Wiltshire Council
Where everybody matters

DATED
31 October 2022

between

WILTSHIRE COUNCIL

and

COULSTON ESTATES LIMITED

and

MAURICE BAKER and TERENCE RALPH MILTON

Deed under Section 106 of the Town and Country Planning Act 1990
and all other enabling powers

relating to land at Elm Grove Trowbridge Wiltshire
(Planning application 19/11459/OUT)

Head of Legal Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN
IKEN Ref: 137451

THIS DEED is made the 31 day of October 2022

BETWEEN:

(1) **WILTSHIRE COUNCIL** of County Hall Bythesea Road Trowbridge Wiltshire BA14 8JN (**"Council"**) and

(2) **COULSTON ESTATES LIMITED** incorporated and registered in England and Wales with company number 07611576 whose registered office is at Titsey Estate Office Pilgrims Lane Oxted Surrey RH8 0SE ("**First Owner**") and

(3) **MAURICE BAKER** of Cutteridge Farm North Bradley Trowbridge Wiltshire BA14 9PT and **TERENCE RALPH MILTON** of 22 Holme Leaze Steeple Ashton Trowbridge Wiltshire BA14 6EH (**"Second Owner"**)

BACKGROUND

(A) The First Owner is the freehold owner of that part of the Land which is registered at the Land Registry under title numbers WT435310 WT422993 WT226426 WT222643 and WT453266 as shown coloured pink on Plan 1

(B) The Second Owner is the freehold owner of that part of the Land which is registered at the Land Registry under title number WT463344 as shown coloured yellow on Plan 1

(C) The Council is the local planning authority for the purposes of the Act and the housing authority the education authority and the highway authority for the area in which the Land is situated and is the freehold owner of the Council's Land

(D) The Owner has submitted the Planning Application to the Council and the parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed without which the Planning Permission would not be granted

(E) The Council is minded to grant planning permission for the Development subject to conditions and the prior completion of this Deed to ensure the interests of the proper planning of the area

NOW THIS DEED WITNESSES AS FOLLOWS:

1. **Definitions**

The definitions and rules of interpretation in this clause apply in this Deed:

"Act" means the Town and Country Planning Act 1990

"Adapted Units"	means the Affordable Housing Unit's constructed to meet the Adapted Unit Standards as set out in the Affordable Housing Mix
"Adapted Unit Standards"	means Part M4(2) of the Building Regulations or any guidance regulations or circular that replaces the M4(2) standard current at the date that the Reserved Matters Application is submitted to the Council for that Affordable Housing Unit
"Affordable Housing"	means: (a) Social Rented Housing (b) Affordable Rented Housing and (c) Intermediate Housing provided to eligible households whose needs are not met by the market and where eligibility is determined with regard to local incomes and local house prices and Affordable Housing should include provision for it to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative Affordable Housing provision
"Affordable Housing Consideration"	means the price to be paid for the Affordable Housing Units by the Transferee which shall be the price which the Transferee can afford to pay for the Affordable Housing Units on a Nil Subsidy basis and for the avoidance of doubt this consideration shall not preclude any agreement being reached between the Transferee and the Owner which enables an additional consideration to be paid for the Affordable Housing Units if they are of a higher quality or standard than that envisaged by paragraph 4 of Part 1 of Schedule 1

"Affordable Housing Contract"	means a contract to be entered into between the Owner and the Transferee for the construction of the Affordable Housing Units and the transfer of the Affordable Housing Units to the Transferee for the Affordable Housing Consideration
"Affordable Housing Mix"	means the mix of Affordable Housing Units set out in Part 2 of Schedule 1
"Affordable Housing Unit(s)"	means the Residential Unit(s) to be provided as Affordable Housing in accordance with Schedule 1
"Affordable Housing Plan"	means the plan to be submitted to the Council indicating the location of the Affordable Housing Units on the Land
"Affordable Housing Requirement"	means the Affordable Housing to be provided in accordance with paragraph 3 of Part 1 of Schedule 1
"Affordable Rented Housing"	means rented housing let by a Transferee to a Qualifying Person who is eligible to obtain Social Rented Housing and which is subject to rent controls that require a rent of no more than 80% of local Open Market Rent (including service charges where applicable) at the time of letting which may be increased by no more than the Consumer Price Index plus 1% annually or other such amount as prescribed by the Regulator of Social Housing
"Affordable Rented Unit(s)"	means the Affordable Housing Unit(s) that are only available to be used and Occupied as Affordable Rented Housing
"Air Quality Monitoring Contribution"	means the sum of five pounds and sixty six pence (£5.66) per Residential Unit towards the cost of real time air quality monitoring equipment in Trowbridge

