Biodiversity Net Gains and Landscaping details.

For Proposed Replacement Dwelling at
Meadow View
Sherfield Road
Bramley
RG26 5AG.

November 2023

Protected Species

There are no ponds or buildings that may have contained any protected species within the plot. Furthermore there are no ponds or other sources of water in adjacent properties.

The grassed areas of the lawn are well maintained and have been closely mown for many years and provide little or no habitat potential for grass snakes etc.

The existing detached bungalow which is to be demolished consists of a pitched roof with tiles on battens. There is no underfelt. The existing tiles and ridge treatments are in good condition with no missing/cracked or loose fitments. The eaves treatments are fully sealed with no gaps or crevices which effectively prevent access to roosting species (Bats) from entering the roof space.

Existing ground treatments

The existing plot is laid with closely mown grass with the exception of those areas accommodating the existing bungalow and associated out buildings. There are no trees or shrubs present apart from the existing hedge to the eastern boundary.

Parking and driveways

The following parking/storage arrangements have provided:

- Garage – residential parking space plus secure cycle storage
- 2 residential parking spaces in front of property
- 1 visitor parking space

Total 4 parking spaces which exceeds the relevant SPD

Front and sides areas

The boundary at the front of the property will be enclosed with a new native hedge as detailed in the additional landscaping documents and shown on the General Layout drawing. All driveways, car parking spaces and path ways will be shingle laid over a permeable foundation to accommodate parking for the property interspersed with planting areas to soften the view, with the exception of the main drive entrance which comprise of a tarmac finish to prevent shingle from migrating to the public highway.

Hard surfacing

Parking and pathways will be comprised of a shingle laid over a permeable foundation. Patio areas in the rear garden will be formed with paviours. Driveway entrance from Sherfield Road will be block paved to prevent shingle carry over to the public highway.

Rear Garden

The rear garden area will be laid largely to lawn with a patio area. This garden will be enclosed with 1.8M high close board timber fencing providing privacy.

Boundary Treatments

These are detailed in the associated landscaping designs and General Layout drawing. The hedge to the eastern boundary will be maintained and a new hedge along the northern boundary. The western boundary will be 1.8M high close board timber fencing with hedgehog highways incorporated into the gravel boards.

Biodiversity Net Gains

The plot comprises of an area of 0.08 hectares which is below the trigger point of 0.1 hectares which would have required a full net gain calculation as defined in the Basingstoke and Deane Borough Council: Interim Guidance for Development.

We have therefore provided a summary of net gains achieved with the proposed development plan. Please consult the landscape plan for further details.

Some closely mown grassed areas will be lost to accommodate the driveway and parking areas, however this will have little impact on biodiversity. A new native species hedge will be planted on the northern boundary and an area at the front will be seeded with a wild flower and grass finish. New trees will be planted throughout the plot to further enhance biodiversity.

To summarise:

1. New native species trees to planted throughout the plot
2. New native species hedge to the northern boundary
3. Bat boxes (2)
4. Bird boxes (2)
5. Hedgehog highways to new fencing gravel boards
6. Area of wild flower/grass (bee lawn) planted area to the front of the property

The above gains will support both wildlife and pollinating insects alike and represent a biodiversity net gain when compared to the plot as it is at this time.

Current plot pictures

Photos of the existing plot/garden.