

Town Barn Dragons Green Road Shipley RH13 8GQ

Landscape Scheme

for:

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Written by

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24th June 2026

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1.0 Site Details

Site Location: Town Barn Dragons Green Road Shipley RH13 8GQ

Local Authority: Horsham District Council

Report date: 24th June 2026

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2.0 Instructions

2.1. I have been instructed to create a suitable landscape scheme for the Erection of 1no. self-build dwelling and conversion of existing barn to form home office and the construction of associated driveway. The scheme will offer detail as requested in the Recommended Condition 5.0 given by Place Services for Planning Reference: Application Ref DC/26/0766 below:

5.0. Recommended Condition(s)

5.1. *If minded for approval, we would recommend the following condition for your consideration:*

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUBMISSION OF LANDSCAPE DETAILS

Prior to commencement of landscape works hereby approved, details comprising plans and particulars shall be submitted to the Local Planning Authority showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the existing trees, shrubs, and hedgerows on the site where to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. Plans should include details of:

- A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.*
- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.*
- Paved or otherwise hard surfaced areas including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and asphalt surfaces.*
- Existing and finished levels shown as contours with cross-sections, if appropriate.*
- Specification of all means of enclosure and all boundary treatments between individual plots, all boundary treatments around the perimeter of the site.*

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following approval, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority.

If any of the existing (shown for retention) or proposed landscaping shown in the approved details dies, is removed or becomes seriously damaged within 5 years of planting/approval then it shall be replaced in the next planting season (October to March) with others of a similar size and species unless a variance is otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

2.2. My name is Barry Holdsworth and I am the author of this report. I have over 30 years of experience in horticulture including tree and landscape management in both the public and private sectors. I am a qualified horticulturist, professional tree inspector and a member of the Arboricultural Association and the Chartered Institute of Horticulture.

3.0 The Landscape Scheme and Materials

Please refer to Appendix 1. Landscape Plan when reading this document.

3.1. A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.

There are no plans to plant any trees, shrubs or hedgerows as the site boundaries limit any scope for planting. However, the hedgerows and trees that line the roadside boundaries, along with a number of large Oak trees found across the field and on the boundaries, which define the local landscape, will remain in place, so not altering the existing native landscape.

3.2. Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.

An area of amenity grassland will be created, as shown on the Landscape Plan to surround the house, garage and parking upon completion of building works. In addition either side of the new drive works the grassland will be reinstated up to the site boundaries. The preparation, cultivation, and seeding or turfing of grass areas will conform to BS 4428:1989 (Code of practice for general landscape operations). The quality of the turf will conform to BS 3969:1998.

3.3. Paved or otherwise hard surfaced areas including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and asphalt surfaces.

The paths and terrace, shown in hatched blue, will be constructed using a six sided natural stone and laid to falls away from the house.

A permeable drive surface will be constructed for the entire drive from the road entrance to the house, as shown on the Landscape Plan. The specified materials are EcoGrids as shown in Appendix 2. The installation will comply with the manufacturers instructions.

3.4. Existing and finished levels shown as contours with cross-sections, if appropriate.

Final levels are to be determined upon planning approval, but will be no higher than 150mm above ground level at the location shown.

3.5. Specification of all means of enclosure and all boundary treatments between individual plots, all boundary treatments around the perimeter of the site.

A 1.2m stock fence will enclose the perimeter of the house and immediate garden from the entrance gates, as shown on the Landscape Plan.

Additional Matters

Waste and Recycling

The waste and recycling bins are to be situated by then garage and then positioned at the entrance to the site on a concrete plinth, as shown on the Landscape Plan.

