



ALFREDSON YORK
ASSOCIATES

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

BY

Dudsbury Homes (Southern) Ltd.

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

Land at Alderholt Meadows, Alderholt

REBUTTAL OF DORSET COUNCIL'S EDUCATION EVIDENCE

JOHN POWELL LLB (Hons)

PUBLIC INQUIRY DATE: 25th JUNE 2024

PINS REF: APP/D1265/W/23/3336518

LPA REF: P/OUT/2023/01166

1. Introduction

1.1. Scope of Rebuttal

1.1.1. My rebuttal responds to points raised in the evidence of Mr. Denham of Dorset Council. I have not responded to every point raised but not commenting on points should not be understood to mean I agree with them.

1.1.2. My rebuttal is presented in two sections: firstly, a response to matters raised in Mr Denham's evidence (section 2); and secondly, a summary and conclusion (section 3).

2. Evidential Matters

2.1. Use of Synthetic Turf Pitch (STP)

2.1.1. Building Bulletin is silent on whether STP can be used at primary level. If it were inappropriate, I would expect BB103 would say so. In practice STP is used at primary level in many schools.

2.1.2. In the Technical Notes Appendix 1B that form part of Mr Denham's evidence, specific references are made to secondary or primary school areas where necessary. Again, this document does not raise any concerns about the use of a STP at primary/first school level. Similarly, Technical Notes Appendix 1C, appended to this rebuttal, follows directly on from the Appendix 1B and again raises no concern about the use of STP.

2.1.3. Given the opportunities afforded to the DfE and ESFA to specify that a STP should not be used at primary/first school level, and the fact that none of these opportunities were taken, it is clear that there is no reason why a STP cannot be used for Team Game Playing field area at primary/first school level.

2.1.4. An artificial grass hybrid pitch is proposed.

2.2. Soft Informal Social Area

2.2.1. Technical Note Appendix 1C, which is appended here, lists the various types of surfaces and areas that form part of the BB103 areas under consideration.

2.2.2. As part of the Soft Informal Social area section this states that the following is acceptable:

“An artificial hybrid turf area that could be used for formal and informal play, recreational sports and social activities. Only required in constrained sites, as areas with natural turf preferred”

2.2.3. It should be noted that this area, which would also be used for Team Game PE, is not the whole of the Soft Informal Social area, as there is also an area of natural turf retained.

2.2.4. Mr Denham uses Technical Note Appendix 1B to justify a statement that all soft informal social area must have full disabled access. This is not entirely correct.

2.2.5. Technical Note Appendix 1C lists additional areas to those exemplified in Appendix 1B and makes clear that for some of these area types, partial disabled access is appropriate.

2.2.6. Appendix 1C also clarifies the use of Woodland areas for Soft Informal Social Area, noting that the following are all acceptable as Soft Informal Social Area:

Woodland habitats, existing open	An existing planted area of trees and woodland in soft landscape, with a projected canopy coverage of at least 20%, including integral open space. To be underplanted with woodland scrub and available to students at any time
Woodland habitats, planted open	An planted area of trees and woodland in soft landscape, with a projected canopy coverage of at least 20%, including integral open space. To be underplanted with woodland scrub and available to students at any time
Woodland play and social areas	A quiet area for students to play and socialise outside, containing 3no. trees (either heavy standard (12-14cm girth) or extra heavy standard (14-16cm girth) with at least 2m clear stem) or existing mature trees

2.2.7. The combination of artificial grass, natural turf, and woodland areas as part of the proposed development of the existing site demonstrably delivers the Soft Informal Social Area set out in Building Bulletin 103.

2.3. Yield

2.3.1. The indicative mix, and proposed creation of care accommodation as part of the appeal site, suggests that the likely yield of First School pupils will be at the lower end of the Council's figures, namely 164 pupils.

2.4. Creation of new school

2.4.1. On the basis of the indicative mix previously provided, the likely impact of the scheme on first school places would be xxx.

2.4.2. As the concept design involves a re-siting of the existing school on site, the Appellant has undertaken to provide this as works in kind, rather than making contributions.

2.4.3. The NPPF and CIL Regulation tests are clear that any request for mitigation needs to be fairly and reasonably related to the development.

2.4.4. In other local authority areas, where this situation has arisen, this has meant a developer paying contributions towards the places generated, and providing the necessary site area but being recompensed for the proportion of the site beyond the developer's pupil generation.

2.4.5. In this instance, this would mean a contribution towards xxx places, which is the equivalent of xx% of the school roll, and the Council being liable to pay for xx% of the site area from the appellant.

2.4.6. There is no evidence that the Council has the necessary funds to deliver the additional places and its proportion of the land costs to create a new 2FE First School on a new site, and no discussions to this effect have commenced.

3. Summary and Conclusion

3.1.1. The use of an artificial turf pitch for team game playing field is compatible with the age range of the school. Such a pitch can also be used for soft informal social area, alongside the natural turf area identified and woodland areas of the school.

3.1.2. The Appellant has demonstrated that the school site is of sufficient size and suitable for expansion to a 2FE First School.

3.1.3. The design plan as presented to the Council was a concept only, but there is no reason to suggest that amending the design to have all Key Stage 1 classrooms on the ground floor would cause significant issues.

3.1.4. The likely First School pupil yield from the appeal site is 164, as it is clear that not all 1,700 units will be qualifying units. To be CIL Regulation test compliant, any request must bear this likely yield in mind, as it would need to be fairly and reasonably related in scale to the development.

3.1.5. The Council's desired solution, that a brand new 2FE First School of 300 places (excluding nursery provision) be fully funded by the developer, and a site suitable for 420 places (excluding nursery provision) be provided at nil cost to the Council would not meet the tests set out in the CIL Regulations.

