



LOCATION PLAN 1: 2500

KEY

- APPLICATION BOUNDARY
- LAND WITHIN APPLICANT'S CONTROL
- EXISTING TREES AND VEGETATION WITH RPA TO BE RETAINED
- EXISTING TREES AND VEGETATION TO BE REMOVED
- TREES
SEE PLANTING SCHEDULE FOR DETAILS
- MIXED NATIVE HEDGE
SEE PLANTING SCHEDULE FOR DETAILS
- FORMAL HEDGE
SEE PLANTING SCHEDULE FOR DETAILS
- AMENITY GRASS - CLOSE MOWN
EMORGSGATE: EM1 GENERAL PURPOSE, MEADOW MIXTURE, SOWN AT 4G/M2
- SPECIES RICH WILDFLOWER
EMORGSGATE: EM1F BASIC GENERAL PURPOSE WILD FLOWER MIX, SOWN AT 1.5G/M2
- SPECIES RICH WETLAND GRASS (BASIN)
EMORGSGATE: EMB MEADOW MIXTURE FOR WETLANDS, SOWN AT 4G/M2
- RUSH PASTURE TO BE TRANSLOCATED
SEE PLANTING SCHEDULE FOR DETAILS
- EXISTING RUSH PASTURE
TO BE RETAINED
- PRIVATE FRONT LAWN
ROLAWN, MEDALLION TURF, OR SIMILAR APPROVED
- PRIVATE REAR GARDENS
- PLANTED BEDS
SEE PLANTING SCHEDULE FOR DETAILS
- STRUCTURAL PLANTING
SEE PLANTING SCHEDULE FOR DETAILS
- NATIVE SHRUBS
SEE PLANTING SCHEDULE FOR DETAILS
- NATIVE SHRUBS - BASIN
SEE PLANTING SCHEDULE FOR DETAILS
- MARGINAL VEGETATION
SEE PLANTING SCHEDULE FOR DETAILS
- PATH - SELF BINDING GRAVEL
REFER TO HARD SURFACES PLAN
- BOARDWALK

Notes

Related Drawings: DIA Drawing based on PAD: 25714_5000-Land West of Gatesmead_Planning Layout 30/09/2026. SJA: TPC 25245-011 NL Old Wickham Lane, received 25/11/2025.

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2026 LICENCE NUMBER 0000331. This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority

Scaling: Do not scale this drawing. Use given dimensions only.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all services/utility locations should be considered indicative until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed engineer. It is recommended that hazard warning tape 'danger electric cable'/danger services' to be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NHBC guidelines and discussions with the Local Authority and design team. All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction Issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

Biosecurity: All plant stock to be sourced from a supplier certified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health Agency (APHA) and current DEFRA requirements. Supplier information / certification to be retained for a period of not less than 12 years and must be made available upon request.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walls) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

PAD: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below:

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P6	01/10/2026	Updated in line with latest layout.	AnB	ED
P5	19/08/2026	Landscape at plots 11 and 15 amended in line with updated road layout. Planting schedule reviewed and hedge details amended.	ED	ED
P4	07/08/2026	Hedges and tree species amended following comments	ED	PG
P3	15/05/2026	Updated in line with latest red line.	AnB	ED
P2	16/04/2026	Updated in line with latest layout.	AnB	PG
P1	01/04/2026	First issue.	AnB	ED

Status

PLANNING

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Client

CREST NICHOLSON PARTNERSHIPS AND STRATEGIC LAND

Project

LAND WEST OF GATESMEAD

Drawing Title			
PLANTING PROPOSALS (SHEET 4 OF 8)			
Scale	Sheet Size	Date Plotted	
1:200	A1	01/10/2026	
Client Ref.	Drawing Ref.	Drawing No.	Version
-	3403-5-2-1	DR-0006	S4-P6