"Allocations Policy"	means the Council's policy for allocating Affordable Housing Units of all tenures (for the avoidance of doubt including Shared Ownership Housing) in the administrative area of the Council (as amended from time to time)
"Allotment Land"	means the land which will comprise the Allotments shown indicatively on Plan 2 but with the precise boundaries to be agreed as part of the Allotment Scheme
"Allotment Scheme"	means the scheme described prepared and submitted in accordance with Part 3 of Schedule 3
"Allotments"	means the allotments to be provided on the Allotment Land in accordance with Part 3 of Schedule 3
"Biodiversity Area"	means the Biodiversity Area shown coloured green on Plan 3
"Biodiversity Contribution"	means the sum of three hundred and fifty six thousand three hundred and twenty two pounds (£356,322.00) towards the provision of measures to offset any loss of habitat units as a result of the Development or such other sum as is agreed with the Council at the date of the last Reserved Matters Application in accordance with DEFRA Metric 3 or any successor or replacement document
"Bus Stop Facilities Contribution (Off Site)"	means the sum of twenty one thousand pounds (£21,000.00) towards the cost improvements to bus stop facilities in the vicinity of the Development
"Bus Stop Facilities Contribution (On Site)"	means the sum of thirty thousand pounds (£30,000.00) to provide two (2) bus stops and shelters within the Development which the Council may require by notice served on the Owner at any point up to a date within four

	(4) years from Commencement if the Council provides evidence to the Owner that buses will be routed through the Development within one (1) year of the date of the notice
"Changing Rooms"	means a building comprising changing facilities for two (2) teams of players to be provided on the Land as shown indicatively on Plan 2 in accordance with the Changing Rooms Specification
"Changing Rooms Specification"	means the specification for the Changing Rooms attached at Annex 3 or such other specification as is agreed in writing by the Council
"CIL Regulations"	means the Community Infrastructure Levy Regulations 2010
"Commencement of Development"	means the date on which any material operation as defined in Section 56(4) of the Act forming part of the Development begins to be carried out (with the exception of investigation of ground conditions and remedial works archaeological works demolition and erection of hoardings) and in the context of a Residential Unit the material building operation or development in accordance with Section 56 of the Act shall refer to that Residential Unit and **"Commence"** and **"Commenced"** and other cognate expressions shall be construed accordingly
"Contribution"	means each financial contribution payable to the Council under this Deed
"Council's Land"	means that part of the Land owned by the Council and registered at the Land Registry under title number WT118442 as shown coloured blue on Plan 1

"Council's Standards"	means the provisions in the Standard Specification for Adoption of Public Open Space attached at Annex 2
"Cycleway Improvement Contribution"	means the sum of two hundred thousand pounds (£200,000.00) towards the costs of surfacing and upgrading the shared use cycleway (including street lighting of the footpath) between the south-eastern corner of the Development and Aintree Avenue
"Deed"	means this deed of agreement
"**Development**"	means any development permitted by the Planning Permission
"**Director**"	means the Associate Director of Economic Development and Planning or his appointed representative for the time being of the Council
"Disposal"	means a sale of the freehold or leasehold and references to "**Dispose**" shall be construed accordingly
"Early Years Education Contribution"	means the maximum sum of five hundred and thirty five thousand six hundred and sixty pounds (£535,660.00) towards the cost of additional early years education places in Trowbridge required as a consequence of the Development
"Early Years Education Contribution Formula"	means the sum calculated as follows: A - B (- 30% of C) = D x 0.04 (0-2 year olds child product) = E (places needed) x seventeen thousand five hundred and twenty two pounds (£17,522.00) (being the current early years places cost multiplier) = F and A - B (- 30% of C) = D x 0.09 (3-4 year olds child product) = E (places needed) x seventeen thousand five hundred and twenty

	two pounds (£17,522.00) (being the current early years places cost multiplier) = F both where: A = the total number of Residential Units approved for construction B = the number of one (1) bed Residential Units within A C = the number of Affordable Housing Units excluding those included within B D = the number of "qualifying" Residential Units E = the number of places generated by the Development F = the Early Years Education Contribution payable
"Head of Housing"	means the manager for the time being of the Housing Enabling Team at the Council or such other person as the Council may appoint to perform the functions of the Head of Housing under this Deed
"Healthcare Contribution"	means the sum of one hundred and fifty five thousand nine hundred and fifteen pounds (£155,915.00) towards the costs of improvements of the Lovemead Surgery and Trowbridge Health Centre Practice
"Highway Works"	means the re-surfacing and/or reconstruction (as appropriate) of Drynham Lane/Drynham Road for its entire length between the junction with Wiltshire Drive and the Bradley Road/Woodmarsh Roundabout, street lighting of the route, construction of a vehicle turning head at Drynham, funding of various required traffic regulation orders and (subject to confirmation by the Council of the completion of such required traffic regulation orders) the physical closure of parts of the