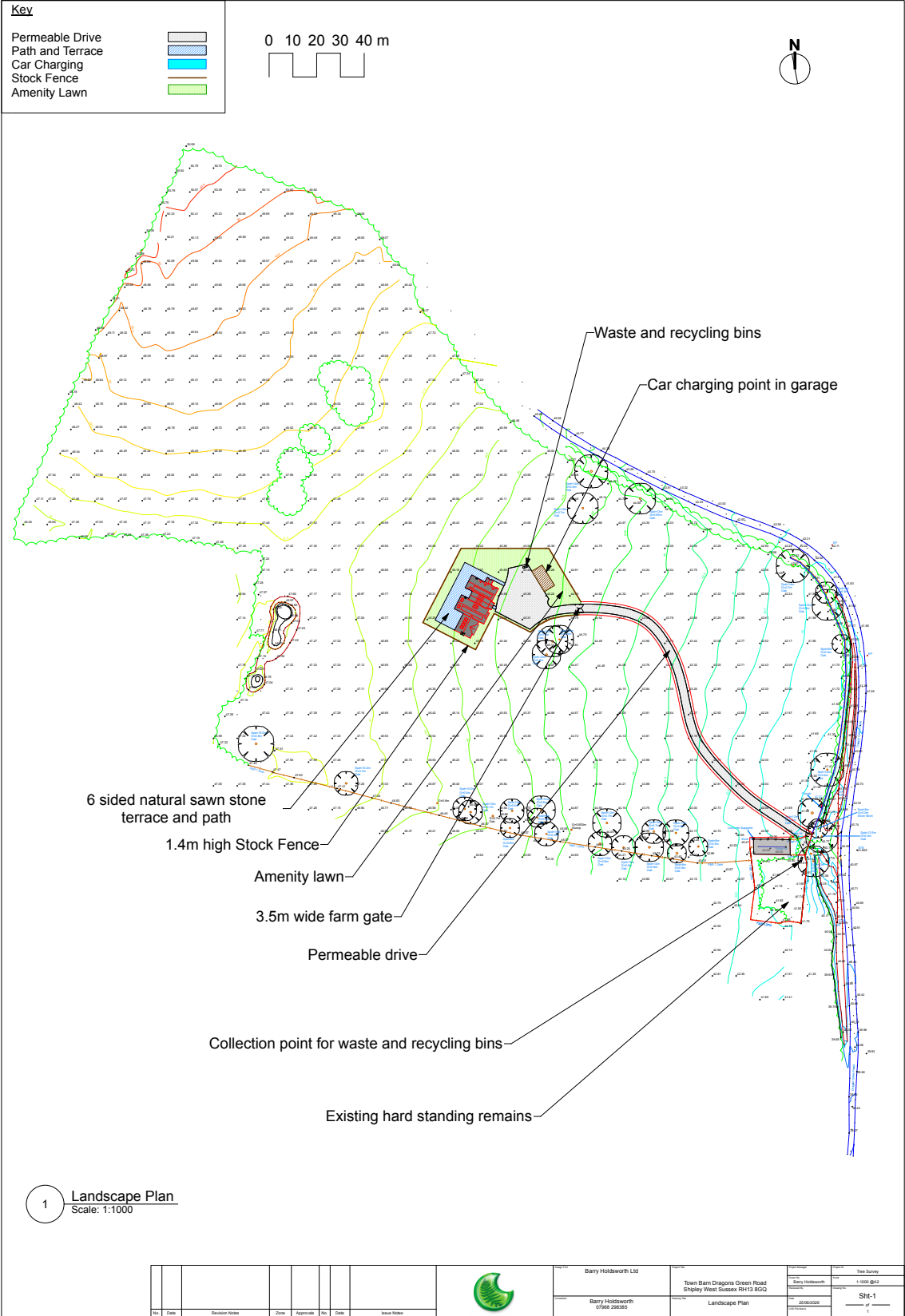
EV Charging

EV car charging units for the property are sited within/on the garage, as shown on the Landscape Plan.

Landscape Scheme - An implementation programme

The landscaping operations will commence upon completion of the construction works and prior to occupation of the home.

Appendix 1. Landscape Plan



Appendix 2. Eco Grids



Installation Guide
Gravel Fill



Stone

Why EcoGrid?