4. Appendices

4.1. There is one appendix to this rebuttal:

- APPENDIX EDUR01 - ESFA Technical Note Appendix 1C

REBUTTAL APPENDIX EDUR01 -

TECHNICAL NOTE APPENDIX 1C

Annex 1C – Definitions of Spaces: External spaces FE

BB103 Category	ADS code	Activity space type	Definition (including court and pitch sizes as per Sport England recommendations)	Uniclass space type	Uniclass number	Access	Surface	Fencing	Servicing and other requirements
Hard Informal and Social Area									
	HIS00	Hard play and social area	Hard surface not designated, such as overspill, infill, run-off areas etc. Could be used for recreational sports and social activities	Hard play and social area	SL_40_55_36	Full disabled access except where a steep gradient is an integral part of a play feature	Various hard surfaces, typically porous macadam, with even surfaces and appropriately drained and appropriate play markings as described in the CSB	Fencing not required except to protect windows, or against significant changes in ground levels, or as described in the CSB	Arrangement of gates and access control as described in the CSB
	HIS12	Outdoor training spaces	A predominantly hard surfaced covered space which creates an extended covered area for outdoor practical learning, adjacent to a workshop or other internal learning space	Outdoor training spaces	SL_25_40_61	To be directly accessed from adjacent teaching spaces for the same activity. Full disabled access	Various hard surfaces, typically asphalt, with even surfaces with no abrupt changes of level and appropriately drained	Not required unless to define an area and described in the CSB	Appropriate footings and drain connections (no surface discharge to gullies) for canopies; secure, tamperproof water outlets and adult height waterproof electrical outlets designed for external use where described in the CSB. Wi-Fi connections to College network
	HIS15	Outdoor classrooms, covered	An outdoor covered space which creates a covered area for outdoor learning. Includes various specially identified spaces for outdoor learning activities such as science, art, D&T, horticulture or working with animals	Outdoor classrooms	SL_25_10_60	Full disabled access. To meet any special needs in the CSB	Various-hard and soft surfaces appropriate to use including: porous macadam, flag or block paving, etc. Areas to be on a firm base, drain well with no ponding or static water and have an even surface free of obstruction	Not required	To meet the CSB, including any requirements for FF&E, planted areas, access to water and waterproof electrical outlets and special needs requirements e.g. raised planters. Wi-Fi connections to Building network
	HIS21	Outdoor seating areas, with trees	A quiet area for students to socialize outside, containing some seating under one or more mature trees	Outdoor seating areas	SL_40_55_59	Full disabled access	Various types of hard surface, e.g. asphalt, flag or block paving, which should be even with no abrupt changes of level and appropriately drained	Not required, unless to define an area as described in the CSB	Fixed seating under tree(s)
	HIS24	Outdoor dining areas	An open level, hard surfaced area used as a place for external dining, often as an overflow from the dining hall, in good weather that can also be used for other informal and social activities. It can contain benches and seating, and bird and rodent-proof bins, etc	Outdoor dining areas	SL_40_20_59	Full disabled access	Various types of hard surface, e.g. asphalt, flag or block paving, which should be even with no abrupt changes of level and appropriately drained	Not required unless to define an area and described in the CSB	Seating
	HIS25	Outdoor dining areas, covered	A covered level, hard surfaced area used as a place for external dining, often as an overflow from the dining hall and other informal and social activities. It can contain benches and seating, and bird and rodent-proof bins, etc	Outdoor dining areas	SL_40_20_59	Full disabled access	Various types of hard surface, e.g. asphalt, flag or block paving, which should be even with no abrupt changes of level and appropriately drained	Not required unless to define an area and described in the CSB	Existing canopies (where available) to be relocated or provided as described in the CSB. Design shall include appropriate footings, drain connections and gullies for canopies; secure, tamperproof and adult height waterproof electrical outlets designed for external use where described in the CSB
	HIS52	Vehicle cleaning areas	Hard standing with water and drainage for washing vehicles (vocational training)	Vehicle cleaning areas	SL_30_60_93	Full disabled access	Various hard surfaces typically macadam, with even surfaces, no changes of level and appropriately drained	Not required unless to define an area and described in the CSB	Secure, tamperproof water outlets and adult height waterproof electrical outlets designed for external use where described in the CSB
	HIS90	Paths, between facilities	A hard surfaced footpath or pedestrian way intended for use only by pedestrian students and staff, between building or outdoor facilities	Paths	SL_80_40_60	Full disabled access	Various hard surfaces typically macadam, with even surfaces with no abrupt changes of level and appropriately drained	Not required	Not required
	HIS95	Covered paths, between facilities	A hard surfaced footpath or pedestrian way intended for use only by pedestrian students and staff, between building or outdoor facilities, covered to protect from rain	Covered paths	SL_80_40_15	Full disabled access	Various hard surfaces typically macadam, with even surfaces with no abrupt changes of level and appropriately drained	Not required	Appropriate footings, drain connections and gullies for the covered areas
Hard Outdoor PE									
	HPE00	Outdoor sports courts	Hard surface for PE not designated, such as overspill, infill, run-off areas or courts not covered below	Outdoor sports courts	SL_42_15_59	Full disabled access	Open textured porous macadam. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If required, fences to enclosed courts have gates to suit access and evacuation	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations
	HPE11	Hard outdoor tennis courts	Hard area marked out for 1 tennis court	Hard outdoor tennis courts	SL_42_15_36	Full disabled access	Open textured porous macadam. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If required, fences to enclosed courts have gates to suit access and evacuation	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations
	HPE21	Multi-use games courts, small asphalt	1 court multi-use tennis, netball, basketball 20m x 35m including run-off. Marked out hard surfaced courts for a variety of formal PE and sports activities	Multi-use games courts	SL_42_15_55	Full disabled access	Open textured porous macadam. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If required, fences to enclosed courts have gates to suit access and evacuation	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations
	HPE22	Multi-use games courts, medium asphalt	2 court multi-use tennis, netball, basketball 40m x 35m including run-off. Marked out hard surfaced courts for a variety of formal PE and sports activities	Multi-use games courts	SL_42_15_55	Full disabled access	Open textured porous macadam. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If required, fences to enclosed courts have gates to suit access and evacuation	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations
	HPE23	Multi-use games courts, large asphalt	3 court multi-use tennis, netball, basketball 60m x 35m including run-off. Marked out hard surfaced courts for a variety of formal PE and sports activities	Multi-use games courts	SL_42_15_55	Full disabled access	Open textured porous macadam. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If required, fences to enclosed courts have gates to suit access and evacuation	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations
	HPE25	Multi-use games courts, informal asphalt	1 court multi-use area for a range of informal games and play suitable for some SEN students. Marked out hard surfaced courts for a variety of formal PE and sports activities	Multi-use games courts	SL_42_15_55	Full disabled access	Open textured porous macadam. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If required, fences to enclosed courts have gates to suit access and evacuation	Allow for appropriate markings
	HPE29	Multi-use games courts, rooftop asphalt	1 court multi-use tennis, netball, informal football 18m x 36m including run-off. Marked out hard surfaced courts for a variety of formal PE and sports activities. Located on rooftop	Multi-use games courts	SL_42_15_55	Full disabled access	Suitable polymeric surface. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	Fencing required as described in the CSB, as agreed by planning authority	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations
	HPE31	Multi-use games court, small synthetic	1 multi-use tennis, netball, basketball courts, 22m x 37m including run-off. Marked out hard surfaced courts for a variety of formal PE and sports activities	Multi-use games courts	SL_42_15_55	Full disabled access	All weather synthetic grass court with sand-filled, sand dressed or a needle-punch carpet. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If required, fences to enclosed courts have gates to suit access and evacuation	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations

HPE32	Multi-use games court, medium synthetic	4 multi-use tennis, netball, basketball courts, mini-soccer 43m x 64m including run-off. Marked out hard surfaced courts for a variety of formal PE and sports activities	Multi-use games courts	SL_42_15_55	Full disabled access	All weather synthetic grass court with sand-filled, sand dressed or a needle-punch carpet. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If required, fences to enclosed courts have gates to suit access and evacuation	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations
HPE39	Multi-use games court, rooftop synthetic	1 multi-use tennis, netball, basketball courts, 22m x 37m including run-off. Marked out hard surfaced courts for a variety of formal PE and sports activities	Multi-use games courts	SL_42_15_55	Full disabled access	All weather synthetic grass court with sand-filled, sand dressed or a needle-punch carpet. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'. Allow markings for the range of sports identified in the CSB	To be fenced on all sides to min. 3m with gates to suit access and evacuation to escape stair	Allow for appropriate markings, margins and run off for the sports indicated in the CSB, in line with Sport England recommendations
HPE40	Outdoor climbing areas	A climbing wall is an artificially constructed wall with grips for hands and feet. (min 1.5m width of soft surface)	Outdoor climbing areas	SL_42_55_58	Disabled access to the spectator area. Full disabled access where there is specialist equipment listed in the CSB	Pervious impact attenuating-safety surfaces as per BS EN 1177. Depth of surface to suit the height and type of climbing wall	As described in the CSB	Not required
HPE51	Trim trail, hard	A trail on a predominantly hard surface suitable for impact attenuation (if required). The trail to include the following: climbing obstacles, play and/or gym equipment	Trim trail areas	SL_42_55_90	as CSB	If impact attenuating surfaces are required under equipment area, green-coloured rubber-grass mat with amenity grass seed is to be used as per BS EN 1177. Artificial grass surfaces are not acceptable for this category	As described in the CSB	Not required
HPE55	Mobility training trails	Track with various surfaces and gradients for wheelchair (and other equipment) users to practice	Mobility training trails	SL_42_55_52	Full disabled access	Various types of hard surface which should be even with no abrupt changes of level and appropriately drained	As described in the CSB	A handrail may be needed as described in the CSB
HPE90	Outdoor swimming pools	Open or covered outdoor swimming pool for student use	Outdoor swimming pools	SL_42_85_59	as CSB	Specialist surfaces suitable for pool and surroundings	As described in the CSB	Specialist facilities to provide suitable water to pool
Habitat (supervised areas)								
HAB01	Managed wildlife habitats, fenced	An area only accessible to students under supervision due to the high or very high-distinctiveness habitats (as per Biodiversity Metric and/or Preliminary Ecological Appraisal) that require secure boundaries	SL_32_80_49	Managed wildlife habitats	Full disabled access to a central vantage point as minimum	Mixed planting areas to encourage diverse planting and flora and fauna	The type and height of barrier/fence to be assessed on a project-by-project basis through discussions with the college. If fences are required they are typically 1200mm high bow top, and gated to control access	To meet the CSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme)
HAB09	Living roof areas, extensive	A planted roof area that contains a range of planting, depending on the soil depth available, to provide planting areas for habitats	Living roof areas	SL_32_80_46	Partial disabled access	Various hard surfaces and mixed planting areas	As described in the CSB	Not required
HAB11	Animal enclosures, husbandry	An enclosure (usually a cage, pen, or stall) which provides an area for keeping animals	Animal enclosures	SL_35_85_03	Full disabled access	Various soft surfaces including grass, bark, etc. Must be level, on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	To be fenced, typically 1200mm high and gated to control access	A water supply needs to be available for the animals
HAB12	Animal enclosures, paddocks	An area for a goat or similar animal to graze. Area to be 4000m2 minimum	Animal enclosures	SL_35_85_03	Full disabled access	A grass soft surface which must be level and drain well. With no ponding or static water and have an even surface free of obstructions	To be fenced, typically 1200mm high and gated to control access	A water supply needs to be available for the animals
HAB20	Allotments, food growing	Land available to students for growing plants for educational and culinary purposes. To be orientated so as to maximise use/aspect and minimise maintenance. These areas can include greenhouses	Allotments	SL_32_35_04	Full disabled access	Various hard and soft surfaces including tarmac, grass, bark, etc. Planting to be as per Natural England's Urban Greening Factor guidance	The type and height of barrier/fence to be assessed on a project-by-project basis through discussions with the college. If fences are required they are typically 1200mm high bow top, and gated to control access	To meet the CSB and to include access to water (prioritising water butts to reduce water demand) for irrigation
HAB23	Allotments, and orchards	Land available to students for growing plants for educational and culinary purposes. To be orientated so as to maximise use/aspect and minimise maintenance. These areas can include greenhouses	Allotments	SL_32_35_04	Full disabled access	Various hard and soft surfaces including tarmac, grass, soil, bark, etc. Planting to be as per Natural England's Urban Greening Factor guidance	The type and height of barrier/fence to be assessed on a project-by-project basis through discussions with the college. If fences are required they are typically 1200mm high bow top, and gated to control access	To meet the CSB and to include access to water (prioritising water butts to reduce water demand) for irrigation
HAB31	Wetland habitats	An existing semi-natural wetland, stream or pond where open water covers the soil for at least six months a year, supporting attenuation, natural treatment and surface water run-off	Wetland habitats	SL_32_80_95	Full disabled access to a central vantage point as minimum	Mixed soft surfaces including body of water, floating plants, marginal and bog planting and to encourage diverse flora and fauna. Soft landscaped paths including: mown and managed amenity grass and/or flowering lawn mix, and bark, etc. Areas to be on a firm base, drain well with no ponding or static water and have an even surface free of obstruction	The type and height of barrier/fence to be assessed on a project-by-project basis through discussions with the college. If fences are required they are typically 1200mm high bow top, and gated to control access. Refer to CIRIA SuDs Manual C753	Not required
HAB32	Managed water habitats, planted	An unchlorinated and planted pond (a small body of still water formed naturally or by artificial means) or a designed and established wetland that provides an area of open water for at least six months a year that supports attenuation and the natural treatment of surface water run-off	Managed water habitats	SL_32_80_48	Full disabled access to a central vantage point as minimum	Mixed soft surfaces including body of water, floating plants, marginal and bog planting and to encourage diverse flora and fauna. Soft landscaped paths including: mown and managed amenity grass and/or flowering lawn mix, and bark, etc. Areas to be on a firm base, drain well with no ponding or static water and have an even surface free of obstruction	The type and height of barrier/fence to be assessed on a project-by-project basis through discussions with the college. If fences are required they are typically 1200mm high bow top, and gated to control access. Refer to CIRIA SuDs Manual C753	Not required
HAB35	Managed water habitats, unplanted	An unplanted and chlorinated water feature designed and engineered to provide amenity value and visual interest but does not form part of a Sustainable Drainage System (SuDS)	Managed water habitats	SL_32_80_48	Full disabled access to a central vantage point as minimum	Soft landscaped paths including: mown and managed amenity grass and/or flowering lawn mix, soil and bark, etc. Areas to be on a firm base, drain well with no ponding or static water and have an even surface free of obstruction	The type and height of barrier/fence to be assessed on a project-by-project basis through discussions with the college. If fences are required they are typically 1200mm high bow top, and gated to control access. Refer to CIRIA SuDs Manual C753	Not required
HAB42	Woodland habitats, existing fenced	An existing planted area of trees and woodland in soft landscape, with a projected canopy coverage of at least 20%, including integral open space. To be underplanted with woodland scrub and available to students under supervision	Woodland habitats	SL_32_80_97	Full disabled access	Soft landscaped paths including: mown and managed grass and/or flowering lawn mix, soil and bark grass, bark, etc. Areas to be on a firm base, drain well with no ponding or static water and have an even surface free of obstruction	The type and height of barrier/fence to be assessed on a project-by-project basis through discussions with the college. If fences are required they are typically 1200mm high bow top, and gated to control access	To meet the CSB including any requirements for FF&E, planted areas and ponds (which may be part of a sustainable drainage scheme)

