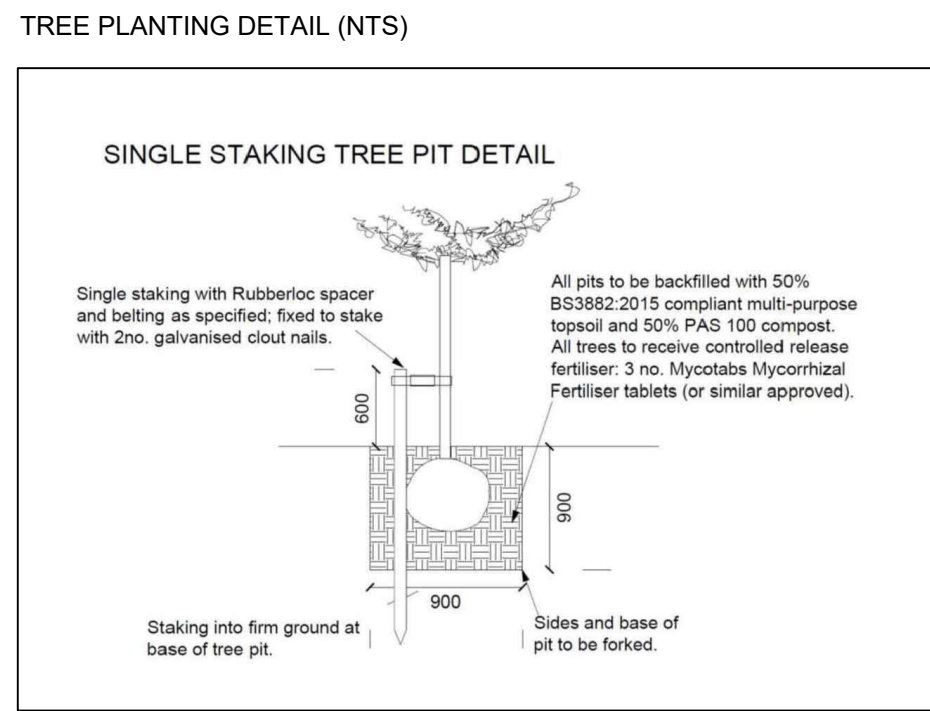




GENERAL PLANTING NOTES

Scope

- These notes apply to all soft landscape works shown on the Planting Plan, including new trees (5 no.), new shrub planting (96 m), turf areas and meadow seeding (British Flora BFS8).
- All planting quantities, locations and extents are as shown on the approved planting drawing and associated schedule/annotations.
- 2. Standards and workmanship**
 - All works to comply with BS 8545 (Trees: from nursery to independence) and BS 4428 (General landscape operations).
 - Plant supply to be UK grown where practicable, healthy, well rooted, true to name and size, and free from pests and diseases.
 - Any proposed substitutions must be agreed in writing by the Landscape Architect prior to ordering or planting.
- 3. Pre-planting checks and setting out**
 - Contractor to verify all dimensions on site. Do not scale from drawings.
 - Set out all planting to avoid underground services, drainage runs, foundations, visibility splays and access requirements.
 - Protect and retain existing hedges and trees shown for retention. Do not encroach into fenced tree protection areas/RPAs.
- 4. Soil handling, preparation and drainage**
 - Protect topsoil and subsoil from compaction. No trafficking or storage on planting areas.
 - Cultivate shrub and seeding areas to a friable tilth and remove rubble, contaminants and perennial weeds.
 - Where soils are heavy or seasonally wet, decompact and improve structure by incorporating organic matter. Ensure planting pits do not become sumps; use local drainage measures where required.
 - Do not import high-fertility topsoil into meadow areas; keep fertility low to support wildflowers.
- 5. Trees (13 no.) - planting and aftercare**
 - Tree pits to be sized to suit stock, with loosened sides and base. Plant at original nursery soil level; do not bury the root flare.
 - Provide staking, ties, protection and mulch in accordance with the tree planting detail on the drawing.
 - Water thoroughly at planting and maintain watering during the establishment period, particularly in dry spells.
- 6. Native hedge (96 m)**
 - Hedge to be planted as a double staggered row at 0.5 m centres with rows 0.45 m apart (or as stated on the drawing).
 - Plants to be evenly distributed/mixed to form a continuous hedge line; firm in and water in on completion.
 - Provide a continuous mulch strip to reduce weeds and protect from mower/trimmer damage; keep mulch clear of stems.
- 7. Shrub and mixed planting areas**
 - Shrub beds to be cultivated, weed free and planted into moist (not waterlogged) ground.
 - Space plants as shown on the planting schedule; set out to avoid crowding and allow maintenance access.
 - Apply mulch after planting to suppress weeds and retain soil moisture. Maintain a mulch-free collar around stems.
- 8. Labiate mix pockets**
 - Labiate mix (e.g., lavender, nepeta, rosemary, salvia) to be planted into free-draining pockets; locally amend with grit/sharp sand where necessary to avoid winter waterlogging.
 - Do not over-fertilise. Water to establish then avoid prolonged wet feet where possible.
- 9. Turf and amenity grass**
 - Prepare topsoil to a fine tilth, firm and level. Lay turf in a staggered pattern with tight joints and well consolidated.
 - Water immediately after laying and keep moist until rooted. Keep traffic off until fully established.
- 10. Meadow seeding (British Flora BFS8)**
 - Meadow to be sown with British Flora BFS8 General Meadow Mix at 2-3 g/m² (or as stated on the drawing).
 - Seedbed to be fine and firm. Avoid nutrient enrichment. Roll after sowing to ensure seed-to-soil contact.
 - First-year management: cut as required to control annual weeds, cutting to 50-75 mm and removing arisings.
 - Ongoing management: typically 1-2 cuts per year (spring/autumn as appropriate), always remove arisings to maintain low fertility and diversity.
- 11. Fencing and wildlife access (where indicated)**
 - Plot boundary closeboard fencing to be installed as detailed; all timber pressure treated and all fixings galvanised.
 - Provide hedgehog access points as 130 x 130 mm openings at ground level where shown.
 - Provide a 50 mm gap below the base rail where indicated to allow free passage for insects and small animals.
- 12. Establishment, maintenance and defects**
 - Provide a minimum 12-month establishment and defects period from Practical Completion (or longer if required by planning condition).
 - Replace any failed planting and make good seeding/turf failures in the next available planting season to achieve full specification.
 - Maintain all planted and seeded areas weed free. Water, mulch top-up, formative prune and adjust ties/stakes as required.
 - All maintenance operations to avoid damage to retained trees/hedges and protected areas.

