

ECE PLANNING

***Proposed Residential Development
Land at Stakers Farm, Yapton, West Sussex***

Landscape Design Strategy and Outline Plant Specification

Status:	Draft Issue
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Existing Site Description

The proposed development site is located at Stakers Farm to the north western edge of Yapton, West Sussex and currently lies as an arable / paddock landscape enclosed by intermittent boundary hedge lines and post and rail fencing. A number of scattered hedgerow trees and tree groups are found to the boundaries and internally of the site area. Vegetation within the surrounding landscape comprises mixed species hedgerows and scrub with species such as Dogwood, Ash, Elder, Bramble and Hawthorn. Trees along field boundaries and shelterbelt planting are also evident.

A single barn building associated with Stakers Farm is located within the site boundary. The site is otherwise bounded by a large open arable field to the western boundary, with further parcels of agricultural land to the north and south; Yapton C of E Primary School, the Croft housing development and Stakers Farm, accessed from North End Road are located to the eastern edge of the site. The south eastern site boundary runs immediately adjacent to the Main Road / Church Road Conservation Area.

Public Footpath No. 329 runs east / west beyond the north boundary of the site Public Footpath no. 200-1, extends westwards from the centre of Yapton, running roughly parallel with the Main Road B2233, passing the site approximately 250 m to the south.

Development Proposals - Ecological And Landscape Design Strategy

The residential proposals for the Land at Stakers Farm should include an ecological and landscape strategy which aims to enhance the existing landscape and ecological features present within the site area whilst responding to the constraints and opportunities associated with the local landscape character.

Existing landscape features would be retained, protected and reinforced to provide a framework for the new development and create corridors for wildlife, contributing to localised green infrastructure. The landscape proposals seek to reinforce the existing landscape structure and enhance the existing site and boundary features whilst softening and filtering glimpsed views made from public highways (Main Road) and public right of way footpaths (No.329).

The proposals would also establish a dense hedgerow belt to the western edge of the proposed development forming a 4.5m wide buffer of native mixed species planting. The western boundary habitat corridor would be reinforced by native tree planting, outwardly maintaining the rural landscape character and enhancing localised ecological connectivity within the site area.

The mixed native species hedgerow planting would be extended to the northern and eastern site boundaries bolstering the existing linear hedging element along the western boundary of the Yapton Church of E England Primary School.



Existing Site Context



A 2.0m wide buffer planting corridor to school boundary would supplement the existing hedging. The existing linear tree line along the southern boundary would be retained and protected within the proposals.

The proposals incorporate a substantial area of Public Open Space (4000m²) to the eastern edge of the proposed residential development. The open space would act as a buffer between the development and nearby Conservation Area and provide a naturalised setting to the semi-rural edge of Yapton. The area of Public Open Space also offers the opportunity for extensive ecological enhancement and the establishment and structural diversification of vegetation with the sowing of broad areas of wildflower, through the planting of native mixed species understorey shrub planting to the northern, eastern and southern boundaries, and through the planting of scattered and grouped native species trees. The native planting proposals would reinforce the existing vegetation to the boundary edge whilst establishing significant swathes of newly created diverse wildlife habitat.

The proposed residential development would be enhanced with street tree and shrub planting areas to reinforce internal landscape structure and visually diffuse built form within the site area. Proposed car parking areas would incorporate planting bays to further soften and diffuse views across the site.

