

**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**SECTION 78 APPEAL**

**BY**

**Dudsbury Homes**

**LAND SOUTH OF Ringwood Road**

**Alderholt**

**DORSET**

**PROOF OF EVIDENCE OF**

**Ed Denham**

**Ba (Hons), PGCE, M.Ed**

**ON BEHALF**

**OF**

**DORSET COUNCIL**

**Planning Inspectorate Reference: APP/D1265/W/23/3336518**

**Local Planning Authority Reference:**

## **1.0 Qualifications & Experience**

1.1 My name is Ed Denham. I have a BA (Hons) degree from the University of Kent at Canterbury, a Post Graduate Certificate in Education from the Institute of Education (University of London) and a Master of Education (M.Ed) from The University of Bristol.

1.2 I have worked in the Education sector for 30 years, of which 20 years were specifically in Schools Capital and Place Planning Projects.

1.3 I have worked in School Admissions & Education Place Planning for Dorset County Council and its successor Dorset Council for 13 years.

1.4 I am the Manager for School Admissions and Pupil Place Planning for Dorset Council with responsibility for ensuring sufficient school places are at the right size, right place, right time, in order to comply with the Council's statutory duty to provide a school place for every child that requires one. This role involves assessing pupil number trends, identifying where shortfalls exist, securing strategies with schools and education providers, and seeking capital funding to deliver additional school places.

1.5 In addition the Council also has a statutory duty to ensure a sufficiency of childcare and early education provision.

1.6 The evidence which I have prepared and provided for this appeal is true and has been prepared and is given in accordance with the best of my professional skill, understanding and judgement and I confirm that the opinions expressed are my true and professional opinions.

## 2.0 Introduction

2.1 The Council cited the lack of a viable education strategy as a reason for refusal (RfR) based on the following issues

2.2 The Education Impact Assessment (EdIA) was submitted during the application process and proposed the expansion of St James First School from its current capacity of 150 students to a 420 place Primary School. It also proposed that children from Alderholt would move into a two-tier education system (Primary and Secondary) away from the current 3 tier system of First, Middle and Upper School.

2.3 The EdIA also proposed that children would then move to the Burgate School in Hampshire at year 7, instead of the existing move from St James' Alderholt to Cranborne Middle at the end of Year 4.

2.4 The Council raised two main concerns based on this proposal.

2.5 A decision to change the status of an Academy from a First School to Primary School was subject to oversight and stringent business case reviews by the Department of Education and assumptions that this would be accepted were untenable.

2.6 In addition, the Council stated that St James' First School site could not transform from the existing provision of 150 place school and nursery setting to a 420 place Primary School plus 56 nursery and pre-school places.

2.7 Subsequent to the refusal of the application, the appellant has returned to the proposition of the school in Alderholt remaining a First School and that the children would follow their current route through to the Cranborne Middle School and onto Queen Elizabeth Upper School in Wimborne.

2.8 The appellant still maintains that the existing St James' First School site can be expanded to 300 pupils (with 56 nursery places) but the Council remains fundamentally dissatisfied with the feasibility of this proposal, due to the significant constraints that exist on the site.

#### In Relation to Education – Primary School Provision

2.9 By virtue of failing to include sufficient primary school education provision which would contribute to the creation of a healthy and sustainable community, the proposed development fails to meet the requirements of the National Planning Policy Framework (March 2012) (NPPF) (CD 8.1), Department for Education - Securing Developer Contributions for Education (August 2023).

2.10 The Council maintains that the number of children to be generated by this development will require an additional 1 Form of Entry of new First School Provision in Alderholt.

2.11 The Council also maintains that the existing school site, St James' CE First School (Academy), cannot reasonably accommodate the necessary and suitable accommodation, both building and outdoor areas, to provide good education provision for both the existing and projected children of Alderholt – using the Department of Education – Area guidelines for mainstream schools - Building Bulletin 103 – June 2014

2.12 It is also my view that the need to future proof education provision cannot be delivered through the education proposals by the developer, as required under the Department for Education Guidance – Securing developer contributions for education – August 2023

2.13 The education proposals by the developer fail to demonstrate that the Section 8, of the NPPF is being adhered to – specifically safe and healthy communities.

2.14 The education proposals by the developer do not adhere to the Department for Education Guidance – Securing developer contributions for education – August 2023 – specifically around aspects to do with the safeguarding land for schools (pp 52 – 58).

### **3. Council's Analysis**

#### Primary Education Need

3.1 On the 4 December 2013 Dorset County Council adopted Supplementary Planning Guidance (Appendix A) for the determining of pupil yields and mechanisms for attributing costs to the provision of education that is proportionate, reasonable and directly related to any housing development.

3.2 The Alderholt development is an outline application for up to 1700 housing units. 1700. Using the aforementioned instrument, Dorset Council would assess that pupil output for the Reception to Year 4 (First School Phase in a 3 tier system) is 221. This is based on a factor of 0.026 per house per year group.

3.3 Using the same instrument, with a 0.021 factor for pupil yield generation, there would be 72 nursery and pre-school aged children generated from 1700 units

3.4 The EdIA by the developer has advised that there will only be 1247 qualifying houses in the development – this excludes one bedroom units. Based on this assumption there would be a total yield of 162 children of statutory school age (Rec-Y4) and 53 children of nursery and pre-school age.

3.5 The EdIA submitted assumes a pupil yield for the First School sector of 164. They further identify the need for nursery and pre-school provision of up to 56 places.

3.6 The Council and the developer through their pupil yield assessments are aligned on the need for more than 1 Form of Entry of additional First School capacity in Alderholt as a result of the proposed development. The likely yield is between 221 and 164 children dependent on final housing mix. A 1 Form Entry First School would have the capacity for 150 students. This would increase to 274 or 217 when nursery and pre-school provision is included – subject to housing mix.

#### Primary Education Suitability

3.7 There are currently 104 children accessing education provision on the St James' Alderholt First School site – both statutory school age and nursery/pre-school. Assuming a stable existing population, then a total of between 3 and 321 children will need places, and at present the Appellant's proposal seems to be that need would be met in full on the existing St James site in an extended school.

3.8 The current school site is designed for 150 pupils plus nursery (28 pupils).

3.9 A 2 Form Entry First School with accompanying nursery/pre-school will have capacity for up to 356 children.

3.10 Both the appellant and the Council agree that there should only be one KS1/KS2 provision for Alderholt, and the any proposal to provide a new site for 1 FE of additional provision is likely to be detrimental to the financial viability of both institutions.