- ✓ Quick and easy to install (100sqm/person/hour)
- ✓ Low handling and transportation costs (E30 94 sqm/pallet)
- ✓ High loading capacity (E50-800t/sqm)
- ✓ Patented safety locking system
- ✓ Surface reinforcement with natural drainage
- ✓ Extremely versatile (sloping and curving elements, markers range)
- ✓ Minimal maintenance
- ✓ Weatherproof and environmentally friendly
- ✓ Non-slip and crackproof
- ✓ Frost proof and UV stable
- ✓ Easy to cut with supplied edges available

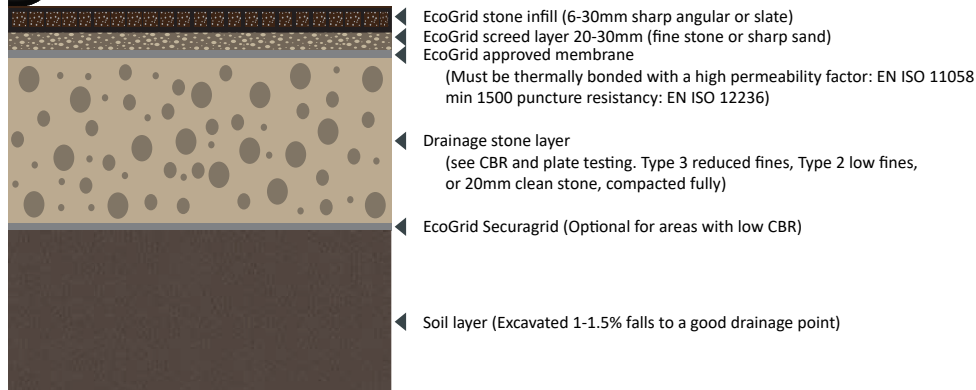
Preparations

Before determining the volume of stone infill for the grids you need, you must calculate the total area and if you are to over-fill the grids. At standard fill rates, infill calculations are:

- 0.051 tonnes per square metre for 30mm grids
- 0.068 tonnes per square metre for 40mm grids
- 0.085 tonnes per square metre for 50mm grids

If you choose not to build a base layer for your installation, the natural movement of the soil layer can cause unevenness. EcoGrid significantly increases the loading capacity of any surface, we always advise to follow the manufacturer's guidelines.

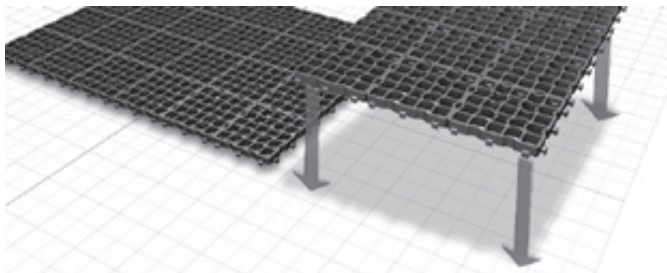
Example Car Park with Sharp Angular Stone



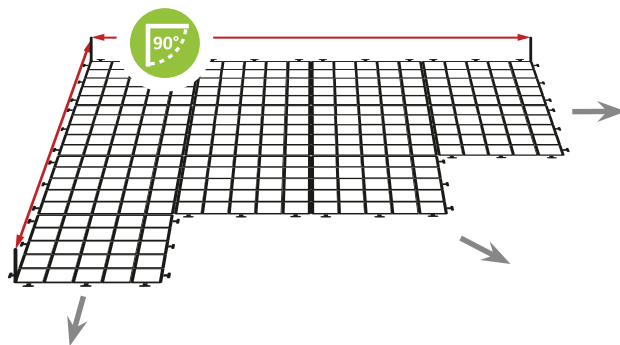


Stone

EcoGrid Installation Guide



EcoGrid is both swift and easy to lay without the need for specialised machinery. The system is delivered in palletised form in layers of 12 grids or 1.33 sqm pre-locked together. These layers are taken off the pallet by one person, offered to the ground, the next layer simply snaps firmly in to place with foot pressure.



Laying

To lay the grids, start in one corner of a wall or building and work out to the ingress/egress point or set a string-line to ensure a 90-degree angle to the house or building. NEVER lay from two different directions as this will create problems ensuring the sections join correctly.

