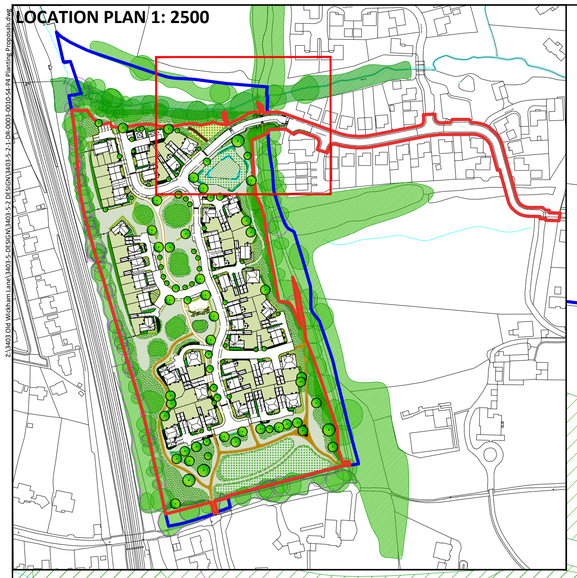
Z:\3403 Old Wickham Lane\3403-5-2 DESIGN\3403-5-2-1-DR-0003-0010-S4-P4 Planting Proposals.dwg

LOCATION PLAN 1: 2500



Notes

Related Drawings: DJA Drawing based on
PAD: 25714_5000D_Land West of Gatesmead_Planning Layout, received 01/04/2026.
SIA: TCP 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 0100031). 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 service/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 walling) 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.

CDM: 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;

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: PROPOSED — SEE PLANTING SCHEDULE FOR DETAILS
- HEDGE: PROPOSED — SEE PLANTING SCHEDULE FOR DETAILS
- AMENITY GRASS - CLOSE MOWN — EMORSGATE: EM1 GENERAL PURPOSE, MEADOW MIXTURE, SOWN AT 4G/M2
- SPECIES RICH WILDFLOWER — EMORSGATE: EM1F BASIC GENERAL PURPOSE WILD FLOWER MIX, SOWN AT 1.5G/M2
- SPECIES RICH WETLAND GRASS (BASIN) — EMORSGATE: EM8 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

17 No. Cornus sanguinea
5 No. Cytisus scoparius
12 No. Euonymus europaeus
12 No. Prunus spinosa
3 No. Rhamnus cathartica
5 No. Rhamnus frangula
5 No. Rosa canina
3 No. Rubus idaeus
2 No. Salix viminalis
6 No. Viburnum opulus

6 No. Cornus sanguinea
2 No. Cytisus scoparius
4 No. Euonymus europaeus
4 No. Prunus spinosa
1 No. Rhamnus cathartica
2 No. Rhamnus frangula
2 No. Rosa canina
1 No. Rubus idaeus
1 No. Salix viminalis
2 No. Viburnum opulus

40 No. Cornus sanguinea
10 No. Cytisus scoparius
27 No. Euonymus europaeus
27 No. Prunus spinosa
7 No. Rhamnus cathartica
10 No. Rhamnus frangula
10 No. Rosa canina
7 No. Rubus idaeus
4 No. Salix viminalis
14 No. Viburnum opulus

1 No. Sorbus aucuparia 'Sheerwater Seedling' 16-18cm
1 No. Acer campestre 18-20cm
89 No. Prunus lusitanica
1 No. Magnolia x loebneri 'Merrill' 14-16cm
1 No. Quercus robur 18-20cm
1 No. Alnus glutinosa 18-20cm
1 No. Sorbus aria 16-18cm
1 No. Prunus avium 18-20cm
1 No. Tilia cordata 18-20cm
1 No. Malus 'Golden Hornet' 16-18cm
1 No. Ulmus 'Lobel'
17 No. Prunus lusitanica
33 No. Prunus lusitanica
83 No. Prunus lusitanica
14 No. Fagus sylvatica
13 No. Fagus sylvatica

6 No. Abelia x grandiflora
12 No. Carex oshimensis 'Evergold'
6 No. Choisya ternata 'Sundance'
13 No. Cornus sanguinea 'Midwinter Fire'
9 No. Cornus stolonifera 'Flaviramea'
9 No. Deschampsia cespitosa 'Goldschleier'
3 No. Elaeagnus x ebbingei
6 No. Euonymus japonicus
9 No. Lonicera nitida

4 No. Geranium 'Johnson's Blue'
2 No. Lavandula x intermedia 'Alba'
3 No. Rosmarinus officinalis
4 No. Stipa arundinacea

26 No. Aruncus dioicus
22 No. Carex riparia
19 No. Deschampsia cespitosa
29 No. Lychnis coronaria
28 No. Lythrum salicaria
8 No. Molinia caerulea
11 No. Persicaria bistorta
15 No. Thalictrum aquilegifolium

16 No. Deschampsia flexuosa 'Tatra Gold'
16 No. Galium odoratum
10 No. Polystichum setiferum
19 No. Sarcococca confusa

24 No. Aruncus dioicus
21 No. Carex riparia
18 No. Deschampsia cespitosa
28 No. Lychnis coronaria
26 No. Lythrum salicaria
7 No. Molinia caerulea
11 No. Persicaria bistorta
14 No. Thalictrum aquilegifolium

11 No. Carex oshimensis 'Evergold'
4 No. Lavandula angustifolia 'Rosea'
8 No. Salvia nemorosa 'Caradonna'
17 No. Sedum spurium

4 No. Caltha palustris
7 No. Glyceria maxima
12 No. Iris pseudacorus
5 No. Juncus effusus
8 No. Lysimachia punctata
12 No. Lythrum salicaria
4 No. Mentha aquatica

16 No. Aruncus dioicus
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GATESMEAD

0 5m 10m 15m 20m

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Drawing Revision

Rev.	Date	Description	Drawn	Checked
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 2 OF 8)

Scale	Sheet Size	Date Plotted
1:200	A1	15/05/2026

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3403-5-2-1	DR-0004	S4-P3