	route to vehicles and the downgrading of part of the route to a cycleway or restricted byway, all in accordance with Plan 4 Plan 5 Plan 6 Plan 7 Plan 8 and Plan 9 or such other works and/or drawings as are otherwise agreed in writing with the Council
"Homes England"	means Homes England which is the trading name of the Homes and Communities Agency established by Section 1 of the Housing and Regeneration Act 2008 or such other body replacing it in function
"Homes England's Fundamental Clauses"	means clauses as defined by the Homes England's Affordable Homes Capital Funding Guide current at the date of this Deed (or such document as shall succeed or replace it)
"Homes England Target Rent"	means the maximum weekly rent that may be charged by a Transferee for Social Rented Housing in Wiltshire as determined through the National Rent Regime
"**Index**"	means: (a) the All in Tender Price Index published by the Building Cost Information Service (**"BCIS"**) of the Royal Institution of Chartered Surveyors (**"RICS"**) unless otherwise stated in this Deed (b) the ROCOS Index published in by the BCIS in relation to the Bus Stop Facilities Contribution (Off Site) and the Bus Stop Facilities Contribution (On Site) and the Cycleway Improvement Contribution (c) the All Items Index of Retail Prices issued by the Office for National

	Statistics in relation to the Off-site Public Sports Contribution and in the event that such indices shall have changed the Council shall select a reasonable alternative index
"Index Linked"	means increased in accordance with the following formula: Amount payable = the Contribution x (A/B) where: A = the figure for the Index that applied immediately preceding the date of actual payment and B = the figure for the Index that applied when the Index was last published prior to the date of this Deed
"Interest"	means interest at the rate of 4% above the base lending rate of the HSBC Bank Plc from time to time
"Intermediate Housing"	means Affordable Housing homes for sale and rent provided at a cost above Social Rented Housing but below open market levels the form of which shall be agreed with the Council at its absolute discretion but which may include shared equity (Shared Ownership Housing and equity loans) other low cost homes for sale and Intermediate Rent but not Affordable Rented Housing or as set out in Part 2 of Schedule 1
"Intermediate Housing Unit(s)"	means the Affordable Housing Unit(s) that shall be used exclusively as Intermediate Housing and which includes Intermediate Rented Units and Shared Ownership Units
"Intermediate Rent"	means Intermediate Housing let by a Transferee to a Qualifying Person and which is subject to rent controls that require a rent of no more than 80% of local Open Market

	Rent (including service charges where applicable) at the time of letting which may be increased by no more than the Consumer Price Index plus 1% annually or such other amount as prescribed by the Regulator of Social Housing from time to time.
"Intermediate Rented Unit(s)"	means the Affordable Housing Unit(s) that are only available to be used and Occupied exclusively as Intermediate Rent
"**Land**"	means that land at Elm Grove Trowbridge shown edged red on Plan 1 and also falling within title numbers WT435310 WT422993 WT226426 WT222643 WT453266 and WT118442 and WT463344
"Land Compensation Acts"	in relation to clause 15 means the Land Clauses Consolidation Act 1845 the Land Compensation Act 1961 the Compulsory Purchase Act 1965 the Land Compensation Act 1973 and the Planning and Compensation Act 1991 and includes the Human Rights Act 1998 and any variation or re-enactment of the Land Compensation Acts on a date on or after the date of this Deed which confers a right of compensation for the compulsory acquisition of land and/or the diminution in value of land as a result of the carrying out of or the use of public works
"Landscape and Ecology Plan (LEMP)"	means a landscape plan to be provided by the Owner for the provision laying out construction landscaping maintenance and management of the Open Space and the Biodiversity Area in general accordance with Plan 2 and Plan 3 including the documents listed in Schedule 4 and this shall also include the landscape and ecological management plan required to be approved