3.11 Under BB103 a First School catering for these numbers of children should have a total gross site area of between 10,470m<sup>2</sup> and 12,900m<sup>2</sup>. This assumes the most efficient use of the available space to deliver the requisite outdoor areas as well as the built facilities, car parks and pathways.

3.12 BB103 requires the following areas for outdoor space for a 2 FE First School with 56 place nursery/Pre-School

BB 103 Minimum Required Outdoor Area - 2 FE First and Nursery	
Soft Outdoor PE	4200
Hard Outdoor PE	850
Soft Informal and Social Area	1312
Hard Informal and Social Area	556
Habitat	150
Float*	2212
<b>Total</b>	<b>9280</b>
<b>Non Net</b>	<b>1186</b>

\*The DFE refers to Float as an allocation of area that can be used to enhance some areas, depending on the priorities of the school.

3.13 The developers last proposed Education Strategy (26 April 2024) confirms the following measured provision:

Developer Proposed Out Door Spaces - St James First School Site - 2FE		
Soft Outdoor PE	2100	Offset from 4200m2 through a synthetic Turf Pitch
Hard Outdoor PE	595	Under Provided against BB103 - 850m2 required
Soft Informal amd Social Area		None Identified except alludes to the use of the woodland areas
Hard Informal and Social Area	600	Over provided by 44m2
Habitat	150	Not identified but assumed to be part of the woodland area.
Float	2100	
Total	5545	
Non Net	1190	

3.14 The developers are proposing that the Soft Outdoor PE can be halved, if a synthetic surface is used for this area. The developers also suggest that further mitigation can also be undertaken using the extensive woodland area to cover the Soft Informal and Social area.

3.15 The Council' position is that the use of a synthetic pitch for outdoor play areas in a first or primary is unjustified. The use of synthetic pitches allows schools with timetabled sports – generally KS3 and KS4 (11 to 16 year olds) – to allow more intensive use of a pitch provision. In a Primary or First school, Soft Outdoor PE is the main soft play space for all the school and to restrict this is inappropriate when alternatives are possible. Small amounts of all weather surface may be appropriate under play trails or similar in a primary or first school environment.

3.16 The appellant suggest that the woodland area is suitable and can account for the soft informal & social area as well as the habitat areas. Discussions with the school confirmed that much of the wooded/treed area is not usable by the children unless under close supervision in specific teaching groups, with wildlife ponds, forest schools etc making up areas of the woodland provision. This is in addition to the

broader safeguarding duty a school has which prevents the children using the wooded areas unsupervised. The expected levels of supervision in terms of staff in the outdoor areas, is deemed suitable for line of sight supervision only, and this can't be facilitated in much of the existing school site. Based on the EdIA design of the 26 April – it is also assumed that the extensive wooded area also absorbs the 'Float' allocation detailed in the chart above under 3.11 and 3.12.

3.17 In addition – under the Education & Skills Funding Agency Output Specification (Technical Annex 2B: External Space and Grounds – v7 (Nov 2017) (APPENDIX B) Soft Informal and Social Areas must have full disabled access. Though these spaces may have an element of woodland according to the BB103, this technical brief also states the need for full disabled access. The nature of the existing woodland on the St James School site cannot provide the requisite soft informal and social area as described. The proposal from the developer is that the soft informal allocation is made of woodland to the exclusion of almost all other types of possible spaces, limiting access to any disabled children to significant proportions of the outdoor area.

3.18 The site plans provided also show and acknowledged that a number of trees (those in the central belt of the school separating the building and built form and the existing soft play area) will have to be removed in order to meet even these reduced outdoor areas.

3.19 The site layouts show that the synthetic turf pitch is on a slopping part of the site, and if developed in that location would require retaining elements to ensure a flat surface. Given its location this is likely to interfere with the Root Protection Area required, limiting the extent of pitch provision.

3.20 In order to further mitigate the challenges of having 356 children on a constrained site, the appellant is also proposing that the replacement building is two storey with a total of 1945m<sup>2</sup> of floor space being delivered on a footprint of 1250m<sup>2</sup>.

The appellant also proposes that the new school building will be sited on the current soft play areas, which are the highest areas of the site overlooking residential properties.

3.21 The floor plans provided by the appellant show both KS1 and KS2 classrooms on the upper storey. Dorset has always endeavoured to deliver single storey buildings for the KS1 and KS2 with the following examples across the County:

Damers First School – Dorchester (this was a replacement of an old two-storey building)

Wimborne First School – Wimborne

Lulworth Base – Lulworth & Winfrith Primary School – Purbeck

Twynham Primary School – Christchurch – now part of Bournemouth  
Christchurch and Poole

Bere Regis Primary School – Lytchett/Purbeck

3.22 Where two storeys schools are provided – the DFE Baseline designs provided through the Education Funding Agency (2014) shows KS1 and Early Years on the Ground floor and only KS2 on the upper floors.- APPENDIX C

3.23 The Council contends that the challenges and constraints that are evident in the current St James site are of such a degree that only a full feasibility and subsequent planning application could fully explore whether the site can accommodate 356 children in a good quality learning environment that does not require any degradation in the quality of the natural environment of the site.

3.24 The Council also maintains that the feasibility in actually delivering the project on a live site the size of St James with children on site has not been fully explored. Significant portions of the site would be taken out of use while the various phases of

the new build would be undertaken, reducing the quality of the provision during the build, which may be in excess of 18 months.

3.25 Dorset Council has worked with other developers on large housing developments and has secured new school sites as a means to deliver additional quality education capacity for the children of the development. The Council's position in looking for similar provision from this development is reasonable and consistent with other local developments of a similar size. These developments include:

Vearse Farm – Bridport

Littlemoor Urban Extension – Weymouth

Chickerell Extension – Weymouth

Cranborne Road Extension – Wimborne

Park Farm and Southern Extension – Gillingham

North East Extension – Blandford

Leigh Road – Wimborne

3.26 The Council contends that the developer could have provided a suitably sized 2 form entry school site within the red line area of the development, that was appropriately sited at the heart of the new community, with easy access to both the existing homes and the new development.

