Stonebond.

Project Title:
Landscape plan

Project Number:
GUI002

Scale:
N/A @ A4

Drawing Title:
Landscape Establishment Management Plan and Maintenance Schedule

Date:
27/04/2026

Revision Notes:

Rev:
—

Drawing Number:
GUI002-PWH-XX-XX-DR-L-94-015

MILLFIELDS FARM, RUSPER CLDL 2431



Petrow Harley
Chartered Landscape Architects

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

Landscape Establishment Management Plan and Maintenance Schedule

MILLFIELDS FARM, RUSPER CLDL 2431

27th April 2026
1141

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

CONTENTS:

CONTENTS: 2
1. INTRODUCTION 3
2. IMPLEMENTATION OF WORKS 4
3. GENERAL MAINTENANCE 4
4. AIMS AND OBJECTIVES OF LANDSCAPE MANAGEMENT PLAN 5
5. SPECIFIC ELEMENTS REQUIRING MANAGEMENT AND MAINTENANCE 5
6. IMPLEMENTATION, MONITORING AND REVIEW 10
7. SCHEDULE OF MAINTENANCE OPERATIONS 11
8. LANDSCAPE BIOSECURITY 14

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

1.INTRODUCTION

1.1. Purpose of Document:

This Landscape Management Plan has been prepared to provide prescriptions for the post-planting establishment and long-term maintenance of soft landscape works at:
Millfields Farm, Rusper CLDL 2431 (9A) 2001 R03

The document sets out management objectives and maintenance operations required to ensure the successful establishment, long-term health and visual quality of the landscape proposals.

1.2. Approved Drawings:

Landscape proposals are shown on the following drawings:

GUI002-PWH-XX-XX-DR-L-94-001	Landscape Master Plan Segment 1 (1:500)
GUI002-PWH-XX-XX-DR-L-94-002	Landscape Master Plan Segment 2 (1:500)
GUI002-PWH-XX-XX-DR-L-94-006	Planting Plan Segment 6 (1:250)
GUI002-PWH-XX-XX-DR-L-94-007	Planting Plan Segment 7 (1:250)
GUI002-PWH-XX-XX-DR-L-94-008	Planting Plan Segment 8 (1:250)
GUI002-PWH-XX-XX-DR-L-94-009	Planting Plan Segment 9 (1:250)
GUI002-PWH-XX-XX-DR-L-94-010	Planting Plan Segment 10 (1:250)
GUI002-PWH-XX-XX-DR-L-94-011	Planting Schedule & Planting Palette
GUI002-PWH-XX-XX-DR-L-94-012	Planting details

This document should be read in conjunction with these drawings.

1.3. Landscape Compartments:

The management plan consists of five compartments as follows:

- ***Compartment 1: Proposed Trees:***
  - Front Gardens/Parking areas
  - Open Public spaces
  - SuDs slopes

- ***Compartment 2: Proposed Hedges:***
  - Native hedge mix: along the site boundaries
  - Ornamental hedges: as boundaries of the front gardens

- ***Compartment 3: Proposed Shrub and Herbaceous Planting:***
  - Ornamental planting at the front gardens planting beds
  - Planting for slope reinforcement starting from the play area in the open space and extending along the edge of the road towards the southern vehicle entrance
  - SuDs slopes
  - Native woodland shrubs as stand-alone species at the open spaces

- ***Compartment 4: Proposed Mown Turf Grass Areas:***
  - Rear private gardens, front gardens
  - Mown grass path in the southern POS

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

- ***Compartment 5: Proposed Grass Mix areas:***
  - Flowering lawn mix: along the main road, covering areas along the pedestrian path on the residential side of the site, and at the POS entrance next to Plot 20; on top of the service strip (on the southern side of the main road); in parking areas; in open space between Plots 12 and 16
  - Woodland mix: areas under/between mature existing trees
  - Hedgerow mix: along native hedges
  - Wetland mix: as ground cover at the bottom of the SuDS areas and in an open swale running along the linear extension of the site towards the southeast
  - Wildflower meadow mix: southeastern public open space (POS) and at the southern boundary of the open space between Plots 12 and 16.

2. IMPLEMENTATION OF WORKS

2.1 All landscape works shall be implemented in accordance with the approved drawings and specifications.
2.2 All planting shall be carried out in the first available planting season (October–March) following completion of construction works.
2.3 The establishment maintenance period shall be a minimum of **five years from practical completion of planting**.