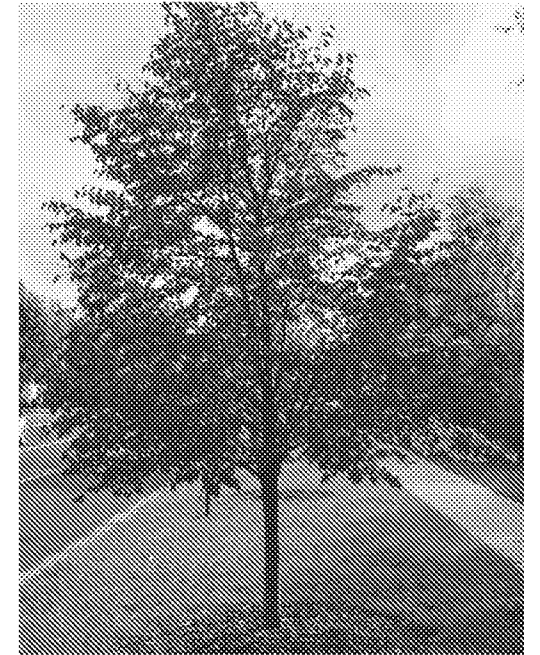
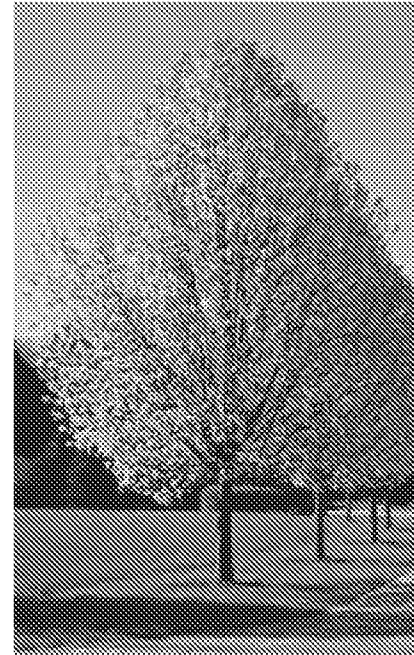
The proposed residential street frontages would be strengthened and defined through proposed tree and shrub planting providing an integrated landscape setting to the development within the surrounding landscape structure. The planting scheme would soften and filter internal views across the Site, as well as increase biodiversity within the site boundary.

(The landscape and ecology strategy for the proposed residential development have been indicated within drawing LLD1036 / 01 – Landscape and Ecological Masterplan Strategy and the following Outline Plant Lists and Specification.)

Residential Development Proposals - Homezones

- The proposed residential development would be enhanced within the hard and soft landscape scheme to provide active frontages and identity.
- The development frontages would be emphasised through the planting scheme of advanced nursery stock ornamental trees, with associated areas of flowering shrub and accent planting, providing colour, texture, verticality and seasonal interest whilst softening the built form of the architectural proposals.
- The scheme would feature a complimentary tonally themed range of blockwork paving delineating the vehicular access, areas of pedestrian circulation and residential frontages. The proposed textural form of the proposed blockwork paving would be extended through the development providing continuity of surfacing and coherence to the proposed landscape scheme character.
- The 'Home Zone' would feature shared access circulation utilising a cohesive selection of surface treatments providing continuity with the broader hard landscape proposals.

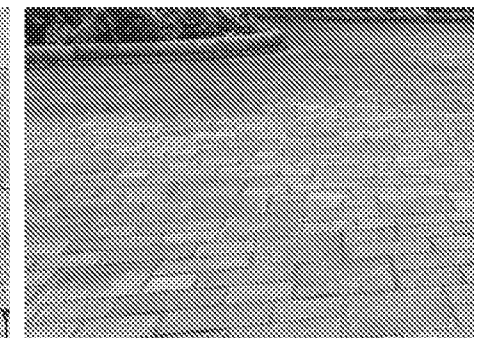
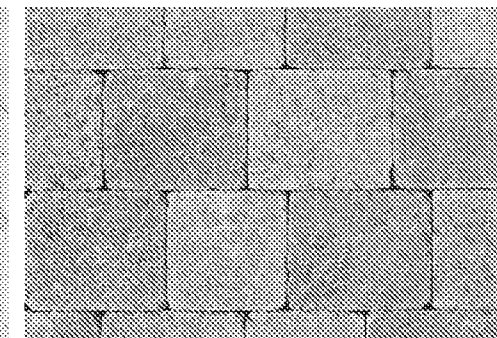
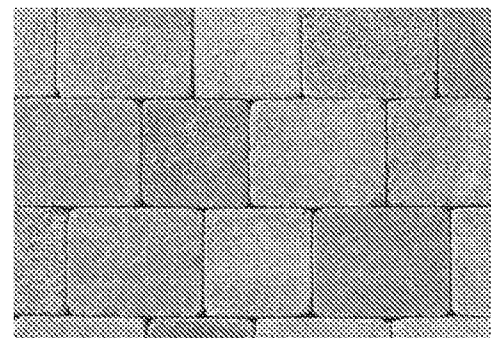
Location Plan