3.27 The appellant's proposal does not future proof the school provision as detailed in the DFE Guidance: Securing developer contributions for Education – August 2023. The appellant's original submission prior to determination of the planning application, suggested that St Jame's First School would convert to a Primary School and that the site would then be re-developed for 420 primary aged children and up to 60 nursery/pre-school. The discussions with the school that evidently took place has precipitated informal but high-level approaches to the DFE by the Heath Academy

Trust (The Trust within which the St James First School sits) to look at becoming a Primary School. Given that discussions with the school did take place with the developer, it is now anticipated that the school – outside of this process – is planning to move forward with initial informal discussions with the relevant parties to convert to primary. Thus, as a result, there is a duty to future proof, and this must be recognised and taken into account. Given the constraints already identified on the existing site and enlarging the school population to 356, it is reasonable that the site equally can't be re-developed to such an extent that 480 students can be accommodated. Any new site must be of such a size to allow for a move to a primary phase institution when required.

3.28 Dorset Council maintains that a suitably sized school site needs to be provided within the red line of the development, and the relevant school building and outdoor areas for 360 children be delivered by the developer in lieu of a contribution. Without this provision, and in the absence of an identified, acceptably located site which is has some prospect of coming forward, the concerns remain justified.

3.29 Given the Council's concerns on the feasibility of delivering on the existing school site, though the preference is for a new school site sufficient to fully fulfil the requirements of BB103, if the planning permission is granted based on first school provision be delivered through the re-development of the existing site, given the risks, the Council would expect that project and its costs to be delivered by the developer in its entirety.

3.30 It has, very recently, been proposed that at a later date a new site could be identified if required. No specific site has been identified, and it is not clear whether any particular location is in mind. It seems to the Council that any such site would have to be on the edge of either the existing housing or the new development should it receive planning permission. This would move a key community asset to a point that requires extensive additional travel for the most distant parts of the community as it would not be at the geographical heart of the community.

### Middle School and Upper School Provision

3.31 The Council has submitted information that, under the 3-tier system of education in East Dorset, identifies Cranborne Middle School as the next stage of education for children leaving St James' Alderholt at the end of Year 4. The Council is satisfied that Cranborne Middle has the capacity to absorb 1 FE of additional children into the school.

3.32 Children leaving Cranborne Middle School will enter Year 9 to Queen Elizabeth School or by preference to Ferndown Upper School. The Council would require a contribution through the S106 process for the expansion of Upper School Provision in East Dorset to ensure the provision of sufficient places in the area.

3.33 The same Cabinet agreed instrument identifies a pupil yield factor for Upper School provision of 0.028 for Year 9 – 11 and 0.026 for Post 16. Based on these factors then the pupil yield for Year 9-Year 13 is 153 for 1247 housing units and 209 for 1700 units.

3.34 This pupil yield equates to an increased required capacity in the system, of between 35 and 47 places – depending on the actual housing units delivered. The combined PANs of the two East Dorset Upper Schools, Queen Elizabeth and Ferndown Upper is 660. Appendix A – Queen Elizabeth and Ferndown Upper Combined Projections show the current projections, without taking into account of any other new housing in the area, suggest a need for up to 670 places.

3.35 In addition to the Alderholt housing units, an additional 1726 units across multiple small and large sites have planning permission and may be delivered in the

next 5 years – East Dorset Housing Land Supply (April 2023). This equates to a further 212 pupils requiring places – 48 per year group.

3.36 Dorset Council will look to secure through an S106 agreement secondary contributions that are that are necessary, directly related and reasonable in scale and kind. These contributions will be used to add additional capacity into the Year 9- Year 13 education system of East Dorset. These will be funded from several developments, each contributing proportionally to the overall costs across the East Dorset Upper School infrastructure.

3.37 The East Dorset District Council Policy identifies a cost of £22,525 per secondary and post 16 place. The Council will look to secure £3.45 million towards the provision of the 154 places required based on 1247 units, with the ability to increase should the housing mix change. This is based on £2770 per house.

#### 4.0 Summary & Conclusion

4.1 This planning application for up to 1700 units was refused and the lack of appropriate education mitigation was one of the reasons for refusal.

4.2 The appellant and the Council are in agreement on the likely student yield for the 5 years groups Reception through to Year 4 requiring over 1 form entry of additional a capacity. This has been set at 164 pupils based on 1247 qualifying multi bedroom units rising to 221 pupils for 1700 housing units. It is agreed that 56 nursery/pre-school places would also be provided under either scenario.

4.3 The developers EdIA identified the need for 2 Forms of Entry of KS1 and KS2 provision to offset the likely pupil yield from the development combined with the existing demand from the current housing stock in Alderholt.

4.4 The EdIA identified St James' for both conversion to a Primary School and for extension of the facilities to accommodate the 480 students. Subsequent iterations of the EdIA reverted back to extending the school to a 2 Form Entry First School with a capacity of 300 plus 56 nursery/pre-school provision.

4.5 The Council is of the firm opinion that the existing site cannot support a school and its outdoor spaces that is of a reasonable quality for 356 first school students (plus nursery). The appellant has proposed various strategies that would reduce the required area for Soft PE areas and utilising heavy woodland for providing the necessary areas for soft informal play areas. In addition, they have proposed a building design that would have KS1 classrooms on the second storey, contrary to best practice as identified by the Department of Education.

4.6 The Council maintains that the reduction by 1/2 of the required area of Soft PE space by the use of synthetic pitch is unreasonable and not appropriate for these year groups. The identification of the existing woodland area for the soft informal and social space is unacceptable as a significant proportion of the soft informal area would be woodland, it would be difficult to supervise and in addition it would not be fully accessible for the disabled, as required by Department for Education design guidance.

4.7 The original EdIA suggested the move to a 2-tier system and St James First school becoming a 2 FE primary (rising from Reception-Y4 to Reception-Y6). The existing St James site cannot accommodate this size of school. The school has now subsequently started informal discussions about moving through the 'Significant Change' process required by an academy to change to a Primary School, It is only reasonable that the education solution for this development builds in the required 'future proofing' to allow this change of status, originally proposed by the developer, to be realised.

4.8 The Council will seek through the S106, should planning permission be granted with the current proposed Education mitigation, the full delivery of the First School project as there remains significant doubts on the feasibility of delivering the project proposed by the developers. The continuing risks would be around the planning permissions, the cost given the site constraints, the overall buildability of the school and its associated outdoor spaces and the possibility of additional costs for decanting arrangements required to ensure there is a continuation of education on the site.