3. GENERAL MAINTENANCE

3.1 Maintenance visits shall occur **not less than monthly,** increasing in frequency during the growing season (March–September).

3.2 At each visit, the following operations shall be undertaken where required:
- Litter collection from all planted areas
- Removal of fallen debris
- Weed control
- Inspection of plant health
- Inspection of tree stakes and ties
- Inspection of mulch levels

3.3 All soft landscape areas shall be physically maintained in accordance with the schedules and specification included within this document. The landscape maintenance is to be always carried out to a high standard.

3.4 Chemical applications shall only be undertaken by suitably qualified operatives holding relevant NPTC certification and in accordance with the Code of Practice for the Safe Use of Pesticides.

3.5 All arisings should be either composted on site or removed from site to an approved composting facility in accordance with the schedules.

3.6 A suitable water supply shall be available at all times to ensure adequate irrigation during establishment.

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

4. AIMS AND OBJECTIVES OF LANDSCAPE MANAGEMENT PLAN

4.1. **AIMS:** The purpose of this document is to provide a 5 Year maintenance plan for the Landscape Compartments described above which can then be used as a basis to help inform any long-term maintenance and management strategy.

4.2. **OBJECTIVES**: The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Key objectives for maintenance and management include:

- Ensure successful establishment of all planting
- Maintain the design intent of the approved landscape scheme
- Provide a safe and attractive environment
- Promote biodiversity and long-term plant health
- Replace any failed planting promptly
- Maintain visibility and avoid obstruction to access routes

5. SPECIFIC ELEMENTS REQUIRING MANAGEMENT AND MAINTENANCE

5.1 *Compartment 1: Proposed Trees*

Objectives

- Secure successful establishment
- Promote strong structural form
- Ensure long-term health and safety

Establishment Period (Years 1–5)

Inspection

- Inspect at each maintenance visit for stability, health and damage.

Watering

- 50 litres per tree per week during April–September in dry weather.
- Water in early morning or evening.
- Adjust frequency during prolonged drought.

Stakes and Ties

- Check and adjust at every visit.
- Remove stakes between years 3–5 once trees are root firm.

Mulch

- Maintain 75mm depth.
- Keep 100–120mm clear around stem base.

Fertiliser

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

- Apply slow-release fertiliser annually in March–April if required.

Pruning
- Remove damaged, dead or crossing branches in accordance with good arboricultural practice.

Replacement
- Replace failures during the next planting season (Oct–March)

Long-Term Management
- Annual inspection.
- Formative or corrective pruning as required.
- Irrigation only during extreme drought.

5.2 *Compartment 2: Proposed Hedges:*

Objectives
- Establish dense native hedge.
- Maintain 1.8m height.
- Achieve A-shaped profile for native hedges.
- Achieve box-shaped profile for ornamental hedges.

Establishment Period (Years 1–5)

Inspection
- Inspect monthly during growing season

Watering
- 10 litres per plant weekly during dry periods (April–September)

Weed Control
- Maintain weed-free strip.
- Hand weed preferred; spot treat only if necessary.

Mulch
- Maintain 75mm depth.
- Keep clear of stems.

Fertiliser
- Apply slow-release fertiliser annually (March–April), if required.

Pruning
- Light formative pruning to encourage bushy growth.

Re-firming
- Re-firm loosened plants after frost or wind.

Replacement
- Replace failed plants October–March.

Long-Term Management
- Trim 1–2 times annually.
- Maintain 1.8m height and tapered profile.
- Avoid cutting during bird nesting season (March–August) unless checked.

***Note:** Leave a 120mm collar free of mulch to prevent the stem/trunk rotting.

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

5.3 *Compartment 3: Shrub and Herbaceous Planting:*

Objectives

- Achieve full cover.
- Maintain healthy and attractive planting.

Establishment Period (Years 1–5)

Inspection

- Inspect monthly during growing season.

Watering

- 10 litres per plant weekly during dry periods.

Weed Control

- Maintain weed-free beds.

Mulch

- Maintain 75mm organic mulch.

Fertiliser

- Apply slow-release fertiliser annually (March–April).

Pruning – Herbaceous

- Cut back in early spring.
- Retain winter interest where appropriate.

Pruning – Shrubs

- Light formative pruning only during establishment.

Replacement

- Replace failed plants October–March.

Long-Term Management

- Selective thinning and pruning to maintain natural form.
- Avoid excessive cutting into hard shapes.
- Annual spring herbaceous cut-back.