A mixture of ornamental and native tree planting would provide year-round interest with selected flowering species, and species that would provide autumn colour. The trees, along with shrub, herbaceous perennial and ground cover species would increase biodiversity across the site. Tree planting would incorporate a coordinated scheme of stock sizes including; Semi-mature, Standard (Heavy) and Standard (Select) trees.



The soft landscape proposals would incorporate flowering shrubs with accent planting, including herbaceous perennials, ornamental grasses and groundcover species. The planting would deliver high visual amenity, complimenting the hard surfaces, with a combination of different colours, textures and forms.



Tonally themed blockwork would provide visual separation of the hard-surfaced treatments within the residential home zones, and would extend through the development, giving strong identity to the broader scheme. The hard landscaping would be softened and enhanced by the soft landscape scheme proposals.

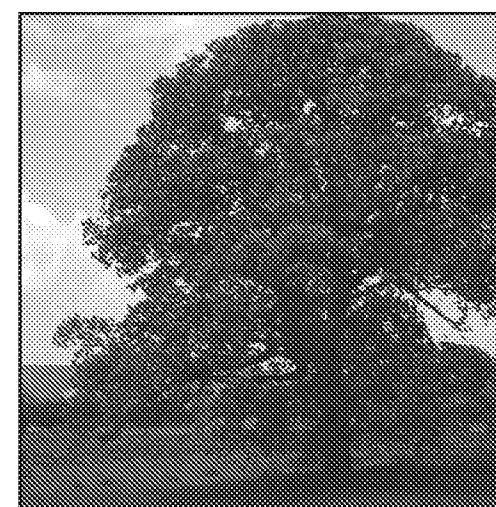
Public Open Space and Native Planting Landscape Proposals

•The proposals would provide residents with broad areas of accessible Public Open Space (4000m²) to the eastern edge of the proposed residential development. The open space would act as a buffer between the development and nearby Conservation Area and provide a naturalised setting to the semi-rural edge of Yapton.

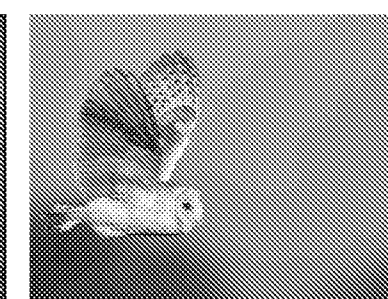
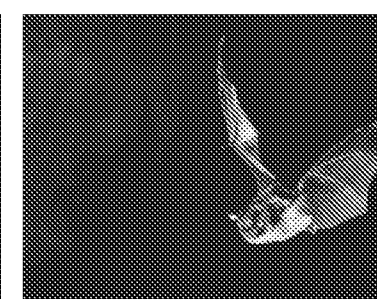
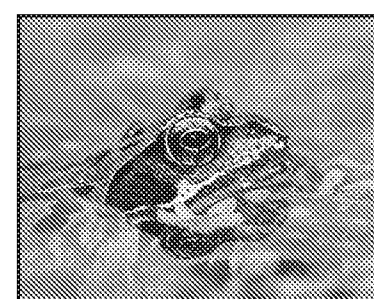
•The area of Public Open Space also offers the opportunity for extensive ecological enhancement and the establishment and structural diversification of vegetation with the sowing of broad areas of wildflower, through the planting of native mixed species understorey shrub planting to the northern, eastern and southern boundaries, and through the planting of scattered and grouped native species trees. The native planting proposals would reinforce the existing vegetation to the boundary edge whilst establishing significant swathes of newly created diverse wildlife habitat.