#### 4.0 APPENDICES

APPENDIX A – East Dorset District Council – S106 Adopted Policy – December 2013.

APPENDIX B – Technical Annex 2B: External Space and Grounds v7 – EFSA 2017

APPENDIX C – DFE\_EFA- Baseline Design – Ground Floor Plan 2FE Primary

APPENDIX D – DFE EFA – Baseline Design – Ground Floor Plan 2FE Primary

APPENDIX E – Ferndown Upper and Queen Elizabeth Projections

## **APPENDIX A**

### **East Dorset S106 & CIL Contributions**

#### **Number of Children:**

Children Services uses multipliers of 26 children per primary school year group per 1000 houses, 28 children per secondary year group per 1000 houses. For Post 16 DCC uses a factor of 26 students per year group, though final year of Post 16 would assume only a 50% take up.

#### **Square Metre Per Child.**

Primary – Based on a 420 place Primary School then the building is based on  $350+4.1N$ , then it is  $4.9m^2$  per child rounded to  $5m^2$  for calculation purposes.

For Secondary, based on 1058 place school – the Mean Sized School in Dorset – and based on  $2250+7N$  then each child requires  $10m^2$ .

The methodology works across both 2 and 3 tier systems.

#### **Cost:**

Based on April 2014 building costs index Children's Services are using  $£1,590/m^2$  for Primary and  $£1,802/m^2$  for Secondary with a 25% uplift for fees and abnormals etc.

Based on these parameters then Dorset County Council would assume the following:

A Primary School Child will require  $5m^2$  at  $£1,590+25\%$  / $m^2$  resulting in  $£9,937$  per child.

A Secondary School Child will require  $10m^2$  at  $£1,802+25\%$  / $m^2$  resulting in  $£22,525$  per child.

This will equate to  $£5,880$  per house across both phases.

The per place cost at Primary and Secondary phases were ratified by Dorset County Council Cabinet on the 4<sup>th</sup> December 2013 as the pupil yields and costs to be used to inform S106 discussions with developers subject to increases in the building cost index.



## **Output Specification**

# **Technical Annex 2B: External Space and Grounds**

Version 7

November 2017

For technical professionals involved in the design and construction of school premises

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# 1 Introduction

- 1.1.1.1 This document is one of a number of Technical Annexes which form part of the Generic Design Brief (GDB). It sets out the required technical standards and performance criteria for external space and grounds in schools and should be read in conjunction with Sections 2.2 and 2.4 of the GDB, as well as the School-specific Brief (SSB), including the School-specific Schedule of Accommodation (SoA), Area Data Sheets (ADS) and, where relevant, the Refurbishment Scope of Works (RSoW). The definitions in paragraph 1.3 of the GDB apply to this Technical Annex and all other parts of the OS.
- 1.1.1.2 The information exchange required at each stage of the procurement process is detailed in the Employer's Requirements Deliverables.
- 1.1.1.3 The requirements and specifications in this Technical Annex, in respect of the external spaces and grounds:
- a. shall always apply to the external areas adjacent to any New or Refurbished Building(s) which are required for access, or which are affected or removed due to the proposed Works, including any informal and social area adjacent to Early Years or Primary School classrooms
  - b. shall not apply to existing grounds within the Site except for any part that is specifically described in the SSB, or in a Whole School Project
  - c. shall apply to all parts of the Site where designated a Whole School Project in the SSB
  - d. shall not apply to existing grounds beyond the Site except for any part that is specifically described in the SSB (for instance for consequential work)
- 1.1.1.4 The categories and the types of external space described in this document reflect those in BB103 'Area guidelines for mainstream schools' and BB104 'Area guidelines for SEND and alternative provision':
- a. soft and hard outdoor PE (part of the Net Site Area)
  - b. soft and hard informal and social area (part of the Net Site Area)
  - c. habitat areas (part of the Net Site Area)
  - d. non-net areas (all parts of the Non-net Site Area except the footprint of Buildings, but not including routes within the Net Site Area such as footpaths through informal and social areas)

## 2 General Requirements

- 2.1.1.1 The Contractor shall provide the external space and fencing required in the GDB and in the SSB. The Contractor shall meet the Minimum Life Expectancy requirements set out in the GDB, Section 2.4 External Space and Grounds, Table 1. Any external space or facility provided shall also meet the requirements identified in this Technical Annex.
- 2.1.1.2 The Contractor shall ensure that any materials or finishes used in external spaces:
- a. are selected with due regard to their suitability for purpose and performance, durability, ease of cleaning, maintenance and repair, resistance to accidental or malicious damage and to their environmental impact
  - b. take account of any planning conditions
  - c. are sufficiently robust to stand up well to heavy use typical of a school and prevailing weather conditions
- 2.1.1.3 The Contractor shall ensure that any landscaping included in the Works and any new or replacement outbuildings meet the requirements of Section 5.3 and any new or replacement fencing meets the requirements of Section 8.

## 2.2 Refurbishment of External Space and Grounds

- 2.2.1.1 Any work required to Refurbished Buildings shall be as defined in the RSoW, under the headings of architectural elements (including FF&E) and M&E elements (including ICT Infrastructure). These headings include external spaces adjacent to building(s), including hard paved area, mains services and drainage plant, which will be categorised as Renewed, Replaced, Repaired, Retained or have 'no work'.
- a. Any **Renewed** external space or grounds shall be designed to satisfy the relevant outputs of the GDB as well as this Technical Annex.
  - b. Any **Replaced** external space or grounds shall satisfy the relevant outputs of the GDB as well as this Technical Annex, as far as possible within the constraints of the location, the adjacent elements and the sub-structure.
  - c. Any **Repaired** external space or grounds shall comply with the specifications in any project-specific specification or drawing issued as part of the SSB, and the overall performance after repair shall be at least as good as that of the existing provision.

- d. Any **Retained** external space or grounds shall be left as existing, with minimal work required unless needed in order to complete other Works that form part of the project, and the overall performance shall be no worse than the existing performance.
  - e. Any element requiring **No work** shall be left as existing.
- 2.2.1.2 Any external space or grounds on the Site not identified in the SSB shall be deemed to require 'no work', as described above.
- 2.2.1.3 Subject to paragraph 1.1.1.3 in this Technical Annex and Section 1.5 in the GDB, in respect of external space adjacent to Refurbished Buildings, for instance for access, the required level of compliance with this Technical Annex is set out in the RSoW.
- 2.2.1.4 The requirements in this Technical Annex refer to all parts of the Works, as set out in the SSB, except any external space and grounds that are designated Repaired, Retained or 'no work' in the RSoW.