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

5.4 *Compartment 4: Proposed Mown Turf Grass Areas*

Proposed types of grass mixes – please refer to drawing **GUI003-PWH-XX-XX-DR-L-94-004:**

Ref. no.	*purpose*	supplier	Description
G-1	*turf cover in rear/front gardens*	Medallion Turf, Rolawn	High-quality, multi-purpose ryegrass/fescue natural turf
G-2	*mown grass path*	J 4Turf 100, Johnsons sport seeds	Highly resilient ryegrasses mix for mawn paths

Note: Please refer to specifications of each turf type provided by the supplier

Objectives

- Establish healthy domestic lawn.
- Establish resilient coverage for the pedestrian paths in POS.
- Maintain neat appearance.

Establishment Year

Watering

- Regular irrigation until established.
- Reduce gradually after rooting.

Mowing

- First cut at 50mm.
- Thereafter maintain at 25–45mm.
- Up to 20 cuts per year depending on growth.

General

- Remove clippings from hard surfaces.
- Do not mow in waterlogged conditions.

Long-Term Management

- Cut weekly during peak growing season
- Reduce frequency during drought.
- Scarify and aerate annually (spring).
- Apply spring and autumn lawn fertiliser.
- Edge annually with half-moon tool.

Future Years

Repeat prescriptions for Year one

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

5.5 *Compartment 5: Proposed Grass Mixes*

Proposed types of grass mixes – please refer to drawing **GUI003-PWH-XX-XX-DR-L-94-004:**

Ref. no.	*purpose*	supplier	Description
G-3	*flowering lawn mix*	Emorsgate	EL1: Flowering Lawn Mixture
G-4	*woodland mix*	Emorsgate	EW1 Woodland Mixture
G-5	*hedgerow mix*	Emorsgate	EH1 Hedgerow Mixture
G-6	*wetland mix*	Emorsgate	EM8: Meadow Mixture for Wetlands
G-7	*wildflower meadow mix*	Emorsgate	EM2: Standard General Purpose Meadow Mixture

Note: Please refer to specifications of each grass mix provided by the supplier

Objectives:

- Establish resilient and species-rich grass areas.
- Enhance biodiversity.

Description:

These mixes contain species that are characteristic for the defined landscape type across a wide range of soil types.

Prescriptions:

- **First Year Management**
  - Allow annual weeds to establish initially.
  - Single cut in August to 50mm.
  - Remove arisings after 1–7 days.
  - Keep short through autumn/winter.

- **Management Once Established**
  - No cutting March–July.
  - Annual hay cut July/August.
  - Remove arisings.
  - Optional autumn cut to 50mm.
  - Dig out invasive perennial weeds as required.

No fertiliser should be used.

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

6. IMPLEMENTATION, MONITORING AND REVIEW

6.1. Maintenance shall be undertaken by the Client or appointed Landscape Contractor.
6.2. All works shall comply with current British Standards and best horticultural practice.
6.3. Following establishment, the landscape shall continue to be managed in accordance with the long-term prescriptions set out in this document.

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

7. SCHEDULE OF MAINTENANCE OPERATIONS

Maintenance Task	**Number of Visits (Dependent on season)**					**Total number of visits per year**	**Additional Comments**
	Jan-March (13 weeks)	April -June (13 weeks)	July-Aug (9 weeks)	Sept-Oct (9 weeks)	Nov-Dec (8 weeks)		
General							
Collection and removal of litter and debris	Once per month	Once per month	Once per month	Once per month	Once per month	12	All hard and soft areas. Remove from site to licensed tip
Softworks							
Cutting/trimming of hedgerows						1	To be carried out outside of the bird nesting season
Hand weeding		Once per month	Once per month	Once per month		4	Taking care not to disturb sheet or bark mulch. Remove arisings off site or compost on site
Spot herbicide	Once in late March		Once in late June, once in mid-August	Once in mid-October		4	To occur at approximately 6-week intervals only if required

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

Maintenance Task	Number of Visits (Dependent on season)					Total number of visits per year	Additional Comments
	Jan-March (13 weeks)	April -June (13 weeks)	July-Aug (9 weeks)	Sept-Oct (9 weeks)	Nov-Dec (8 weeks)		
Watering		Weekly	Weekly	Weekly		15	• Fill tree watering bags weekly from April to September. • Water hedges shrub planting and lawns until established. *[Watering frequency should be adjusted by the Landscape Management Contractor depending on climatic conditions.]* • Increase watering during hot and dry weather until plants have established.
General maintenance of planted areas		Bark mulch				12	Check at each visit. Apply bark mulch when required within the first 3 years.
Fertilising trees and shrubs		Once in early May		Once in mid-September		2	Fertilise new trees and planting, once in early May and once in late September. Use a slow-release granular product.
Checking, adjusting, or removing tree supports						12	At each visit as required

