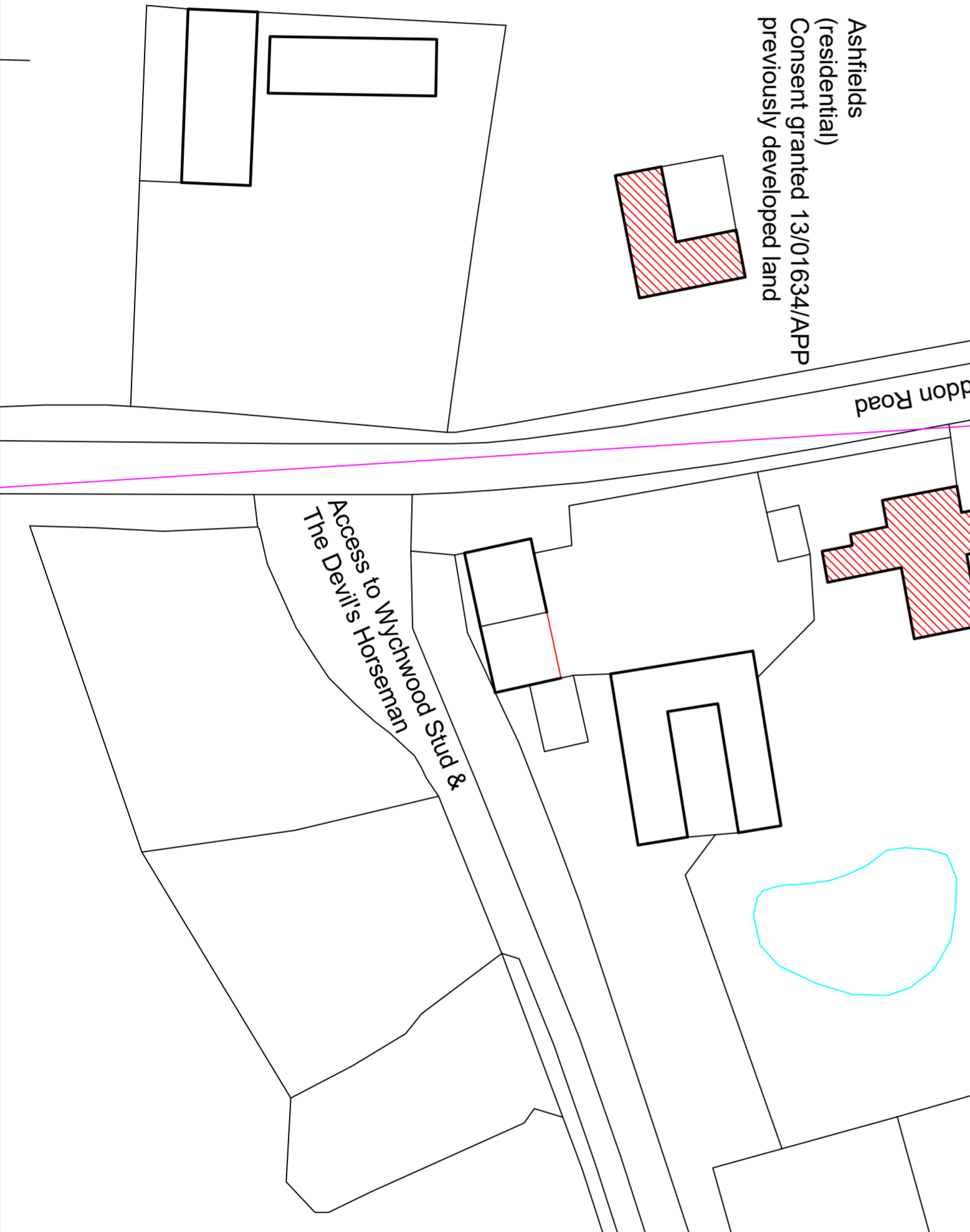
Landscaping detail:

Orchard

- All trees to be planted 5m apart and protected with rabbit and deer guards
- No5 x Conference pear trees
- No5 x Cox's Orange Poppin apple trees
- No3 x Victoria plum trees
- No2 x Stella cherry trees

Wildflower mix includes:

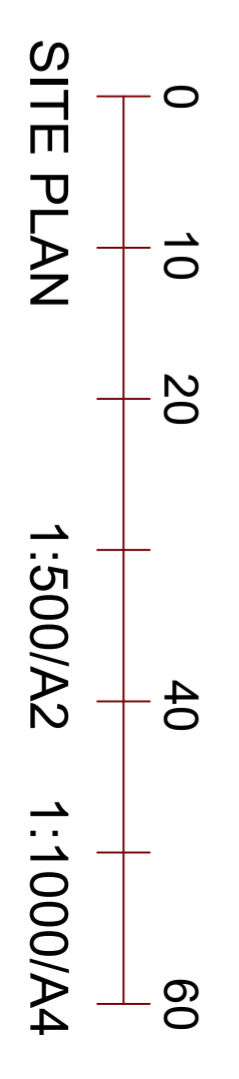
- Birds-foot trefoil (*Lotus corniculatus*) (important for common blue butterfly caterpillars)
 - Common sorrel (*Rumex acetosa*) (important for small copper butterfly caterpillars)
 - Cowslip (*Primula veris*)
 - Field scabious hoary (*Knautia arvensis*)
 - Hoary plantain (*Plantago media*)
 - Greater knapweed (*Centaurea scabiosa*)
 - Common knapweed (*Centaurea scabiosa*)
 - Lady's bedstraw (*Galium verum*)
 - Meadow buttercup (*Ranunculus acris*)
 - Ox-eye daisy (*Leucanthemum vulgare*)
 - Red clover (*Trifolium pratense*)
 - Wild carrot (*Daucus carota*)
 - Yarrow (*Achillea millefolium*)
- plus a range of wild grasses, such as bents (*Agrostis* spp.), fescues (*Festuca* spp.) and crested dogstail (*Cynosurus cristatus*) (not lawn grasses)



Development proposal:

Demolition of existing equestrian buildings. Erection of a 1½ storey detached dwelling. Change of use from equestrian (previously developed or "brownfield") land and buildings to residential (C3 class use).

Arabella Farm, Whaddon Road, Mursley, Bucks MK17 0PL



Drq No: AFWR.SP 500

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