



Existing vegetation to be retained

- root protection area (RPA) indicated by pink dashed line

- canopy extent edged in solid thin white line

Ancient woodland buffer indicated by white dashed line

- refer to FLAC TSRRP 43-1039.04-C for detail

Existing vegetation to be removed

- refer to FLAC TSRRP 43-1039.04-C for detail

Lewes Road Conservation Area

Grade II listed building (Colwell House)

Public Right of Way (PRoW)

Proposed native feature trees (6 no.)

Proposed native trees (120 no.)

Proposed street trees (21 no.)

Indicative private garden trees

Proposed native hedgerow planting (571 lin. m, excluding hedgerow to private gardens)

Proposed native shrub planting (2465 sqm)

Indicative wildlife attractive shrub planting to plots

Proposed marginal planting to SuDS basin

Area of proposed species-rich grassland to public open space (0.36 ha)

- i.e. Emergent E4 Meadow Mixture for Clay Soils, or similar

Area of proposed amenity grassland / mown edge to road and path (0.28 ha) - i.e. Emergent E522 Strong Lawn Grass Mixture, or similar

Area of wet meadow to SuDS basin (0.21 ha)

- i.e. Emergent E48 Meadow Mixture for Wetlands, or similar

Area of proposed shade-tolerant grassland to existing hedgerow and woodland to increase ecological value (113 ha) - i.e. Emergent E11 Hedgerow Mixture, or similar

Indicative area of rear garden

Proposed hoggins footpath

Proposed post and rail fencing to demarcate perimeter as shown (approx. 539.3 lin. m) - location confirmed with ecologist

Proposed stock-proof deer fencing to demarcate perimeter as shown (approx. 59.9 lin. m) - location confirmed with ecologist

Location for 10m wide dark corridor

Location for pumping station

Indicative location for reptile receptor

Indicative location for Local Equipped Area for Play (LEAP) - O.04 ha

Existing gaps in field boundary incorporated into layout

Existing gaps in field boundary to enable pedestrian route within public open space

Areas enclosed by proposed fencing are managed primarily for biodiversity enhancement and ecological mitigation and are not intended for public access

INDICATIVE PLANTING SCHEDULE

PROPOSED NATIVE FEATURE TREE PLANTING

Species	Girth (cm)	Height (cm)	Form	Root
Quercus robur	16-18	400-450	3x: Extra Heavy Standard; clear stem min. 175-200cm; 5 breaks	R8
Tilia cordata	16-18	400-450	3x: Extra Heavy Standard; clear stem min. 200cm	R8

PROPOSED NATIVE STREET TREE PLANTING

Species	Girth (cm)	Height (cm)	Form	Root
Acer campestre	12-14	350-425	Heavy Standard; clear stem min. 200cm; 5 breaks	45-80L
Betula pendula	12-14	350-425	Heavy Standard; clear stem min. 200cm; 1 break	45-80L
Carpinus betulus	12-14	350-425	Heavy Standard; clear stem min. 200cm; 5 breaks	45-80L
Prunus avium	12-14	350-425	Heavy Standard; clear stem min. 200cm; 5 breaks	45-80L

PROPOSED NATIVE TREE PLANTING

Species	Girth (cm)	Height (cm)	Form	Root
Alnus glutinosa	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Alnus incana	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Betula pubescens (MS)	10-12	300-350	Multi-stem; bushy; min. 3 stems min.	35-45L
Betula pubescens	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Corylus avellana (MS)	10-12	300-350	Multi-stem; bushy; min. 3 stems min.	35-45L
Fagus sylvatica	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Malus sylvestris	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Prunus padus	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Prunus spinosa	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Salix alba	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Salix cinerea	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Sorbus aria	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Sorbus aucuparia	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8
Sorbus torminalis	10-12	300-350	2x: Select Standard; clear stem min. 200cm; 4 breaks	R8