•The proposals should establish greater ecological connectivity and diversity of the existing habitat mosaic, encouraging the profusion of invertebrates and insects, providing opportunities for foraging, nesting and hibernation for protected species such as Birds, Bats, Reptiles, Amphibians and Mammals. The planting proposals should include species suited to the local soil type found to the location of Yapton, West Sussex, such as Hawthorn, Lime, and Beech.

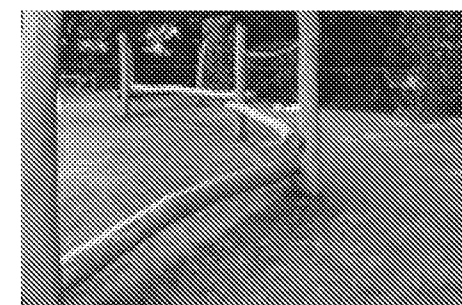
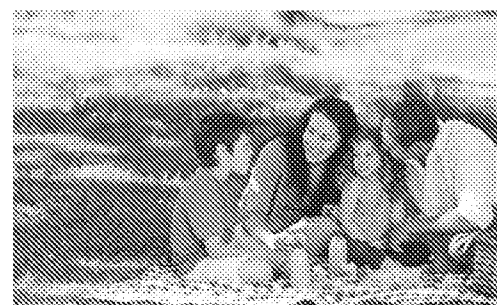
Location Plan



The proposals should include the planting of native species tree group trees and swathes of wildflower grassland and native shrub planting areas offering structural and species diversity whilst providing habitat connectivity and forage opportunities for local wildlife. Native species tree planting should be further extended to the site boundaries and across the area of Public Open Space further diffusing and containing views made toward the proposed development.



The native tree, shrub and wildflower grassland planting would provide habitat and nesting potential for species of small invertebrates, mammals, birds and bats.



The Public Open Space could incorporate open lawns, wildflower meadow, and native species structural planting. The areas of open space would deliver a sensory experience for residents and users, helping improve physical and mental health, and contribute to an overall sense of well-being.

Outline Plant Specification - Residential Frontage – Planting Proposals

Street Frontage / Residential Tree Planting				
<i>Acer campestre</i> 'Elegant'	14 – 16 cm Girth Size; 4.25 – 6.0 m height; Adv. Nurs. Stock.	RB	Specimen	--
<i>Acer platanoides</i> 'Globosum'	14 – 16 cm Girth Size; 4.25 – 6.0 m height; Adv. Nurs. Stock.	RB	Specimen	--
<i>Alnus cordata</i>	14 – 16 cm Girth Size; 4.25 – 6.0 m height; Adv. Nurs. Stock.	RB	Specimen	--
<i>Betula pendula</i> 'Fastigiata'	14 – 16 cm Girth Size; 4.25 – 6.0 m height; Adv. Nurs. Stock.	RB	Specimen	--
<i>Fagus sylvatica</i> 'Dawyk Gold'	14 – 16 cm Girth Size; 4.25 – 6.0 m height; Adv. Nurs. Stock.	RB	Specimen	--
<i>Liquidambar styraciflua</i> 'Stella'	14 – 16 cm Girth Size; 4.25 – 6.0 m height; Adv. Nurs. Stock.	RB	Specimen	--
<i>Sorbus aria</i> 'Magnifica'	14 – 16 cm Girth Size; 4.25 – 6.0 m height; Adv. Nurs. Stock.	RB	Specimen	--
<i>Tilia cordata</i> 'Greenspire' (Small Leaved Lime)	14 – 16 cm Girth Size; 4.25 – 6.0 m height; Adv. Nurs. Stock.	RB	As Shown	--

Adv. Nurs. Stock. – Advanced Nursery Stock; CG – Container Grown Stock;
RB – Root Balled Stock; BR – Bare Rooted.