	by the Council and implemented accordance with condition 36 of the Planning Permission
"Lease"	means a lease for a term of not less than one hundred and twenty five (125) years
"Management Company"	means the private limited company to be established by the Owner (and registered at Companies House) the purpose of which will be (amongst other things) to manage and maintain the Open Space the Biodiversity Area and the SUDS in accordance with the relevant obligations in this Deed
"Market Housing Unit(s)"	means the unit(s) constructed and identified as part of the Development as general housing for sale or rent on the open market and which are not Affordable Housing Units
"National Rent Regime"	means the rent policy set out for Social Rented Housing within the Rent Standard Guidance as published by the Ministry of Housing Communities and Local Government and the Regulator of Social Housing in April 2020 and updated in December 2020 and any other guidance issued by the Regulator of Social Housing or its successors in relation to that document
"NDSS"	means the Technical Housing Standards Nationally Described Space Standard published by the Department for Communities and Local Government and current at the date of this Deed as set out in Part 4 of Schedule 1
"Nil Subsidy"	means without the input of any other grant funding from the Council Homes England the Transferee's Recycled Capital Grant Fund the Private Finance Initiative or any other form of state aid or grant or subsidy

"Nomination Rights"	means the right of the Council to nominate tenants of the Affordable Housing Units as set out in Part 3 of Schedule 1
"**Occupation**" and "**Occupied**"	means occupation for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction or fitting out or for the purposes of security or sales or marketing and "**Occupiers**" and "**Occupy**" and other cognate expressions shall be construed accordingly
"Off-site Biodiversity Mitigation Contribution"	means the sum of seven hundred and seventy seven pounds and sixty two pence (£777.62) per Residential Unit towards strategic habitat mitigation in accordance with the Council's Trowbridge Bat Mitigation Strategy Supplementary Planning Document
"Open Market Rent"	means the rent calculated in accordance with the definition of "Market Rent" at Practice Statement 4 of the RICS' Red Book 2017 or any subsequent document which amends or replaces it
"Open Market Value"	means a price to be calculated in accordance with the definition of "Market Value" at Practice Statement 4 of the RICS' Red Book 2017 or any subsequent document which amends or replaces it
"Open Space"	means that part of the Land which is shown indicatively coloured green on Plan 2 which it is agreed may be delivered in a phased manner
"Open Space Practical Completion Certificate"	means the certificate or certificates issued (not to be unreasonably withheld) by the Service Head – Countryside Management once he is satisfied that the Open Space has been provided and laid out in accordance

	with the approved LEMP and paragraphs 1 to 4 of Part 1 of Schedule 3 have been complied with
"Owner"	means together the First Owner and the Second Owner
"Phase"	means such part of the Development the subject of a Reserved Matters Application
"Plan 1"	means the plan attached in Annex 1 and referenced A-P10-008 Rev C which plan is for the purposes of identification only
"Plan 2"	means the plan attached in Annex 1 and referenced 038-001_B which plan is for the purposes of identification only
"Plan 3"	means the plan attached in Annex 1 and referenced 038_033_P1 which plan is for the purposes of identification only
"Plan 4"	means the plan attached in Annex 1 and referenced 1008-008 Rev A which plan is for the purposes of identification only
"Plan 5"	means the plan attached in Annex 1 and referenced 1008-009 Rev C which plan is for identification purposes only
"Plan 6"	means the plan attached in Annex 1 and referenced 1008-017 which plan is for identification purposes only
"Plan 7"	means the plan attached in Annex 1 and referenced 1008-018 Rev C which plan is for identification purposes only
"Plan 8"	means the plan attached in Annex 1 and referenced 1008-021 Rev A which plan is for identification purposes only
"Plan 9"	means the plan attached in Annex 1 and referenced 1008-023 Rev A which plan is for identification purposes only
"**Planning Application**"	means the planning application for planning permission for the erection of up to two

	hundred and sixty one (261) dwellings following the demolition of Elm Grove Farmhouse erection of multi-use community facility (Use Class F2) strategic landscaping access and drainage works and development of redundant former agricultural outbuildings dated 28 November 2019 submitted to the Council and allocated reference number 19/11459/OUT
"Planning Permission"	means any planning permission for the Development that may be granted pursuant to the Planning Application
"Play Area"	means the existing play area located in the Council's Land as shown coloured red on Plan 2
"Play Area Contribution"	means the sum of fifty thousand pounds (£50,000.00) towards the upgrade by the Council of the Play Area
"Playing Pitches"	means two unlit grass junior sports pitches measuring as follows - pitch 1: 9 v 9 size and layout (with adaptability and markings for 2 (two) x 5 v 5 pitches overlaid) and pitch 2: 7 v 7 size to be provided on the Land as shown indicatively on Plan 2 in accordance with the Playing Pitches Specification
"Playing Pitches Specification"	means the specification contained in the guidance from Sport England attached at Annex 3 or such other specification as is agreed in writing by the Council
"Practical Completion"	means the issue of a certificate of practical completion by the Owner's architect or in the event that the Development or the relevant part thereof is constructed by a party other than the Owner the issue of a certificate of practical completion by the other party's