PROPOSED NATIVE HEDGEROW MIX

To be planted at 0.45 centres in double staggered rows (5 per linear metre)

Species	Mix %	Height (cm)	Form	Root
Cornus sanguinea	10	60-80	1-1/2 branched; 3 breaks	B
Corylus avellana	20	60-80	1-2 branched; 3 breaks	B
Crataegus monogyna	50	125-150	2x: Feathered; 3 breaks	B
Ilex aquifolium	5	60-80	Leader with laterals	5L
Sambucus nigra	5	80-100	1-1/2 branched; 3 breaks	B
Viburnum opulus	5	100-125	1-1/2 branched; 3 breaks	B
Rosa carina	5	60-80	1-1/2 branched; 3 breaks	B

PROPOSED SINGLE SPECIES NATIVE HEDGEROW

To be planted at 0.45 centres in double staggered rows (5 per linear metre)

Species	Height (cm)	Form	Root
Cornus sanguinea	80-100	Branched; 5 breaks	10L
Corylus avellana	80-100	Branched; 4 breaks	10L
Crataegus monogyna	80-100	Branched; 4 breaks	10L
Ilex aquifolium	80-100	Leader with laterals	10L
Prunus spinosa	80-100	Branched; 4 breaks	10L
Rosa carina	80-100	Branched; 4 breaks	10L

PROPOSED NATIVE SHRUB PLANTING MIX 1

To be planted at 3m²

Species	Mix %	Height (cm)	Form	Root
Crataegus monogyna	35	80-100	1-2/3 breaks	B
Corylus avellana	10	60-80	1-2 branched; 3 breaks	B
Ilex aquifolium	5	60-80	Leader with laterals	5L
Ligustrum vulgare	20	80-100	0/1/2 branched; 3 breaks	B
Rosa carina	5	60-80	1-1/2 branched; 3 breaks	B
Sambucus nigra	10	60-80	1-1/2 branched; 3 breaks	B
Viburnum opulus	15	80-100	1-2 branched; 3 breaks	B

PROPOSED NATIVE SHRUB PLANTING MIX 2

To be planted at 3m²

Species	Mix %	Height (cm)	Form	Root
Crataegus monogyna	35	80-100	1-2/3 breaks	B
Corylus avellana	10	60-80	1-2 branched; 3 breaks	B
Rosa carina	15	60-80	1-1/2 branched; 3 breaks	B
Salix alba	20	60-80	0/1/ Cutting	B
Salix cinerea	20	60-80	0/1/ Cutting	B
Sambucus nigra	10	60-80	1-1/2 branched; 3 breaks	B
Viburnum opulus	10	80-100	1-2 branched; 3 breaks	B

PROPOSED MARGINAL PLANTING MIX

To be planted at 3m²

Species	Mix %	Specification	Root
Carex acutiformis	20	Full Pot	1L
Carex ornithopus	20	Full Pot	0.5L
Filipendula ulmaria	20	Full Pot	1L
Glyceria maxime	20	Full Pot	1L
Lythrum salicaria	20	Full Pot	2L

POS PROVISION

- refer to INSET 1

Indicative area of amenity green space - 0.3 ha

Indicative area of park and recreation grounds (public and private combined) - 0.25 ha

Indicative area of play space - 0.04 ha

Indicative area of natural green space - 1.31 ha

OTHER PROVISION

Indicative ecology area (to include SuDS basin) - 182 ha

Typology	ha/1000 population	Target Provision (ha)	On-Site Provision (ha)
Amenity Green Space	0.55	0.011	0.30
Park and Recreation Grounds (public and private combined)	1.1	0.021	0.25
Play Space	0.14	0.002	0.04
Natural Green Space	1	0.019	1.31

Population calculation	
No. of Dwellings	Total Population*
80	192

*dwellings x 2.4 residents per dwelling

LAND NORTH OF COLWELL FARM – ILLUSTRATIVE LANDSCAPE & ECOLOGICAL DESIGN PLAN

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