HAB43	Woodland habitats, planted fenced	As planted area of trees and woodland in soft landscape, with a projected canopy coverage of at least 20%, including integral open space. To be underplanted with woodland scrub and available to students under supervision	Woodland habitats	SL_32_80_97	Partial disabled access	Soft landscaped paths including: mown and managed grass and/or flowering lawn mix and bark grass, soil, bark, etc. Areas to be on a firm base, drain well with no ponding or static water and have an even surface free of obstruction	The type and height of barrier/fence to be assessed on a project-by-project basis through discussions with the colleg. If fences are required they are typically 1200mm high bow top, and gated to control access	To meet the CSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme)
Soft Informal and Social Area								
SIS00	Grass play and social areas	External areas for various informal and social activities, both quiet and active. Soft surface amenity grass and/or flowering lawn mix areas not designated, such as overspill, infill, run-off areas etc	Grass play and social areas	SL_40_55_34	Full disabled access except where a steep gradient is an integral part of a play feature	Area of mown and managed amenity grass and/or flowering lawn mix available to students. Must be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	Not required unless to define an area and described in the CSB	Not required
SIS01	Grass play and social areas, sloping	A mound or structure consisting of an artificial heap or bank of solid earth	Grass play and social areas	SL_40_55_34	Disabled access not required	Area of mown and managed amenity grass and/or flowering lawn mix available to students. Must be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	As described in the CSB	Not required
SIS02	Grass play and social areas, amphitheatres	An area that is open to the air and circular or oval in shape. It has a central space to be used for performances, presentations or teaching	Grass play and social areas	SL_40_55_34	Partial disabled access	Area of mown and managed amenity grass and/or flowering lawn mix available to students. Must be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	As described in the CSB	Not required
SIS03	Grass play and social areas, with trees	An area available to students to play and socialise outside, containing at least 1no. existing mature tree or at least 3no planted trees meeting the following specification: heavy standard (12-14cm girth) or extra heavy standard (14-16cm girth) with at least 2m clear stem	Grass play and social areas	SL_40_55_35	Full disabled access	Area of various soft surfaces including mown and manage amenity grass and/or flowering lawn mix, soil and bark grass, grass, bark, etc. and trees, available to students. Must be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions.	As described in the CSB	Fixed seating under tree(s)
SIS05	Artificial grass play areas, hybrid	An artificial hybrid turf area that could be used for formal and informal play, recreational sports and social activities. Only required in constrained sites, as areas with natural turf preferred	Artificial grass play areas	SL_40_55_04	Full disabled access	Artificial grass on top of soil which is planted with amenity grass seed over the top to create a surface which is 'weave-like'	Not required unless to define an area and described in the CSB	Reference Carpet Hybrid Pitches for Community Sport Year 1 Progress Summary, pp 01
SIS13	Outdoor classrooms, sheltered	A predominantly soft surfaced, sheltered space which creates an area for outdoor practical learning and play. The area is to be sheltered from wind and weather by at least 1 of the following: 3no. trees (either heavy standard (12-14cm girth) or extra heavy standard (14-16cm girth) with at least 2m clear stem), hedges, 1no. willow rooms/tunnels, and/or 1no. light structures with climbing plants (such as a pergola)	Outdoor classrooms	SL_25_10_60	Full disabled access	Soft landscaped paths including: mown and managed grass and/or flowering lawn mix, soil and bark grass, soil, bark, etc. Areas to be on a firm base, drain well with no ponding or static water and have an even surface free of obstruction	Not required	To meet the CSB, including any requirements for FF&E, planted areas, access to water (prioritising water butts to reduce water demand) and special needs requirements e.g. raised planters
SIS14	Outdoor seating areas, with a planted canopy cover	A predominantly soft surfaced quiet area for students to socialise outside adjacent to natural landscapes. Canopy can be created from: light pergola (with climbing plants) and/or trees (either heavy standard (12-14cm girth) or extra heavy standard (14-16cm girth) with at least 2m clear stem) in soft landscape. Area can contain benches and seating	Outdoor seating areas	SL_40_55_59	Full disabled access	Soft landscaped paths/areas including: mown and managed grass and/or flowering lawn mix, soil and bark grass, bark, etc. Areas to be on a firm base, drain well with no ponding or static water and have an even surface free of obstruction	Not required, unless to define an area as described in the CSB	Fixed seating
SIS15	Nature trails	A signposted path designed to draw attention to flora and fauna and natural features, to include at least one of the following: rain garden, hedges, long flowering grass, sensory garden and/or living willow structure, sensory garden [and minibeast hotel]. The trail shall take at least 20-minutes to complete	Nature trails	SL_42_55_56	Partial disabled access	Various soft surfaces including mown and managed grass and/or flowering lawn mix, soil and bark grass, bark, etc. Must be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	Fencing or border maybe required where identified in the CSB	Not required
SIS21	Managed wildlife habitats, open	An area open to students to learn about nature habitats and microhabitats daily. Areas to include: 1no. log or minibeast hotel that accommodates woodlice and millipedes located in 2m2 area of planting and 1no. bird and/or bat house(s) in a mature tree adjacent to playground. Orientation, layout and design to be based on best practice guidance	Managed wildlife habitats	SL_32_80_49	Full disabled access to a central vantage point as minimum	Mixed planting areas to encourage diverse planting and wildlife development	Not required unless to define an area and described in the CSB	To meet the CSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme)
SIS26	Bioretention basins open swales	Bioretention basin and open swale with minimal vegetation cover (amenity grass)	Bioretention basins	SL_50_35_08	Partial disabled access	Mixed soft surfaces with amenity grass	Boundaries to encourage use by wildlife: fences minimised through use of gently sloped banks. The inclusion of and the height of fencing is to be assessed on a project-by-project basis through discussions with the college. If fences are required, planted fences (double-staggered hedges with a central fence) and/or defensive plant and gated to control access. Refer to CIRIA SuDs Manual C753	Not required
SIS27	Bioretention basins, rain gardens	Nature-based Sustainable Drainage System (SuDS) designed as rain gardens in or above the ground to capture and retain water. Rain gardens are vegetated to increase habitat, biodiversity and amenity value. Unless on a constrained sites, rain gardens to be located in the ground	Bioretention basins	SL_50_35_08	Full disabled access	Mixed planting to be as per Natural England's Urban Greening Factor Guidance	Not required	Not required
SIS32	Hedges	Single species, mixed non-native or mixed native hedges. See Natural England's Urban Greening Factor guidance	Hedges	SL_32_10_37	Full disabled access	Planting to be as per Natural England's Urban Greening Factor Guidance	As described in the CSB	Not required
SIS35	Vertical planting systems (green walls and fences)	Green walls and fences to be planted along building elevations and fences with climbing plants rooted in soil supported by cables. Climbing plants to be self-clinging, non-aerial rooting plants	Vertical planting systems	SL_45_40_95	Full disabled access	Self-clinging, non-aerial rooting climbing plants supported by cables and/or a wire trellis system attached to the facade and/or fence	Not required, unless to define an area as described in the CSB	Access to water (prioritising water butts to reduce water demand) for irrigation
SIS41	Woodland habitats, existing open	An existing planted area of trees and woodland in soft landscape, with a projected canopy coverage of at least 20%, including integral open space. To be underplanted with woodland scrub and available to students at any time	Woodland habitats	SL_32_80_97	Partial disabled access	Access through these spaces to be on soft landscaped paths including: mown and managed grass and/or flowering lawn mix, soil and bark grass, bark, etc. Paths to be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	Not required. Existing woodland with fencing covered by HAB42	To meet the CSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme)
SIS43	Woodland habitats, planted open	As planted area of trees and woodland in soft landscape, with a projected canopy coverage of at least 20%, including integral open space. To be underplanted with woodland scrub and available to students at any time	Woodland habitats	SL_32_80_97	Partial disabled access	Access through these spaces to be on soft landscaped paths including: mown and managed grass and/or flowering lawn mix, soil and bark grass, bark, etc. Paths to be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	Not required. Existing woodland with fencing covered by HAB43	To meet the CSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme)
SIS45	Woodland play and social areas	A quiet area for students to play and socialise outside, containing 3no. trees (either heavy standard (12-14cm girth) or extra heavy standard (14-16cm girth) with at least 2m clear stem) or existing mature trees	Woodland play and social areas	SL_40_55_97	Full disabled access	Access through these spaces to be on soft landscaped paths including: mown and managed grass and/or flowering lawn mix, soil and bark grass, bark, etc. Paths to be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	As described in the CSB	To meet the CSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme)