Disconnecting

The pre-connected sheets can be taken apart, if necessary, place a line of grids, piece of timber or screed rail under the male side of the grids and press firmly down on the female side. It may also be necessary to ensure the grids are kept close together to minimise the effect of the safely locking system.

Cutting to size

It is very easy to cut the grids. The ideal method is with an angle grinder which will cut at a walking pace. A circular saw or jig saw can also be used as can a hand saw although progree would be slow.

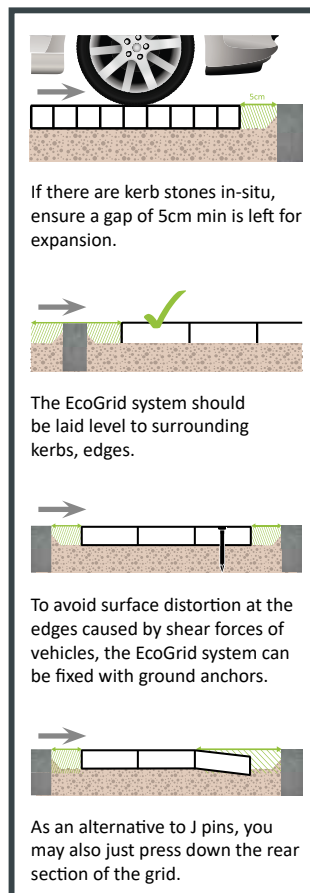
Accessories

Curves: The EcoGrid system can form any curve from shallow to a complete circle with the use of our unique curving accessory.

Angles: The EcoGrid angle section can take any surfacing from the horizontal to the vertical.

Markers: We have both raised and flay markers to delineate parking bays, disabled symbols etc.

Edges: We have both plastic and Aluminium edges to form raised straight or curved edges.



If there are kerb stones in-situ, ensure a gap of 5cm min is left for expansion.

The EcoGrid system should be laid level to surrounding kerbs, edges.

To avoid surface distortion at the edges caused by shear forces of vehicles, the EcoGrid system can be fixed with ground anchors.

As an alternative to J pins, you may also just press down the rear section of the grid.



Stone

EcoGrid CBR Guide (California bearing rate)

A CBR is a guide to the amount of sub-base you will require relative to ground conditions and the proposed traffic.

Application loading	CBR strength of sub-grade soil	DoT sub-base thickness
Fire trucks, coaches and occasional HGV access	>6	100
	=4<6	200
	=2<4	190
	=1<2	380
Light vehicle access and overspill car parking	>6	100
	=4>6	100
	=2,4	135
	=1<2	260

Field guidance for estimating sub-grade strengths

Consistency	Indicator			Strength	
	Tackle (feel)	Visual (observation)	Mechanical (test)	CBR CU	SPT % KN/sqm
Very soft	Hand sample squeezes through fingers	Man standing will sink >75mm	<2	<1	<25
Soft	Easily moulded by finger pressure	Man walking sinks 50-70mm	2-4	1	2
Medium	Moulded by moderate finger pressure	Man walking sinks 25mm	4-8	1-2	25-40
Firm	Moulded by strong finger pressure	Utility trunk ruts 10-25mm	8-15	2-4	40-75
Stiff	Cannot be moulded but can be indented by thumb	Nil	15-30	4-6	75-150



Stone

EcoGrid Things to bear in mind



If it is likely that heavy goods vehicles will be performing tight turns on an EcoGrid surface, it is advised that the grid system is over-filled by a minimum of 20mm to counteract a high degree of lateral loading. Speak to us for guidance on HGV turning areas.



Do not lay from different areas as this may cause the jointing pattern to be offset.
Do not fill the grids until the whole installation is complete. This can cause spreading and make successive jointing difficult.



Standard construction techniques with regard to expansion and contraction joints should always be observed. EcoGrid can expand substantially in hot weather conditions.



Care instructions a hand pulled rake can be used to keep areas tidy, for larger areas a mechanical sweeper can be used.

Still unsure..... No worries.

We have a technical team ready and able to answer any questions that you may have.
Give us a call 0151 639 4281 or email sales@ecogrid.co.uk



sales@ecogrid.co.uk | ecogrid.co.uk
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