BRITISH FLORA BFS8 GENERAL MEADOW MIX FOR NEUTRAL GRASSLAND AND ORCHARD AREAS

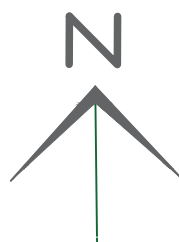
BFS8 contains 24 species of UK native wildflowers to provide a diverse, rich species of meadow mix. This generalist mix is highly adaptable and suitable for all types of soil and site conditions. The mix boasts a wide range of colours, from pinks and purples to yellows and whites. This naturally attracts a diverse array of wildlife from butterflies and beetles to grasshoppers and bees.

Sowing Rate: 2-3g/m²

This mixture contains the following species:

Wildflower	%	
<i>Achillea millefolium</i> – (Yarrow)	0.5	
<i>Betonica officinalis</i> – (Betony)	0.5	
<i>Centaurea nigra</i> – (Common Knapweed)	1.5	
<i>Centaurea scabiosa</i> – (Greater Knapweed)	0.8	
<i>Daucus carota</i> – (Wild Carrot)	0.7	
<i>Filipendula ulmaria</i> – (Meadowsweet)	0.4	
<i>Galium verum</i> – (Lady's Bedstraw)	1.4	
<i>Knausia arvensis</i> – (Field Scabious)	1.3	
<i>Leontodon autumnalis</i> – (Autumn Hawkbit)	0.2	
<i>Leucanthemum vulgare</i> – (Oxeye Daisy)	0.5	
<i>Lotus corniculatus</i> – (Bird's-foot Trefoil)	0.8	
<i>Malva moschata</i> – (Musk Mallow)	0.5	
<i>Medicago lupulina</i> – (Black Medick)	0.5	
<i>Plantago lanceolata</i> – (Ribwort Plantain)	1	
<i>Primula veris</i> – (Cowslip)	0.4	
<i>Prunella vulgaris</i> – (Selfheal)	1.3	
<i>Ranunculus acris</i> – (Meadow Buttercup)	1.2	
<i>Rhinanthus minor</i> – (Yellow Rattle)	2	
<i>Sanguisorba minor</i> – (Salad Burnet)	1.3	
<i>Silene alba</i> – (White Campion)	1	
<i>Silene flo-cuculi</i> – (Ragged Robin)	0.3	
<i>Silene vulgaris</i> – (Bladder Campion)	0.4	
<i>Trifolium pratense</i> – (Red Clover)	0.4	
<i>Vicia sativa</i> – (Common Vetch)	1.1	
TOTAL	20	
Grasses	%	
<i>Agrostis capillaris</i> – (Common Bent)	4	
<i>Cynosurus cristatus</i> – (Crested Dogstail)	12	
<i>Festuca rubra</i> ssp. <i>commutata</i> – (Chewings Fescue)	1	
<i>Festuca rubra</i> ssp. <i>spp. littoralis</i> – (Slender Fescue)	1	
<i>Festuca ovina</i> – (Sheeps Fescue)	24	
TOTAL	80	

Notes:



PLANTING KEY

**PROPOSED DEVELOPMENT
SITE AREA 2725m²**

 BUILDINGS 580m²
u1b5

☐ HARD SURFACE 1305m²
u1b6

VEGETATED GARDEN 570m²
u1d.828

 GRASS

INTRODUCED SHRUB

**SHARED SPACE
ENHANCEMENT: 270m²**

OTHER NEUTRAL
GRASSLAND
g3c moderate condition

 NEW TREES 14nd
u1d.201

NEW NATIVE HEDGE 96m
h2a6 poor condition

EXISTING HEDGE RETAINED
h2b poor condition 11.5m
h2a6 moderate condition 55m

1	Revised planting	RB	10.03.26
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING ISSUE			
		DJOGS Limited 32 High Mount Street West Hill Hedgesford WS12 4BL 01543 762726 Mobile 07812640015 www.djogs.co.uk	
CLIENT:		Tim Adams Architects	
LANDSCAPE ARCHITECT:		DJOGS Ltd 32 High Mount Street West Hill, Hedgesford Staffordshire WS12 4BL	
SITE:		Grove House, Bursage	
TITLE: Planting Plan			
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:200	27/01/26	CJ	DJ
PROJECT NO:	DRAWING NO:	REVISION:	
1829	3	1	