Flowering Shrub and Accent Frontage Planting				
<i>Caryopteris x clandonensis</i> 'Heavenly Blue'	30 – 40 cm height.	7 ltr CG	3 / m ²	--
<i>Ceanothus thyrsiflorus repens</i>	40 – 60 cm height.	7 ltr CG	3 / m ²	--
<i>Choisya ternata</i> 'Aztec Pearl'	30 – 40 cm height Bushy.	3 ltr CG	3 / m ²	--
<i>Choisya ternata</i> 'Sundance'	30 – 40 cm height; Bushy.	7 ltr CG	Specimen	--
<i>Cistus x purpureus</i>	30 – 40 cm height.	7 ltr CG	3 / m ²	--
<i>Clethra alnifolia</i>	30 – 40 cm height.	3 ltr CG	3 / m ²	--
<i>Convolvulus cneorum</i>	30 – 40 cm height.	7 ltr CG	3 / m ²	--
<i>Cornus sanguinea</i> 'Mid-Winter Fire'	60 – 80 cm height. Multi-Branches.	15 ltr CG	Specimen	--
<i>Cotinus</i> 'Grace'	30 – 40 cm height; Branched.	3 ltr CG	As Shown	--
<i>Cotoneaster dammeri</i> 'Coral Beauty'	30 – 40 cm height.	7 ltr CG	4 / m ²	--
<i>Elaeagnus x ebbingei</i>	60 – 90 cm height. Multi-Branches.	7 ltr CG	2 / m ²	--
<i>Euonymus fortunei</i> 'Silver Queen'	20 – 30 cm height.	7 ltr CG	4 / m ²	--
<i>Hamamelis x intermedia</i> 'Pallida'	60 – 80 cm height; Branched.	15 ltr CG	Specimen	--

<i>Hebe</i> 'Mid-Summer Beauty'	40 – 60 cm height.	7 ltr CG	3 / m ²	--
<i>Hedera helix</i> 'Green Ripple'	60 – 80 cm spread.	3 ltr CG	5 / m ²	--
<i>Imperata cylindrica</i> 'Rubra'	Full Pot 30 cm spread.	3 ltr CG	Specimen	--
<i>Lavandula angustifolia</i> 'Hidcote'	30 – 40 cm spread.	3 ltr CG	4 / m ²	--
<i>Lavatera thuringiaca</i> 'Barnsley'	40 – 60 cm height; Multi-Branches.	7 ltr CG	Specimen	--
<i>Lonicera nitida</i> 'Silver Beauty'	40 – 60 cm height.	7 ltr CG	3 / m ²	--
<i>Miscanthus sinensis</i> 'Rotfuchs'	30 – 40 cm spread	7 ltr CG	Specimen	--
<i>Molinia caerulea</i> 'Heidebraut'	Full Pot. 30 cm spread.	3 ltr CG	Specimen	--
<i>Pennisetum alopecuroides</i> 'Hamelin'	30 – 40 cm spread; Full Pot.	7 ltr CG	Specimen	--
<i>Perovskia atriplicifolia</i> 'Blue Spire'	30 – 40 cm height; Bushy.	3 ltr CG	As Shown	--
<i>Potentilla fruticosa</i> 'Tangerine'	30 – 40 cm height; Bushy.	3 ltr CG	4 / m ²	--
<i>Sarcococca hookeriana</i> var. <i>humilis</i>	40 – 60 cm height; Bushy.	7 ltr CG	Specimen	--
<i>Salix x eleagnos</i>	60 – 90 cm height.	7 ltr CG	Specimen	--
<i>Salix purpurea</i> 'Nancy Saunders'	60 – 90 cm height.	7 ltr CG	Specimen	--
<i>Skimmia japonica</i> <i>reevesiana</i>	20 – 30 cm height; Bushy.	3 ltr CG	4 / m ²	--
<i>Spirea cinerea</i> 'Grefsheim'	40 – 60 cm height 30 – 40 cm height; Bushy.	3 ltr CG	2 / m ²	--
<i>Viburnum davidii</i>	40 – 60 cm height. Multi-Branches.	3 ltr CG	3 / m ²	--
<i>Viburnum plicatum</i> 'Mariesii'	40 – 60 cm height. Multi-Branches.	3 ltr CG	3 / m ²	--
<i>Vinca major</i> 'Maculata'	20 – 30 cm height.	3 ltr CG	4 / m ²	--

Adv. Nurs. Stock. – Advanced Nursery Stock; CG – Container Grown Stock;
RB – Root Balled Stock; BR – Bare Rooted.