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

Maintenance Task	Number of Visits (Dependent on season)					Total number of visits per year	Additional Comments
	Jan-March (13 weeks)	April -June (13 weeks)	July-Aug (9 weeks)	Sept-Oct (9 weeks)	Nov-Dec (8 weeks)		
Pruning trees and shrubs					Optimum time for most species	1	• As required to sound horticultural practice between October and March • Cut back grasses in spring
Cutting turf grass areas	Only if required from start of growing season	Once every fortnight	Once every 3 weeks	Once every fortnight	As required to finish of growing season	12-15 times per year	• Mowing frequency to be adjusted according to climatic conditions and use • Reduce frequency to every 21 days in hot and dry weather
Cutting flowering lawns (after first year of establishment)	One cut and remove arisings	Let grow	Let grow	Cut and remove arisings	Let grow	2	Hand weed if required do not use fertilisers. Cut as a hay crop at the end of August/beginning September. Remove arisings. Oversaw with wildflower mix if required.
Cutting grass mixes (after first year of establishment)	One cut and remove arisings	Let grow	Let grow	Let grow	Let grow	1	Hand weed if required do not use fertilisers. Cut as a hay crop at the end of August/beginning September. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Oversaw with the same mix if required.
Replacement of tree, hedgerow and shrub planting					Optimum time for most specie		As required. To include enhancement planting.

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

8. LANDSCAPE BIOSECURITY

8.1. General Approach

Biosecurity measures have been included specifically for the rural agricultural context of Millfields Farm, Rusper, where new native planting (trees, shrubs, and hedgerows) interfaces with existing farmland. Measures are proportionate to the moderate risk of introducing or spreading soil-borne pathogens, pests, and invasive species during planting and establishment. Key consideration include:

- Transfer of soil-borne pathogens via machinery and footwear across open ground
- Introduction of pests and diseases through imported nursery stock, particularly affecting native hedgerow and tree species
- Spread of agricultural weeds and invasive species along field margins and disturbed soils
- Cross-contamination between retained vegetation, new planting areas, and adjoining farmland

8.2. Control Measures

Planting Stock

- All native trees, shrubs, and hedgerow plants shall be UK-sourced and compliant with the Plant Healthy Certification Scheme or equivalent.
- Plant passports shall be provided in accordance with Animal and Plant Health Agency requirements.
- Stock shall be inspected on delivery; any plants showing signs of disease or poor health shall be rejected.

Soil and Groundworks

- Imported topsoil shall comply with BS 3882:2015 and be sourced from certified suppliers.
- Existing site soils shall only be reused where free from contamination and invasive species.
- Soils from different sources shall be stored and handled separately to prevent cross-contamination.

Site Hygiene (Farmland Interface)

- Machinery, tools, and footwear shall be cleaned prior to entering site and when moving between field edges, retained vegetation, and new planting areas.
- Particular care shall be taken along hedgerow lines and field margins where disease transfer risk is higher.
- Works shall be avoided in waterlogged conditions to minimise soil movement.

Invasive Species and Weeds

- The site shall be checked for invasive species prior to planting.
- No species listed under Schedule 9 of the Wildlife and Countryside Act 1981 shall be introduced.
- Any identified invasive species shall be managed in accordance with legal requirements.

The Studio, 57 Lime Grove,
New Malden, Surrey KT3 3TP

t: 020 8949 0803
w: www.petrow-harley.com

Mulch and Organic Inputs

- Mulch for tree pits and hedgerows shall be certified disease-free.
- No green waste or organic material of unknown origin shall be imported.

8.3. Water Management

- Irrigation practices shall avoid use of potentially contaminated water sources.
- Surface water runoff shall be managed to prevent movement of contaminated soils into newly planted areas.

8.4 Monitoring and Aftercare

- All planting (particularly native hedgerows and trees) shall be monitored during the 5-year establishment period for signs of pests, disease, or poor establishment.
- Any notifiable pests or diseases shall be reported to the Forestry Commission and APHA where relevant.
- Failures shall be replaced in the next available planting season with stock of equivalent size and specification.

8.5. Implementation

- The Contractor shall brief all operatives on these biosecurity measures prior to commencement.
- Measures shall follow current UK Government guidance and relevant industry best practice.