SIS50	Sensory gardens	Garden-with a collection of plants and materials with different textures, shapes, colours, scents and heights - refer to Natural England's Urban Greening Factor guidance on: semi-natural vegetation, amenity shrub and ground cover plants, flower-rich perennials, climbing plants rooted in ground and rain gardens. It is laid out in such a way as to stimulate senses, seeing, hearing, smelling, touching and tasting	Sensory gardens	SL_40_05_79	Full disabled access	Planting to be as per Natural England's Urban Greening Factor guidance to encourage diverse flora and fauna, planting and wildlife development	As described in the CSB	To meet the CSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme). Access to water (prioritising water butts to reduce water demand) for irrigation
SIS51	Sensory gardens, edible gardens	Land made available for growing plants for educational and culinary purposes. Edible gardens are suited for the college and to be orientated so as to maximise use/aspect and minimise maintenance. See Natural England's Urban Greening Factor guidance for details	Sensory gardens	SL_40_05_79	Full disabled access	Planting to be as per Natural England's Urban Greening Factor guidance to encourage diverse planting for culinary educational purposes	As described in the CSB	To meet the SSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme). Access to water (prioritising water butts to reduce water demand) for irrigation
SIS60	Outdoor class spaces, soft (SEN)	A soft surfaced external area directly - and accessibly - linked to a surfaced outdoor class space. It shall be accessed directly from a ground floor SEN classroom. It can be used as teaching or social space	Outdoor class spaces	SL_25_10_61	Full disabled access	Diverse soft surfaces including grass, timber, bark, bound gravel, robust enough to allow for substantial use. Gradient to allow maintenance	To be fenced, typically 1200mm high bow top, and gated to control access	Loose surface material e.g. bark must be in a defined and bordered area to avoid material being blown or kicked over adjacent surfaces
Soft Outdoor PE								
SPE06	Grass pitches, large (senior)	An external grass sports pitch for post-16 ages under 17 or under 18, for rugby or football 100m x 64m including run-off (total size 106m x 72m). During the winter it will be used as a pitch and in the summer for team games and athletics	Grass pitches	SL_42_15_33	Disabled access to the spectator areas as a minimum. Access to other areas as described in the CSB	In accordance with Sport England guidance 'Natural Turf for Sport, 2011'	Not required	Allow for appropriate markings, margins and run-off for the activities and age range required. Reference SE Design Guidance Note for Comparative Sizes of Sports Pitches & Courts (OUTDOOR) - pp07, FA Guide to 3G Football Turf Pitch Design Principles and Layouts (pp04), and SE Kitbag for Senior / Youth U17 & U18 football
SPE07	Grass pitches, margin	A 9m margin to one side of any pitch, to allow that pitch and any adjacent pitches to be relocated over time to avoid wear	Grass pitches	SL_42_15_33	Disabled access to the spectator areas as a minimum. Access to other areas as described in the CSB	In accordance with Sport England guidance 'Natural Turf for Sport, 2011'	Not required	Allow for appropriate markings, margins and run-off for the activities and age range required
SPE11	Cricket fields (overlapping in summer)	An area of level, mown amenity grass marked out for a cricket field in Summer, overlapping grass pitches used in the Winter	Cricket fields	SL_42_15_17	Disabled access to the spectator areas as a minimum. Access to other areas as described in the CSB	In accordance with Sport England guidance 'Natural Turf for Sport, 2011'	Not required	Allow for appropriate markings, margins and run-off for the activities and age range required. N.B. width increases by 3.05m for each additional pitch (SE DGN Natural Turf for Sport 2011). Reference pp6 SE DGN Comparative Sizes of Sports Pitches & Courts (Outdoor) Sept. 2015
SPE12	Grass athletics (overlapping in summer)	An area of level, mown amenity grass marked out for a 100m, 200m or 400m running track, high jump, long jump, throwing areas etc. used in Summer, overlapping grass pitches used in the Winter	Grass athletics areas	SL_42_15_32	Disabled access to the spectator areas as a minimum. Access to other areas as described in the CSB	In accordance with Sport England guidance 'Natural Turf for Sport, 2011'	Not required	Allow for appropriate markings, margins and run-off for the activities and age range required. Overlaid on other pitches such as hockey pitch (see diagram on pp7 SE DGN for Artificial Surfaces for Outdoor Sports)
SPE13	Rounders fields (overlapping in summer)	An area of level, mown amenity grass marked out for a rounders pitch in Summer, overlapping grass pitches used in the Winter	Rounders fields	SL_42_15_72	Disabled access to the spectator areas as a minimum. Access to other areas as described in the CSB	In accordance with Sport England guidance 'Natural Turf for Sport, 2011'	Not required	Allow for appropriate markings, margins and run-off for the activities and age range required. Playing pitch area for Junior is 20m x 12m. Reference pp6 SE DGN Comparative Sizes of Sports Pitches & Courts (Outdoor) Sept. 2015