Ornamental Single Species Hedgerow Planting

Name	Size	Pot	Density	Number
<i>Euonymus japonicus</i> 'Jean Hugues'	30 – 40 cm height. Multi-Branches.	3 ltr CG	400 mm centres	--
<i>Griselinia littoralis</i>	60 – 80 cm height. Multi-Branches.	3 ltr CG	400 mm centres	--

(CG – Container Grown Stock).

Ornamental Herbaceous Planting				
<i>Agapanthus</i> <i>Headbourne Hybrids</i>	Full Pot; 30 cm spread.	2 ltr CG	As Shown	--
<i>Aster lateriflorus</i> 'Lady in Black'	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Astrantia major</i>	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Crocsmia masoniorum</i> 'Rowallane Yellow'	Full Pot.	2 ltr CG	As Shown	--
<i>Dicentra spectabilis</i>	Full Pot 30 cm spread.	3 ltr CG	As Shown	--
<i>Echinacea</i> 'Maxima'	Full Pot; 30 cm spread.	2 ltr CG	As Shown	--
<i>Foeniculum vulgare</i> 'Smokey'	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Geranium</i> 'Johnson's Blue'	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Geranium</i> 'Wargrave Pink'	Full Pot; 30 cm spread.	2 ltr CG	As Shown	--
<i>Helleborus niger</i>	Full Pot. 30 cm spread.	3 ltr CG	As Shown	--
<i>Hemerocallis</i> 'Pink Damask'	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Iris</i> 'Immortality'	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Knautia macedonica</i>	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Penstemon</i> 'Garnet'	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Persicaria amplexicaulis</i>	Full Pot 30 cm spread	3 ltr CG	As Shown	--
<i>Sedum spectabile</i> 'Iceberg'	Full Pot 30 cm spread.	3 ltr CG	As Shown	--
<i>Sedum</i> 'Red Cauli'	Full Pot. 30 cm spread.	3 ltr CG	As Shown	--
<i>Rudbeckia laciniata</i> 'Goldquelle'	Full Pot. 30 cm spread.	2 ltr CG	As Shown	--
<i>Rudbeckia occidentalis</i> 'Green Wizard'	Full Pot. 30 cm spread.	3 ltr CG	As Shown	--
<i>Stachys lanata</i> 'Silver Carpet'	Full Pot. 30 cm spread.	3 ltr CG	As Shown	--

Development Site Boundaries – Native Species Planting

Native Tree Planting – Advanced Nursery Stock				
<i>Acer campestre</i> (Field Maple)	10 – 12 cm Girth Size; 3.0 – 3.5 m height; Advanced Nursery Stock.	RB	As Shown	--
<i>Alnus glutinosa</i> (Common Alder)	10 – 12 cm Girth Size; 3.0 – 3.5 m height; Advanced Nursery Stock.	RB	As Shown	--
<i>Betula pubescens</i> (Downy Birch)	10 – 12 cm Girth Size; 3.0 – 3.5 m height; Adv. Nurs. Stock; Fthd.	RB	As Shown	--
<i>Carpinus betulus</i> (Hornbeam)	10 – 12 cm Girth Size; 3.0 – 3.5 m height; Advanced Nursery Stock.	RB	As Shown	--
<i>Fagus sylvatica</i> (Common Beech)	10 – 12 cm Girth Size; 3.0 – 3.5 m height; Advanced Nursery Stock.	RB	As Shown	--
<i>Quercus petraea</i> (Sessile Oak)	10 – 12 cm Girth Size; 3.0 – 3.5 m height; Adv. Nurs. Stock; Fthd.	RB	As Shown	--
<i>Tilia platyphyllos</i> (Broad Leaved Lime)	10 – 12 cm Girth Size; 3.0 – 3.5 m height; Adv. Nurs. Stock; Fthd.	RB	As Shown	--

