

23/02/21 Land North of Melksham Road, Holt 31227-5-1, D:\S6\04\31227-5-1, 08-06-07 P10.dwg

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APPLICATION BOUNDARY

EXISTING VEGETATION RETAINED

EXISTING VEGETATION REMOVED

WATER PIPE SERVICES

WATER PIPE EASEMENT

5m OFFSET

10m OFFSET

DRAINAGE EASEMENT

(As per engineering layout)

PERMEABLE PAVING

(As per engineering layout & Specification)

RAIN GARDEN

AMENITY GRASS

Emorsgate, Flowering Lawn Mixture EL1

SPECIES-RICH GRASSLAND

Emorsgate EM3 – Special general purpose meadow mixture sowing rate 4g/m2

MOWN GRASS PATHS

SPECIES-RICH RAIN GARDEN GRASS

Emorsgate EM11 – Cricklade North Meadow Mixture, sowing rate 4g/m2

PRIVATE FRONT GARDEN GRASS

DLF ProTurf 2 or DLF PM 50 seed equivalent @ 35g/m².

PRIVATE REAR GARDENS

DLF PM 50 seed @ 35g/m². (PATIO AREA NOT SHOWN)

TREES: PROPOSED

HEDGES: PROPOSED

NATIVE SCRUB/HEDGING: PROPOSED

PLANTING AREA: PROPOSED

BITMAC: HIGHWAY

To Engineer's design & specification

BITMAC: FOOTWAY

To Engineer's design & specification

ADOPTED PAVED AREA

SELF-BINDING GRAVEL

CEDEC (Or equal & approved) To Engineer's design & specification

LOOSE GRAVEL

TARMAC (PRIVATE)

LOW WALLS

TO MATCH ADJACENT BUILDINGS. TO ARCHITECTS DETAILS.

ESTATE RAILING

JACKSONS FENCING ESTATE RAILING

KNEE RAIL

JACKSONS KNEE RAIL FENCING

PLAY FENCE

JACKSONS BOW TOP FENCING BLACK

LIGHTING COLUMN

REFER TO HIGHWAY LIGHTING SOLUTIONS DRAWINGS

Notes

Related Drawings: DIA Drawing based on:
Redcliffe - REDC36027 SUD A - standard rec'd 21/10/2025
Morgan CS - X-eng layout rec'd 12/10/2025
Highways Lighting: HLS 1003-C Melksham Road Lighting rec'd 15/10/2025
Assured Trees- 251021-MR-TPP-Rev C-NB rec'd 21/10/2025

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.

Status

PLANNING

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Client

REDCLIFFE HOMES LIMITED

Project

LAND NORTH OF MELKSHAM ROAD, HOLT

Drawing Title

LANDSCAPE MASTERPLAN

Scale

1:500

Sheet Size

A1

Date Plotted

23/02/2026

Client Ref.

3227-5-2-1

Drawing Ref.

DR-001

Version

S5-P10

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P10	23/02/2026	Updated to suit all comments received to 23.02.2026	AC	AC
P9	20/02/2026	Updated to suit all comments / new layouts to 19.02.2026	AC	AC
P8	23/10/2025	Updated to client comments rcv'd 23/10/2025 @ 11:48.	JE	GR
P7	22/10/2025	Updated to client comments rcv'd 20/10/2025 @ 16:14. Amended to latest layout. Amended to latest tree plan.	JE	GR
P6	17/10/2025	Updated to client comments rcv'd 17/10/2025 @ 12:06.	JB	GR
P5	17/10/2025	Updated to latest layout, & client comments rcv'd 14/10/2025 @ 09:34/15:15/16:59.	JB	GR
P4	13/10/2025	Updated to latest layout	JE	AC/GR

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