### **3 Outdoor Physical Education (PE)**

- 3.1.1.1 The sizes of any sports pitches and courts provided shall:
- a. meet the School's PE and sports requirements set out in the SSB
  - b. have surfaces that are level, drain well and have an even surface free of obstructions with no ponding or static water
- 3.1.1.2 The overall area of the outdoor PE spaces is as defined as the 'playing fields land' in Section 77 of the School Standards and Framework Act 1998, and as described in BB103. The area of all-weather pitches (AWPs), as defined in Table 1, can be counted twice for the purposes of both Section 77, BB103 and BB104, as they can be used for significantly more than the seven hours a week assumed of grass pitches.
- 3.1.1.3 Any requirements for floodlighting to all-weather pitches or multi-use games areas (MUGAs) that are to be used outside the school day, under a formal Community Use agreement, shall be as noted in the SSB.

### **3.2 Soft Outdoor PE**

- 3.2.1.1 Soft outdoor PE area can include multi-purpose grassed areas suitable for PE, or areas with artificial all-weather surfaces, such as synthetic turf. Where provided, these areas shall meet the requirements in Table 1.
- 3.2.1.2 The Contractor shall ensure that any soft outdoor PE area provided shall have:

- a. a gradient (a uniform fall of about 1:100 is the requirement, but an even fall of up to 1:80 is allowable along the line of play, or up to 1:40 if it is across the line of play)
- b. sufficient pitch margins and run-offs which may overlap for the same type of pitch, but overlap between heavily used winter pitch areas (e.g. goal mouths) and heavily used summer pitch areas (e.g. cricket squares or athletics track) shall be avoided
- c. reasonable orientation of pitches (an approximately north-south direction is desirable for most games)
- d. dimensions, surfaces and markings as recommended for 'Community' use in Sport England guidance 'Comparative Sizes of Sports Pitches & Courts (OUTDOOR)', 'Natural Turf for Sport' and 'Artificial Surfaces for Outdoor Sport' (restricted sites may follow the Sport England design guidance on 'Compact Athletics Facilities')

### **3.3 Hard Outdoor PE**

- 3.3.1.1 Hard outdoor PE area can include hard-surfaced MUGAs, and other hard-surfaced areas such as bike trails. Surface materials include tarmac or polymeric surfaces, e.g. rubber crumb, or other materials. Where provided, these areas shall meet the requirements in Table 2.
- 3.3.1.2 The surfaces of any hard outdoor PE area provided shall be designed in accordance with Sport England 'Artificial Surfaces for Outdoor Sport'. Courts shall be defined with thermoplastic line markings.

**Table 1: Requirements for Soft Outdoor PE**

<b>Space Type</b>	<b>Description and range of activities</b>	<b>Access</b>	<b>Surface</b>	<b>Fencing</b>	<b>Servicing and other requirements</b>
XTW10 General grass areas for multi-purpose PE use	External grass sports pitches for winter overlapping with summer team games and athletics  Winter games include football, hockey, lacrosse, rugby. Summer games include cricket, softball and general athletics	Disabled access to the spectator areas as a minimum. Access to other areas e.g. javelin, shot-put, tennis, as described in the SSB	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
XTP15 All-weather pitch	External pitch for all year round use for team games	Disabled access required	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,
XTP20 Permanent cricket square	External PE area for teaching and playing cricket	Disabled access to the spectator area as a minimum	In accordance with Sport England guidance 'Natural Turf for Sport, 2011' and BS 7370-4	Not required	Dimensions to allow for appropriate markings, margins and run-off for sports and age range required, not to overlap with other pitch areas
XTP30 Permanent grass for	External grass PE areas for athletics only	Disabled access to the spectator area as a minimum and selected activity	In accordance with Sport England guidance 'Natural Turf for Sport, 2011' and BS 7370-4	Not required	Dimensions to allow for appropriate markings, margins and run-off for sports and age

Space Type	Description and range of activities	Access	Surface	Fencing	Servicing and other requirements
athletics-only areas		areas e.g. javelin, shot-put, as described in the SSB			range required, not to overlap with other sports or pitch areas
XTP25 Permanent synthetic sports area for cricket	External PE area for teaching and cricket (playing and practice)	Disabled access to the spectator area as a minimum	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 should include permanent or 'wheelaway' cricket practice cage and roof netting
XTP35 Permanent synthetic sports area for athletics	External PE area for athletics only	Disabled access to the spectator area as a minimum and selected activity areas e.g. javelin, shot-put, as described in the SSB	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	Areas for throwing practice should include permanent or 'wheelaway' cage & roof netting appropriate for the range of sports undertaken e.g. shot-put, discus, and as described in the SSB
XTP40 Trim trails	External PE area for a range of outdoor exercise activities with some use of equipment	Disabled access to the spectator area  Full disabled access where there is specialist equipment listed in the SSB	Various soft surfaces including grass, timber, bark, etc.  Must be level, on a firm base, drain well with no ponding or static water and have an even	Fencing or border may be required where identified	Containment of loose surface material where adjacent to hard play surfaces

Space Type	Description and range of activities	Access	Surface	Fencing	Servicing and other requirements
			surface free of obstructions	in the SSB	
XTP50 Bike tracks	External PE area for cycling	Disabled access to the spectator area	Surface material as described in the SSB Must drain well and have an even surface free of obstructions	Not required	May be part of hard PE area calculation

**Table 2: Requirements for Hard Outdoor PE**

<b>Space type</b>	<b>Description and range of activities</b>	<b>Access</b>	<b>Surface</b>	<b>Fencing</b>	<b>Servicing and other requirements</b>
XTC10 Multi-use games area (MUGA)	Marked out hard surfaced courts for a variety of formal PE and sports activities	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 SSB	To be fenced on all sides to min. 3m with gates to suit access and evacuation	
XTC20 Hard surfaced games courts - Secondary	Marked out for formal sports activities such as mini-tennis, netball, and basketball for Secondary Schools	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 SSB	To be fenced on all sides to min. 3m high with gates to suit access and evacuation	
XTC30 Hard surfaced games courts - Primary	Marked out for formal sports activities such as mini-tennis, netball, and basketball for Primary Schools	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 SSB	Fencing not required except to protect windows or against significant changes in ground levels	