SPE21	High jump areas	Synthetic or polymeric area for teaching and playing athletics (Natural grass version covered by SPE12)	High jump areas	SL_42_15_37	Disabled access to the spectator area as a minimum. Access to other areas as described in the CSB	Synthetic turf or polymeric surfaces, to allow more intensive use than grass. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'	Not required	Dimensions to allow for appropriate markings, margins and run-off for sports and age range required, not to overlap with other sports or pitch areas
SPE22	Long jump tracks and pits	Synthetic or polymeric area for teaching and playing athletics (Natural grass version covered by SPE12)	Long jump tracks and pits	SL_42_15_47	Disabled access to the spectator area as a minimum. Access to other areas as described in the CSB	Synthetic turf or polymeric surfaces, to allow more intensive use than grass. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'	Not required	Dimensions to allow for appropriate markings, margins and run-off for sports and age range required, not to overlap with other sports or pitch areas. Reference SAPCA Code of Practice for athletics and SE DGNs for Athletics and Compact Athletics Facilities
SPE23	Shot put and hammer throwing areas	Synthetic or polymeric area for teaching and playing athletics (Natural grass version covered by SPE12)	Shot put and hammer throwing areas	SL_42_15_78	Disabled access to the spectator area as a minimum. Access to other areas as described in the CSB	Synthetic turf or polymeric surfaces, to allow more intensive use than grass. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'	Not required	Dimensions to allow for appropriate markings, margins and run-off for sports and age range required, not to overlap with other sports or pitch areas. Concrete circle diameter of 2.135m. Reference SAPCA Code of Practice for athletics for concrete throwing circle
SPE24	Cricket pitches	Synthetic or polymeric area for teaching and playing cricket (Natural grass version covered by SPE12)	Cricket pitches	SL_42_15_18	Disabled access to the spectator area as a minimum. Access to other areas as described in the CSB	Synthetic turf or polymeric surfaces, to allow more intensive use than grass. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'	Not required	Not to overlap with other sports or pitch areas. Areas for throwing practice shall include permanent or 'wheel away' cricket practice cage and roof netting appropriate for the range of sports undertaken
SPE25	Ball-stop net areas (cricket nets)	External PE area for teaching and playing cricket	Ball-stop net areas	SL_42_55_06	Disabled access to the spectator area as a minimum. Access to other areas as described in the CSB	Natural turf in accordance with Sport England guidance 'Natural Turf for Sport, 2011' and BS 7370-4, or Synthetic turf or polymeric surfaces, to allow more intensive use than grass. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'	Structure and nets required	Not to overlap with other sports or pitch areas. Areas for throwing practice should include permanent or 'wheel away' cricket practice cage and roof netting appropriate for the range of sports undertaken. Reference ECB Guidance Note 'Developing your school site' p30. Synthetic turf / polymeric surface to conform to ECB Guidance Note 'Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use'
SPE31	Artificial grass pitches, sand dressed or needle punched	All weather synthetic turf pitch for all year round use for team games such as football and hockey 61m x 97m including run-off	Artificial grass pitches	SL_42_15_04	Full disabled access	Multi-purpose synthetic turf (sand-filled, sand dressed or a needle-punch carpet) with a shock pad to comply with Sport England 'Artificial Surfaces for Outdoor Sport'	3m min high fencing to all sides	Allow for appropriate markings, margins and run-off for the layout for hockey, football and five-a-side football or the range of sports identified in the SSB, in line with Sport England guidelines. Reference Sport England Design Guidance Note Artificial Surfaces for Outdoor Sport, pp37
SPE32	Artificial grass pitches, short pile 3G	All weather synthetic turf pitch for all year round use for team games such as football and hockey 70m x 108m including run-off	Artificial grass pitches	SL_42_15_04	Full disabled access	Short pile with rubber crumb 3G all-weather artificial pitch with shock pads. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'	3m min high fencing to all sides	Allow for appropriate markings, margins and run-off for the layout for hockey, football and five-a-side football or the range of sports identified in the SSB, in line with Sport England guidelines. Reference FA Guide to 3G Football Turf Pitch Design Principles and Layouts, pp4. To conform with SAPCA guidance/ position statement on 3G infill materials
SPE33	Artificial grass pitches, long pile 3G	All weather synthetic turf pitch for all year round use for team games such as football and rugby 80m x 120m including run-off	Artificial grass pitches	SL_42_15_04	Full disabled access	Long pile with rubber crumb 3G all-weather artificial pitch with shock pads. To conform to Sport England guidance note: 'Artificial Surfaces for Outdoor Sport'	3m min high fencing to all sides	Allow for appropriate markings, margins and run-off for the layout for rugby and football or the range of sports identified in the SSB, in line with Sport England guidelines. Reference FA Guide to 3G Football Turf Pitch Design Principles and Layouts, pp21. To conform with SAPCA guidance/ position statement on 3G infill materials

