

IMPLEMENTATION AND MAINTENANCE GUIDELINES

To be read in conjunction with the detailed landscape design proposals.



<i>Project Name</i>	Workhouse Lane, Burbage
<i>Pegasus Reference</i>	P25-2857
<i>Document Reference</i>	R001v3_EN
<i>Landscape Design Drawing References</i>	P25-2857_EN_0002_S1_REV B – Detailed Soft Landscape Proposals P25-2857_EN_0002_S2_REV B – Detailed Soft Landscape Proposals P25-2857_EN_0002_S3_REV B – Detailed Soft Landscape Composite Plan P25-2857_EN_0002_S4_REV – Trim Trail Proposals
<i>Date</i>	27/07/2026
<i>Revision</i>	Version 3
<i>Author</i>	HA
<i>Client</i>	Cameron Homes

Landscape Component	Implementation & Maintenance Guidelines
General	All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. All plants / trees will be procured from ISO 9001/14000 accredited companies. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer. Tree planting implementation and maintenance to conform to BS 8545:2014 Trees 'From Nursery to Independence in the Landscape'. All plants shall conform to the specification in the plant schedule and sizes specified shall be read as minimum. All plants shall be healthy, bushy and well rooted. Substitutions – Any species substitutions shall be subject to approval by the Landscape Architect.
Ornamental Tree Planting	Ground Preparation Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow-release fertiliser at the rate of 75gm/m² and Tree Planting and Mulching Compost at the rate of 20litres/m² are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site. Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. Planting Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well firmed in. Trees are to be placed into the pits and backfilled with topsoil incorporating slow-release fertilizer and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers. Container grown plants to be checked to make sure they are not pot bound, those that are, to have the roots eased from the soil before planting. Water in all trees and shrubs at the end of each day of planting. Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried. Bark mulching shall be procured from sustainable sources of ISO 9001/14000 accreditation. Maintenance The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost. The site is to be visited monthly throughout the year to undertake the following operations. <u>Weed clearance</u>: All planting areas are to be kept weed free by hand weeding or herbicide treatment. <u>Litter clearance</u>: All litter is to be removed from planting beds. The site is to be left in a clean and tidy condition with any mud etc., on paths and roads cleaned up. <u>Watering</u>: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons. <u>Checking trees</u>: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. <u>Formative pruning</u>: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

Native Shrub Planting	Ground Preparation The extent of the planting area shall be set out using 38x38x1200mm timber stakes at each change in direction and at a maximum of 50m intervals. Either : for notch planting All herbaceous material within the proposed planting area shall be sprayed out using an approved herbicide at least two weeks before planting and the ground shall be cultivated to a depth of 150mm. or : for pit planting A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting. Planting All bare rooted stock is to be root dipped in water retaining polymer. Proposed planting is to be planted on an informal grid. To avoid straight lines each planting station can be moved by up to 300mm in any direction. Either A for shelters or B for rabbit fence: A. All stock to be protected from rabbit damage using approved proprietary tree and shrub shelters, 900mm and 600mm high respectively, secured with stakes and ties as advised by the manufacturer. B. All stock to be protected from rabbit damage by 900mm high rabbit fencing erected in accordance with the manufacturer's recommendations. Maintenance Using approved herbicides, a 900mm diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these during the following planting season.
Native Hedge Planting	Setting Out The hedge line shall be set out using 38x38x1200 stakes at maximum 50m intervals and all herbaceous material within 400mm of the centre line shall be sprayed out using an approved herbicide at least two weeks before planting. Preparation The 800mm wide hedge line shall be cultivated to 150mm incorporating Enmag or equal at 75gm/m². Planting Plants shall be notch planted in two rows 250mm apart and staggered at 300mm centres. All plants are to be protected with a 600mm proprietary shelter secured with a stake/cane and ties as recommended by the manufacturer. Maintenance Using approved herbicides a 800mm wide swathe centred on the hedgeline shall be kept weed free throughout the maintenance period. Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these plants during the following planting season.
Amenity Grass/Lawn	Preparation The area to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m². Turf Turving operations shall be in accordance with BS 4428. As soon as the turf is anchored into the topsoil and the prevailing weather conditions are suitable, the surface of the lawn should be spiked to a minimum depth of 75mm. This will improve aeration and drainage through the turf layer. During the growing season, grass will be cut at 2-week intervals. Grass sward should not exceed 100mm.

	Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints. Seeding Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 50 g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil. All seed mixes to be specified in accordance with those set out in the approved management plan. First Cut All cutting shall be carried out with tools or machines properly sharpened and set. When the grass is approximately 100mm high it shall be topped without tearing with a rotary mower to leave 70mm growth. When mowing without a box, clippings shall be spread out evenly to prevent damage to the grass beneath. Second Cut When the grass reaches 90mm high the second cut shall be carried out with a rotary mower reducing the grass without tearing to 60mm high and all grass clippings and weeds shall be removed from site. Further Cuts During the growing season the grass shall be cut to 35mm high at 2-week intervals to ensure that the grass does not exceed 75mm high.
Topsoil	Recommended Topsoil Depths (after firming and settlement) Amenity grass areas – 150mm to 300mm. Shrub Areas – 300mm to 450mm. Wildflower grassland – 50mm (or otherwise stated) Tree planting – As per tree pit details. All existing topsoil on site to be independently sampled and tested by an approved and qualified Soil Science Consultant prior to re-use. Topsoil to be tested for its suitability for re-use in landscaping. Soil Science Consultant to advise on required amelioration where needed to ensure existing soil is deemed suitable for re-use in landscaping. If the formation level is compacted it should be ripped through before topsoiling. Existing Topsoil Unless otherwise advised by the Soil Science Consultant, the below to procedures are to be followed. Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2002 COSHH regulations on all beds, except those which are both weed free and are to receive agrotexile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site. Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from debris such as, rocks, glass or foreign objects larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilize with 100g per metre square of Vitax "Nutricote 180" slow-release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, fork over thoroughly or machine rotavate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

	Existing In-Situ Topsoil Areas of undisturbed in-situ topsoil which are to be planted should be retained and undisturbed prior to planting. Any compaction to be ripped to 450mm prior to cultivation. Imported Topsoil Any imported topsoil for making up ground, shall conform to BS:3882:2015, and be free from debris such as, rocks, glass and foreign objects (over 50mm diameter), concrete, roots, wire and brick, and have less 20% clay. Prior to delivery on site any imported topsoil shall be tested by an approved and qualified Soil Science Consultant for its suitability for re-use in landscaping. Only topsoil suitable for re-use in landscaping to be imported.
Wildflower & Grassland Mix	Preparation Grass seed mixtures to be sourced from certified local provenance seed stock. Ground surface will be cleared of weed growth either removed by hand or through the application of an approved Glyphosate based herbicide (all herbicides should only be handled by certified users and in accordance with the COSHH Regulations 2002). The ground will then be ploughed and raked to produce a medium tilth with debris and stones over 25mm diameter removed. The surface shall be raked to smooth flowing contours with a fine to medium tilth. Seeding Meadow and wildflower seed mixes shall be sown in either August –September or March –April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 4 or 5 g/m², according to supplier's recommendations. After sowing the contractor shall roll the seed into intimate contact with the soil with a ribbed Cambridge roller. First year maintenance All litter should be removed from areas prior to mowing. The following procedures should not be undertaken in adverse weather conditions or if ground conditions prevent the use of machinery without damage to the ground surface. Mow regularly throughout the first year of establishment to encourage basal growth and reduce weed competition. All arisings shall be removed or deposited in an area designated by the Contracts Manager. Any bare patches shall be made good at this time. Second and subsequent year maintenance Management of subsequent years comprises a single Autumn cut in September or October to allow plants to set seed. Arisings shall be left for a minimum of 24 hours and a maximum of 7 days before being removed or relocated to an area identified by the Contracts Manager.