## **4 Soft and Hard Informal and Social Areas**

- 4.1.1.1 Any hard or soft informal and social areas shall comply with the requirements in Table 3.
- 4.1.1.2 Any informal and social areas provided shall:
- a. be at a safe distance from windows and avoid low level trip hazards and physical barriers such as external fire escapes in accordance with AD K
  - b. drain well with no ponding or standing water and have an even surface, free of obstructions
  - c. be level, with the exception of any isolated play mounds which shall be at a height agreed with the Employer and smooth contoured with a maximum gradient of 1 in 3 and edges flush with surrounding surfaces
- 4.1.1.3 Any new or relocated play equipment shall be on surfacing which is suitable for the equipment being used and which provides a safe environment for pupils which adheres to BS EN1176 'Playground equipment and surfacing General safety requirements and test methods' and 'BS EN1177 Impact attenuating playground surfacing. Determination of critical fall height'.
- 4.1.1.4 Any Early Years Outdoor Play area provided shall provide a minimum of 1m<sup>2</sup> per FTE Early Years pupil place and shall be directly outside Early Years classrooms.
- 4.1.1.5 Any Early Years Outdoor Play area provided shall have an external canopy which shall:
- a. provide at least 0.5m<sup>2</sup> per FTE Early Years pupil place and be at least 2.4m wide
  - b. have a structure that is robust and corrosion resistant, and able to resist dead, live, wind and snow loads relevant to its location
  - c. be adjacent to the classroom and designed so as not to obstruct the Building's method of ventilation and daylight design
  - d. have a roof that is robust, transparent and resistant to UV degradation, thermal creep and sun bleaching as well as protecting pupils from UV light
  - e. collect rainwater and connect into a surface water drainage system
  - f. include lightning protection, if required following an assessment by the Contractor

**Table 3: Requirements for Informal and Social Areas**

<b>Space Type</b>	<b>Description and range of activities</b>	<b>Access</b>	<b>Surface</b>	<b>Fencing</b>	<b>Servicing and other requirements</b>
XIS10 Soft informal and social area	External areas for various informal and social activities, both quiet and active	Full disabled access except where a steep gradient is an integral part of a play feature	Diverse and attractive soft surfaces including grass, timber, bark, bound gravel, robust enough to allow for substantial use. Gradient to allow maintenance	Not required unless to define an area and described in the SSB	Loose surface material e.g. bark must be in a defined and bordered area to avoid material being blown or kicked over adjacent surfaces
XIS20 Main hard informal and social space	External area for formal and informal play, recreational sports and social activities	Full disabled access	Various hard surfaces typically macadam, with an even surface and appropriate play markings as described in the SSB	Fencing not required except to protect windows or against significant changes in ground levels	Early Years Outdoor Play to be fenced from other play areas. Arrangement of gates and access control as described in the SSB
XIS30 External dining	External area for outdoor dining and other informal and social activities	Full disabled access	Various hard surfaces e.g. macadam, flag or block paving with no changes of level	Not required	Canopies (where provided) to be relocated or provided by the School as described in the SSB. Appropriate footings, drain connections and gullies for canopies; secure, tamperproof and adult height waterproof electrical outlets designed for external use where described in the SSB
XIS40 Early Years Outdoor Play	Covered external area for learning and play and dining outside Early Years classrooms	To be directly accessed from nursery and reception classrooms	Various hard surfaces typically macadam, with even surfaces with no abrupt changes of level and appropriately drained	To be fenced and gated to control access	Appropriate footings and drain connections (no surface discharge to gullies) for canopies; secure, tamperproof water outlets and adult height electrical outlets. One each per classroom

**Table 4: Requirements for Habitat Areas**

<b>Space Type</b>	<b>Description and range of activities</b>	<b>Access</b>	<b>Surface</b>	<b>Fencing</b>	<b>Servicing and other requirements</b>
XTH10 Outdoor classroom	Various specially identified spaces for outdoor learning activities such as storytelling, science, art, D&T, horticulture or working with animals	Full disabled access To meet any special needs in the SSB	To suit activity and to ensure safety Hard surfaced areas to be level, drain well and have an even surface free of obstructions	To be fenced and gated to control access	To meet the SSB, including any requirements for as FF&E, planted areas, access to water and waterproof electrical outlets and special needs requirements e.g. raised planters or mobility training. Wi-Fi connections to School network
XTH30 Wildlife habitat area	Fenced and gated areas for outdoor ecology studies, including ponds, meadowland, copse or woodland	Full disabled access to a central vantage point as minimum	Mixed soft surfaces to encourage diverse planting and wildlife development	1.2m high sympathetic fencing and gate(s), permitting controlled pupil access	To meet the SSB including any requirements for FF&E, planted areas, ponds (which may be part of a sustainable drainage scheme)

## **5 Habitat Areas**

- 5.1.1.1 Any habitat areas provided shall comply with the requirements in Table 4. Habitat areas should be fenced and gated to avoid unsupervised access unless specified otherwise in the SSB. Any planted areas shall meet the requirements in Section 7.

## **6 Non-net Site Areas**

- 6.1.1.1 Other than the footprint of the Building(s), the Non-net Site Area will include access and drop-off for people and deliveries, parking, refuse and recycling areas and outbuildings.
- 6.1.1.2 In any Non-net Areas provided, the Contractor shall provide a means of separating pedestrian access from vehicular circulation, delivery areas, refuse collection areas and parking.

### **6.2 Access**

- 6.2.1.1 Where vehicular or pedestrian access is provided it shall meet the requirements of Table 5.
- 6.2.1.2 Any routes that could be used for maintenance vehicles and equipment, including mobile elevating work platforms (MEWP), shall be designed and constructed for this purpose, this shall include providing:
  - a. sufficient space for safe movement, off-loading and delivering
  - b. safe ground conditions (terrain and gradient)
  - c. safe ground-bearing capacity along the route and where working
  - d. clear passage between street furniture for access for MEWP equipment of appropriate size for the Building
- 6.2.1.3 Access routes for MEWP shall meet the requirements in the HSE General Information Sheet No. 6: 'The section, management and use of mobile elevating work platforms'.
- 6.2.1.4 Access to any new or relocated outbuildings, including storage sheds, garages or plant (such as tanks storage) shall be suitable for the equipment stored and/or those likely to be using the spaces. There shall be controlled and locked access to any outbuildings.