SPE35	Artificial grass pitches, hybrid	All weather hybrid synthetic and natural turf pitch for all-year round use for team games such as football or rugby, including run-off, to appropriate Sport England dimensions and specification. Note that this hybrid artificial pitch will be more sustainable and give a higher UGF score than traditional artificial grass pitches	Artificial grass pitches	SL_42_15_04	Full disabled access	Artificial grass on top of soil which is planted with amenity grass seed over the top to create a surface which is 'weave-like'	Fences to be kept to a minimum e.g., doubling up as boundary/secure lines and/or using blank elevations where possible. The inclusion and height of fencing is to be assessed on a project-by-project basis through discussions with the college	Allow for appropriate markings, margins and run-off for the layout for rugby and football or the range of sports identified in the SSB, in line with Sport England guidelines. Reference FA Guide to 3G Football Turf Pitch Design Principles and Layouts, pp21, and Carpet Hybrid Pitches for Community Sport Year 1 Progress Summary, pp01	
SPE41	Cycling trails	External PE area for cycling	Cycling trails	SL_42_55_21	Disabled access to the spectator area. Full disabled access where there is specialist equipment listed in the CSB	Surface material as described in the CSB. Must drain well and have an even surface free of obstructions	Not required	May be part of hard PE area calculation	
SPE42	Trim trail, soft	A trail on a predominantly soft surface (like amenity grass or flowering lawn mix) to include a minimum of three of the following: climbing obstacles, play, bike track and/or gym equipment. Area to have at least 3no. planted trees (either heavy standard (12-14cm girth) or extra heavy standard (14-16cm girth) with at least 2m clear stem) or existing mature trees, for natural shade	Trim trail areas	SL_42_55_90	Disabled access to the spectator area. Full disabled access where there is specialist equipment listed in the CSB	Various pervious, predominantly soft surfaces, with even surfaces and appropriately drained and impact attenuating surfaces, if required under equipment areas, to be green-coloured rubber mats seeded with amenity grass and/or flowering lawn mix	Fencing or border maybe required where identified in the CSB	Containment of loose surface material required where adjacent to hard play surfaces	
SPE43	Walking trails	A predominantly soft surfaced trail for outdoor exercise, signposted to draw attention to flora and fauna and natural features in the landscape. The trail shall take at least 20-minutes to complete	Walking trails	SL_42_55_96	Disabled access to the spectator area. Full disabled access where there is specialist equipment listed in the CSB	Various soft surfaces including mown and managed grass and/or flowering lawn mix, soil and bark grass, bark, etc. Must be on a firm base, drain well with no ponding or static water and have an even surface free of obstructions	Fencing or border maybe required where identified in the CSB	Containment of loose surface material where adjacent to hard play surfaces	
Non-site areas									
XNN11	Pedestrian routes	External pavement, pathways and ancillary hard surface areas providing appropriate access to the facilities	Pedestrian routes	SL_80_35_63	Full disabled access. Access route separate from vehicular access	Asphalt, paving or similar to allow pedestrian and light vehicular traffic in all weathers. To drain well with no ponding or static water and have an even surface, free of obstructions	Fencing or barriers as required to ensure pupil safety from adjacent roadways, sports activities and changes in level	Lighting to provide safe and secure access around the facilities at all operational times. See Annex 2E 'Daylight and Electric Lighting' for specification	
XNN12	Cycle lanes	Access roads for bicycles from the public highway to the Cycle storage spaces	Cycle lanes	SL_80_35_20	Full disabled access. Access route separate from vehicular access	Asphalt, paving or similar to allow light vehicular traffic in all weathers. To drain well with no ponding or static water and have an even surface, free of obstructions	Not required unless as described in the CSB	Lighting to provide safe and secure access around the facilities at all operational times. See Annex 2E 'Daylight and Electric Lighting' for specification	
XNN13	Access roads	Access roads from the public highway to the car park and delivery area, parking for staff and visitors' vehicles; parent drop off and bus access; access for emergency vehicles	Access roads	En_80_35_01	Full disabled access. Controlled access to the Secure Line to prevent unauthorised access. Any entrance through which appliances may need to pass shall meet the requirements of AD B	Asphalt or similar suitable for heavy vehicular traffic. To drain well with no ponding or static water and have an even surface, free of obstructions	Not required unless as described in the CSB	Lighting to allow safe and secure use of the car park at all times. See Annex 2E 'Daylight and Electric Lighting' for specification. Parking to have identified disabled parking to meet local planning requirements. To meet a College's access arrangements in CSB. All areas to have appropriate directional and safety markings and signage	