Native Boundary Hedge Planting				
<i>Acer campestre</i> (Field Maple)	60 – 90 cm height; Multi-Branched. (Hedging - 3 no. staggered rows set 400 mm apart @400 centres.)	BR	400 mm centres	--
<i>Carpinus betulus</i> (Hornbeam)	60 – 90 cm height; Multi-Branched. (Hedging - 3 no. staggered rows set 400 mm apart @400 centres.)	BR	400 mm centres	--
<i>Corylus avellana</i> (Common Hazel)	60 – 90 cm height; Multi-Branched. (Hedging - 3 no. staggered rows set 400 mm apart @400 centres.)	BR	400 mm centres	--
<i>Crataegus monogyna</i> (Hawthorn)	60 – 90 cm height; Multi-Branched. (Hedging - 3 no. staggered rows set 400 mm apart @400 centres.)	BR	400 mm centres	--
<i>Fagus sylvatica</i> (Common Beech)	60 – 90 cm height; Multi-Branched. (Hedging - 3 no. staggered rows set 400 mm apart @400 centres.)	BR	400 mm centres	--
<i>Ligustrum ovalifolium</i> (Common Privet)	60 – 90 cm height; Multi-Branched. (Hedging - 3 no. staggered rows set 400 mm apart @400 centres.)	BR	400 mm centres	--
<i>Rosa canina</i> (Dog Rose)	40 – 60 cm height; Transplant. (Hedging - 3 no. staggered rows set 400 mm apart @400 centres.)	BR	400 mm centres	--

Adv. Nurs. Stock. – Advanced Nursery Stock; CG – Container Grown Stock;
RB – Root Balled Stock; BR – Bare Rooted.

Native Understorey Shrub Planting				
Name	Size	Pot	Density	Number
<i>Acer campestre</i> (Field Maple)	60 – 80 cm height. Multi-Branched.	BR	1 / m ²	--
<i>Cornus sanguinea</i> (Common Dogwood)	60 – 90 cm height. Multi-Branched.	BR	1 / m ²	--
<i>Corylus avellana</i> (Common Hazel)	60 – 90 cm height Transplant.	BR	1 / m ²	--
<i>Crataegus monogyna</i> (Common Hawthorn)	60 – 90 cm height; Transplant.	BR	1 / m ²	--
<i>Euonymus europaeus</i> (Spindle)	60 – 90 cm height; Transplant.	BR	1 / m ²	--
<i>Ilex aquifolium</i> (Common Holly)	60 – 80 cm height. Multi-Branched.	3 ltr CG	1 / m ²	--
<i>Lonicera periclymenum</i> (Honeysuckle)	60 – 80 cm spread.	3 ltr CG	1 / m ²	--
<i>Malus sylvestris</i> (Crab Apple)	60 – 80 cm height; Transplant.	BR	1 / m ²	--
<i>Rosa canina</i> (Dog Rose)	40 – 60 cm height; Transplant.	BR	1 / m ²	--
<i>Salix cinerea</i> (Grey Willow)	60 – 90 cm height Transplant.	BR	1 / m ²	--
<i>Sambucus nigra</i> (Elder)	60 – 90 cm height Transplant.	BR	1 / m ²	--
<i>Viburnum opulus</i> (Guelder Rose)	40 – 60 cm height. Transplant.	BR	1 / m ²	--
<i>Vinca minor</i> (Lesser Periwinkle)	15 – 20 cm height.	3 ltr CG	4 / m ²	-

(CG – Container Grown Stock; BR – Bare Rooted).