**Table 5: Requirements for Access Areas**

<b>Space Type</b>	<b>Description and range of activities</b>	<b>Access</b>	<b>Surface</b>	<b>Fencing</b>	<b>Servicing &amp; other requirements</b>
XNN10 Pedestrian access	External pavement, pathways and ancillary hard surface areas providing appropriate access to the facilities	Full disabled access	Tarmac, 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
XNN20 Bicycle access/ storage Cycle ways and bicycle park	Secure and covered parking areas for bicycles, accessible to students, staff and visitors	Full disabled access  Access route separate from vehicular access	Tarmac, paving or similar to allow pedestrian and light vehicular traffic in all weathers  To drain well with no ponding or standing water and have an even surface, free of obstructions	Not required	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

Space Type	Description and range of activities	Access	Surface	Fencing	Servicing & other requirements
XNN30 Vehicle Access	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	Full disabled access  Controlled access to the Secure Line to prevent unauthorised access  Any entrance through which appliances may need to pass shall the requirements of AD B	Tarmac or similar suitable for heavy vehicular traffic  To drain well with no ponding or static water and have an even surface, free of obstructions		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 School's access arrangements in SSB  All areas to have appropriate directional and safety markings and signage

Space Type	Description and range of activities	Access	Surface	Fencing	Servicing & other requirements
XNN40 Bus/ coach parking/ drop-off	Hard surface for access and parking of bus and coaches  Access roads from the public highway to the bus and coach parking or drop off area	Full disabled access  Drop-off in Special Schools to allow for set-down and drop-off without congestion (for example, by one way traffic flow or a roundabout)  Drop-off in non-ambulant Special Schools shall have a covered way from the drop-off point to the main and student entrance	Tarmac or similar suitable for heavy vehicular traffic  To drain well and have an even surface, with no ponding or static water, free of obstructions		To meet School 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

## **6.3 Outbuildings and External Storage**

6.3.1.1 The Contractor shall ensure that any new or relocated outbuildings or external storage, including storage containers, garages, sheds, greenhouses and animal pens shall be located far enough from Buildings to prevent risk of spread of fire. Any new outbuildings shall be:

- a. selected with due regard to their suitability for purpose and performance, durability, ease of cleaning, maintenance and repair and resistance to accidental or malicious damage
- b. in accordance with local planning requirements or conditions
- c. sufficiently robust to stand up well to heavy use and prevailing weather conditions

## **7 Landscaping and Groundworks**

- 7.1.1.1 Any planting shall be designed to both conserve and enhance biodiversity, and allow site management without the use of hazardous pesticides. Tree planting shall be in accordance with BS 8545:2014 'Trees: from nursery to independence in the landscape: Recommendations'.
- 7.1.1.2 All shrubs shall be planted in accordance with BS 3936-1:1992: 'Nursery stock. Specification for trees and shrubs'. All planting shall be non-toxic in accordance with the series of BS 3936 'Nursery stock', or good practice advice.
- 7.1.1.3 Any tree planting in hard landscaped areas shall include appropriate permanent and permeable material or grille at the base of the trunk. Bark chipping or other loose material in access, play or social areas is not acceptable.
- 7.1.1.4 For all areas that are to be grassed, seed experts and seed providers should be consulted to inform seed selection depending on soil type, condition, seasons and topography.
- 7.1.1.5 For the alleviation of compaction during construction, Good Industry Practice shall be followed for all areas to be grassed, in accordance with Defra: 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' (2009); Sport England guidance: 'Natural Turf for Sport' (2011); BS 7370-4; and BS 4428 shall be followed.
- 7.1.1.6 The Contractor shall ensure that the materials used for the preparation of landscaped areas (whether imported or re-used from the site) are free of pests and disease, corrosive materials, fragments of aggressive weeds, sticks, straw, pieces of brick, concrete, glass, lumps of vegetation, rubbish and the like.
- 7.1.1.7 Seeding and turfing shall only be undertaken in suitable growing seasons and/or when an appropriate watering regime is in place. Seeded/turfed areas shall be protected with temporary fencing for a minimum of 6 months from germination and maintained by the Contractor for a minimum of 12 months and/or until successful establishment occurs or the end of the defects liability period, whichever is longer.
- 7.1.1.8 In accordance with Sport England's Design Guidance Note, 'Natural Turf for Sport': "As soon as the grass has started to establish, a rigorous programme of aftercare must commence with a sequence of operations to encourage the development of a strong dense sward. This must continue until the surface is ready for play." The Contractor shall be responsible for carrying out this aftercare with a suitable maintenance regime of regular inspection, cutting, watering and any required remedial work to turfing/seeded areas as required for 12 months following first acceptance of the planted area.

7.1.1.9 The Contractor shall take account of the drainage conditions of the land and changes in water flows addressed wherever levels are being amended and/or spoil is being retained on site, so as to avoid excessive flooding, ponding of water on landscape areas and/or top soil washing onto low lying/paved areas.

## **8 Fencing**

### **8.1 Boundary Fencing**

8.1.1.1 Any new fencing to the site boundary shall be designed to meet the security requirements in the SSB which will be based on a risk assessment and shall:

- a. be a minimum of 2.4m in height
- b. be constructed of appropriately spaced posts and panels of anti-climb weldmesh with no horizontal footholds
- c. be in accordance with local design standards and any additional requirements of the SSB
- d. have gates at agreed locations; the design, height and construction of which match the corresponding fencing system and maintain the same level of security

8.1.1.2 Planting in association with boundary fencing shall not facilitate scaling of fences. Boundary planting should allow good visibility along fence lines and there shall be no dense planting which could obscure intruders and impede passive supervision by passers-by. Any fixed external F&E shall not be located where it could provide a climbing aid over a fence.

### **8.2 Fencing to MUGAs and Hard-surfaced Games Courts**

8.2.1.1 Any new fencing to MUGAs and hard-surfaced games courts shall be undertaken in accordance with the appropriate sections of BS 1722 and comply with the requirements of SAPCA Code of Practice for the Construction and Maintenance of Fencing Systems. Fencing to MUGAs shall also comply with the following requirements.