XNN22	Cycle storage spaces	Secure and covered parking areas for bicycles, accessible to students, staff and visitors	Cycle storage spaces	SL_90_50_17	Full disabled access. Access route separate from vehicular access	Asphalt, paving or similar to allow pedestrian and light vehicular traffic in all weathers. To drain well with no ponding or static water and have an even surface, free of obstructions	Not required unless as described in the CSB	Lighting to allow safe and secure use of the bicycle storage at all times. See Annex 2E 'Daylight and Electric Lighting' for specification. Non-obtrusive location close to the main student entrance with passive supervision. Controlled access to bicycle park to prevent unauthorised access	
XNN23	Refuge areas	Secure area for storing refuse bins and access by refuse vehicles, where applicable, accessible to staff	Refuge areas	SL_80_35_71	Partial disabled access	Asphalt, paving or similar to allow pedestrian and light vehicular traffic in all weathers. To drain well with no ponding or static water and have an even surface, free of obstructions	Fencing to hide refuse facilities such as bins	Lighting to provide safe and secure access around the facilities at all operational times. See Annex 2E 'Daylight and Electric Lighting' for specification	
XNN30	Outdoor vehicle parking spaces	Secure parking areas for vehicles, accessible to staff and visitors	Outdoor vehicle parking spaces	SL_80_45_59	Partial disabled access	Asphalt, paving or similar to allow pedestrian and light vehicular traffic in all weathers. To drain well with no ponding or static water and have an even surface, free of obstructions	Not required unless as described in the CSB	Lighting to provide safe and secure access around the facilities at all operational times. See Annex 2E 'Daylight and Electric Lighting' for specification	
XNN35	Accessible parking spaces	Secure parking areas for vehicles, accessible to staff and visitors	Accessible parking spaces	SL_80_45_01	Full disabled access	Asphalt, paving or similar to allow pedestrian and light vehicular traffic in all weathers. To drain well with no ponding or static water and have an even surface, free of obstructions	Not required unless as described in the CSB	Lighting to provide safe and secure access around the facilities at all operational times. See Annex 2E 'Daylight and Electric Lighting' for specification	
XNN40	Soft landscapes, non-net	Trees and plants, or similar areas of soft landscape that are outside the secure line (typically at the front of the college) and/or inaccessible to students, including steep slopes greater than 1:12, (which must not cover excessive areas (i.e. lengths longer than 90m)	Soft landscapes	En_32_35_80	Partial disabled access	Planting to be as per Natural England's Urban Greening Factor guidance	Not required unless as described in the CSB	Not required	
XNN50	Vehicle drop-off areas	Hard surface for access and parking of buses, coaches and other vehicles	Vehicle drop-off areas	SL_80_10_94	Full disabled access Drop-off to allow for set-down and drop-off without congestion (for example, by one-way traffic flow or a roundabout)	Asphalt or similar suitable for heavy vehicular traffic. To drain well and have an even surface, with no ponding or static water, free of obstructions	Not required unless as described in the CSB	To meet College organisation and local planning requirements. All areas to have appropriate lighting (see Annex 2E 'Daylight and Electric Lighting' for specification), directional and safety markings, signage and allowance for turning circles	
XNN55	Vehicle drop-off areas, covered	Covered hard surface for access and parking of buses, coaches and other vehicles	Vehicle drop-off areas	SL_80_10_94	Full, covered disabled access to allow for set-down and drop-off without congestion (for example, by one-way traffic flow or a roundabout) and a covered route from the drop-off point to the main and student entrance	Asphalt or similar suitable for heavy vehicular traffic. To drain well and have an even surface, with no ponding or static water, free of obstructions	Not required unless as described in the CSB	To meet College organisation and local planning requirements. All areas to have appropriate lighting (see Annex 2E 'Daylight and Electric Lighting' for specification), directional and safety markings, signage and allowance for turning circles. Appropriate footings, drain connections and gullies for the covered areas	
XNN90	Plant enclosures	Any partially enclosed servicing plant, including tanks, extraction units, electrical plant, located within the grounds of the college. These are to be planted with self-attaching climbing plants, pregrown planted fenced and/or hedges if in visually obvious situations e.g., front of house, seen from college grounds etc	Vehicle drop-off areas	SL_80_10_94	For maintenance personnel only	Surface to be appropriate for access needs	Fencing or similar as required to suit access by maintenance staff only	As required for plant accommodated	