

The landscape concept includes retaining and enhancing existing boundaries with additional planting and informal open space, minimising visual impact and protecting the amenity of approximately 12 nearby properties south of Lewes Road.



Illustrative view at eastern end of site

The design incorporates significant buffer vegetation to reduce impact on the Conservation Area. While some trees will require removal, especially those affected by ash dieback, additional scrub planting near Cain Wood will protect this ancient woodland, preserving its landscape and ecological value.

Extensive landscaping around the boundaries of the development including new scrub and wildflower planting will strive to achieve no loss of biodiversity on the site and using new habitat off site would achieve a 10% net gain in biodiversity.

Surface water and overland flows currently follow the topography of the site, partially infiltrating into the ground and substrata with any excess flows making their way into the ditch network along the site boundaries. Consultation with Southern Water will be progressed through the emerging proposals process.

Landscaping, Ecology and Drainage