Sandy soils can vary considerably in pH, humus content, fertility and structure but are usually infertile, well drained and prone to drought. EM7 contains wild flowers and grasses that are deep rooting and tolerant of drought.

Meadow Mixture for Sandy Soils				
	Emorsgate – EM7	% of Mix		
Native Wildflowers				
<i>Achillea millefolium</i>	Yarrow	0.5		
<i>Centaurea nigra</i>	Common Knapweed	1.7		
<i>Daucus carota</i>	Wild Carrot	1.0		
<i>Galium verum</i>	Lady's Bedstraw	2.0		
<i>Leucanthemum vulgare</i>	Oxeye Daisy	2.0		
<i>Linaria vulgaris</i>	Common Toadflax	0.3		
<i>Lotus corniculatus</i>	Birdsfoot Trefoil	2.0		
<i>Malva moschata</i>	Musk Mallow	0.5		
<i>Plantago lanceolata</i>	Ribwort Plantain	1.0		
<i>Plantago media</i>	Hoary Plantain	0.5		
<i>Primula veris</i>	Cowslip	1.5		
<i>Prunella vulgaris</i>	Selfheal	0.5		
<i>Ranunculus acris</i>	Meadow Buttercup	3.0		
<i>Rumex acetosa</i>	Common Sorrel	1.5		
<i>Silene vulgaris</i>	Bladder Campion	2.0		
Grasses				
<i>Agrostis capillaris</i>	Common Bent	10.0		
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass (w)	2.0		
<i>Cynosurus cristatus</i>	Crested Dogstail	24.0		
<i>Festuca filiformis</i>	Fine-leaved Sheep's-fescue (w)	10.0		
<i>Festuca ovina</i>	Sheep's Fescue	14.0		
<i>Festuca rubra</i>	Slender-creeping Red-fescue	16.0		
<i>Phleum bertolonii</i>	Smaller Cat's-tail (w)	4.0		

Wildflower Grassland Areas to be seeded with Emorsgate – EM7; *Meadow Mixture for Sandy Soils*. Sowing Rate = m² @ 4g / m²

EH1 contains wild flowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath newly planted or established hedges and on woodland edges, rides and glades.

Hedgerow Wildflower Grass Mixture				
	Emorsgate – EH1	% of Mix		
Native Wildflowers				
<i>Achillea millefolium</i>	Yarrow	0.5		
<i>Agrimonia eupatoria</i>	Agrimony	1.5		
<i>Alliaria petiolata</i>	Garlic Mustard	1.2		
<i>Centaurea nigra</i>	Common Knapweed	1.0		
<i>Clinopodium vulgare</i>	Wild Basil	0.4		
<i>Galium album</i>	Hedge Bedstraw	1.7		
<i>Geum urbanum</i>	Wood Avens	2.2		
<i>Leucanthemum vulgare</i>	Oxeye Daisy	1.5		
<i>Plantago lanceolata</i>	Ribwort Plantain	0.5		
<i>Primula veris</i>	Cowslip	0.5		
<i>Prunella vulgaris</i>	Selfheal	2.0		
<i>Silene dioica</i>	Red Campion	1.5		
<i>Silene vulgaris</i>	Bladder Campion	2.0		
<i>Stachys sylvatica</i>	Hedge Woundwort	1.0		
<i>Torilis japonica</i>	Upright Hedge-parsley	1.0		
<i>Vicia cracca</i>	Tufted Vetch	1.5		
Grasses				
<i>Agrostis capillaris</i>	Common Bent	10.0		
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	1.0		
<i>Brachypodium sylvaticum</i>	False Brome	6.0		
<i>Cynosurus cristatus</i>	Crested Dogstail	35		
<i>Deschampsia cespitosa</i>	Tufted hair-grass	2.0		
<i>Festuca rubra</i>	Creeping Red Fescue	26.0		

Semi-shaded Wildflower Grassland Areas to be seeded with Emorsgate – EH1; *Hedgerow Mixture*. Seeding Area = m² @ 4g / m²