- a. To be in heavy-duty steel mesh with panels hot dip galvanised to BS EN ISO 1461 and polyester powder coated to standard colour agreed with the Employer.
- b. To be 3m high unless otherwise stated in the SSB.
- c. Kick boards to be a nominal 250mm high x 50mm thick, pressure treated, 40yr weather resistant smooth planed timber with chamfered top edge.
- d. Rebound boards (where required in the SSB) to be 1.2m high by at least 12mm thick, homogenous resin based exterior grade boarding (colour to be agreed with the Employer).

- 8.2.1.2 Gates in fencing to a MUGA or hard-surfaced games court shall be provided to afford access at locations to suit adjacent roads, paths and directions of travel. Where provided they shall:
- a. be fully infilled with weldmesh/ rebound boards / kick boards as appropriate, and provided with a suitable locking mechanism
  - b. open outwards for the safety of players
  - c. have boot cleaning facilities at main access gates, to prevent contamination of the playing surface with mud and material from outside the playing area
  - d. have level or slightly ramped (i.e. not stepped) thresholds
  - e. be positioned so as not to create 'tight' gathering or milling points, especially where pitch / games area team changeovers are scheduled
  - f. be 1.2m wide (single gates) or 3.0m wide with a removable lintel panel above for ease of access with soccer goals (double gates)

### **8.3 Fencing to Informal and Social Areas**

- 8.3.1.1 Fencing provided to define activity zones or enclose activities shall suit the location and function. These could include bow top fencing to separate Early Years, weldmesh fencing for perimeter and play-courts, galvanised metal vertical bar railings, timber palisade fencing, timber post and rail fencing, rebound fencing, ball stop fencing, etc. as appropriate. The use of hedges instead of fencing or alongside temporary fencing may be used where appropriate if agreed with the Employer. See also 7.1.1.2.
- 8.3.1.2 The Contractor shall provide protection to any exposed elevations to new buildings by the use of protective planting or low fencing of at least 1.2m high, to avoid casual disturbance, such as balls striking windows or pupils banging on windows.
- 8.3.1.3 Appropriate street furniture and/or landscape detailing shall be provided to prevent accidental or deliberate vehicular contact with buildings or structures.

## **9 References**

- 9.1.1.1 The Contractor shall ensure that the design and construction of any external spaces, landscaping or groundworks takes account of the following reference standards and guidance.
- a. HSE General Information Sheet No. 6: 'The selection, management and use of mobile elevating work platforms'.

- b. Building Regulations Part K: 'Protection from falling, collision and impact' (2013).
- c. Building Bulletin 103: 'Area guidelines for mainstream schools' (2014).
- d. Building Bulletin 104: 'Area guidelines for SEND and alternative provision' (2015).
- e. EN1176: 'Playground Equipment Standard'.
- f. EN1177: 'Impact absorbing playground surfacing: safety requirements and test methods'.
- g. BS 8545:2014 'Trees: from nursery to independence in the landscape: recommendations'.
- h. BS 3936-1:1992: 'Nursery stock'.
- i. Sport England 'Comparative Sizes of Sports Pitches and Courts (OUTDOOR)', 2015.
- j. Sport England 'Artificial Surfaces for Outdoor Sport', 2013.
- k. BS 7044-4:1991: 'Artificial sports surfaces. Specification for surfaces for multi-sports use' (partially replaced by BS EN 14904:2006, BS EN 14877:2006, BS EN 15330-2:2008, BS EN 15330-1:2007).
- l. BS EN 15330-2:2008: 'Surfaces for sports areas'.
- m. Sport England guidance: 'Natural Turf for Sport' (2011).
- n. Related sections of the GDB:
  - i. Section 2.2 – Site Plan
  - ii. Section 2.4 – External Space and Grounds
- o. BS 7370-4: 'Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf)' (1993).
- p. BS 4428: 'Code of practice for general landscape operations (excluding hard surfaces)' (1989).
- q. Defra: 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' (2009).

## **10 Demonstrating Compliance**

- 10.1.1.1 The information exchange required at each stage of the procurement process is detailed in the Employer's Requirements Deliverables.
- 10.1.1.2 Where work to external spaces is outside the scope of the Contractor's work, the Contractor shall assess the existing condition of the excluded areas and report to the Employer any areas which do not meet current regulations or the requirements of the GDB or SSB.

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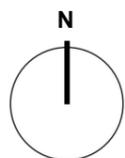
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APPENDIX D



FIRST FLOOR PLAN



**Overall GIFA**  
 Ground: 1248m<sup>2</sup>  
 First: 932m<sup>2</sup>  
 Second: 10m<sup>2</sup>  
 Total: 2190m<sup>2</sup>  
 TARGET: 2190m<sup>2</sup>



Education Funding Agency  
 EFA Baseline School Designs

Primary Type 2 420 + 26N 3-11  
 Standard Classroom Option

Scale: 1:200 at A3  
 Dwg. No.: 2.01.002



Education  
 Funding  
 Agency

APPENDIX E

QE -390											
4+	JAN	4+	5+	6+	7+	8+	9+	10+	11+	12+	13+
439	2022	405	371	397	385	407	508	517	478	441	408
400	2023	361	416	366	393	379	476	514	478	480	367
405	2024	377	367	419	364	387	464	479	472	474	356
411	2025	378	383	370	417	359	461	467	439	468	397
420	2026	386	384	386	368	411	428	464	428	436	395
419	2027	385	392	387	384	362	490	431	426	425	371
418	2028	385	391	395	385	378	431	493	395	423	361
420	2029	386	391	394	393	379	450	434	452	392	361

FUS -270											
4+	JAN	4+	5+	6+	7+	8+	9+	10+	11+	12+	13+
293	2022	247	260	266	283	273	242	238	190	187	260
311	2023	269	254	264	273	286	247	247	209	199	280
300	2024	265	277	257	267	276	248	251	211	206	317
342	2025	296	273	280	260	270	250	252	214	208	277
314	2026	272	305	276	284	263	244	254	215	211	275
315	2027	272	280	308	279	287	238	248	217	212	270
316	2028	273	280	283	312	282	260	242	212	214	270
318	2029	275	281	283	287	315	255	264	207	209	270

Statutory excludes 6th Form

	Year 8	Year 9
2022	628	668
2023	679	647
2024	680	673
2025	676	674
2026	647	670
2027	637	641
2028	637	631
2029	601	631

Alderholt	
35	47
703	715
682	694
708	720
709	721
705	717
676	688
666	678
666	678

Does not include houses already in the pipeline

Combined PAN	660
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