	architect and cognate expansions shall be construed accordingly
"Preserved Right to Buy"	has the same meaning as in the Housing Act 1985
"Primary Education Contribution"	means the maximum sum of one million three hundred and thirty one thousand eight hundred and eighteen pounds (£1,331,818.00) towards the cost of additional primary education places in Trowbridge required as a consequence of the Development
"Primary Education Contribution Formula"	means the sum calculated as follows: A - B (- 30% of C) = D x 0.31 (primary pupil product) = E (places needed) x eighteen thousand seven hundred and fifty eight pounds (£18,758.00) (being the current primary places cost multiplier) = F where: A = the total number of Residential Units approved for construction B = the number of one (1) bed Residential Units within A C = the number of Affordable Housing Units excluding those included within B D = the number of "qualifying" Residential Units E = the number of places generated by the Development F = the Primary Education Contribution payable

"Protected Tenant"	means any person who: (a) has exercised the Right to Acquire in respect of a particular Affordable Housing Unit (b) has exercised any statutory Right to Buy in respect of a particular Affordable Housing Unit (c) has purchased from the Transferee in accordance with the terms of the shared ownership lease all of the shares so that they own the entire Affordable Housing Unit
"Public Arts Contribution"	means the sum of three hundred pounds (£300.00) per Residential Unit to be used to prepare and implement the Public Arts Scheme
"Public Arts Scheme"	means the scheme to be provided and implemented in accordance with the provisions of Schedule 5
"Qualifying Person"	means an individual who meets the requirements of the Allocations Policy and who is unable to compete in the open housing market from time to time as the financial resources of his household are too low to facilitate a purchase of a house in the area at Open Market Value or rent of a house in the area at Open Market Rent and who is considered by the Council to be a person whom it is proper to be allocated accommodation in an Affordable Housing Unit
"Registered Provider"	means a Registered Provider as defined by Section 80 of the Housing and Regeneration Act 2008 from the Council's list of preferred development partners or as otherwise agreed in writing by the Council such

	approval not to be unreasonably withheld or delayed
"Regulator of Social Housing"	means the Regulator of Social Housing as referred to in Section 80A of the Housing and Regeneration Act 2008
"Remedial Notice"	means the notice or notices issued by Service Head – Countryside Management requiring the Owner to carry out any works that he considers (at his absolute reasonable discretion) to be necessary for the Open Space and/or the SUDS Infrastructure to be provided in accordance with the approved details including (without limitation) re-planting of unhealthy dead diseased or dying plants and trees and a timescale within which those works are to be completed
"Rent Charge/Management Charge"	means the perpetual yearly variable estate management charge to be imposed on each Residential Unit to cover the annual costs of the Management Company complying with the obligations of the LEMP in accordance with Schedule 3 and with regards to the Rent Charge/Management Charge on the Affordable Rented Units the Owner and the Registered Provider or Transferee shall reach an agreement on a reasonable figure to be imposed on each Affordable Rented Unit
"Reserved Matters Application"	means an application for the approval of reserved matters made to the Council pursuant to the Planning Permission
"Reserved Matters Approval"	means the reserved matters approval issued pursuant to a Reserved Matters Application
"Residential Units"	means all residential units forming part of the Development including Market Housing Units and the Affordable Housing Units and

	"**Residential Unit**" shall be construed accordingly
"Right to Acquire"	has the same meaning as in the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right)
"Right to Buy"	means any statutory right to buy provision (or any equivalent contractual right)
"Secondary Education Contribution"	means the maximum sum of one million one hundred and forty seven thousand pounds (£1,147,000.00) towards the cost of additional secondary education places in Trowbridge required as a consequence of the Development
"Secondary Education Contribution Formula"	means the sum calculated as follows: A - B (- 30% of C) = D x 0.22 (secondary pupil product) = E (places needed) x twenty two thousand nine hundred and forty pounds (£22,940.00) (being the current secondary places cost multiplier) = F where: A = the total number of Residential Units approved for construction B = the number of one (1) bed Residential Units within A C = the number of Affordable Housing Units excluding those included within B D = the number of "qualifying" Residential Units E = the number of places generated by the development F = the Secondary Education Contribution payable
"Section 278/38 Agreement(s)"	means an agreement or agreements made pursuant to sections 278 and 38 of the

	Highways Act 1980 authorising the carrying out of the Highway Works
"Service Head – Countryside Management"	means the head of the service at the Council with responsibility for adoption of open spaces play areas and amenities or such replacement head of service as determined by the Council or his appointed representative for the time being of the Council
"Shared Ownership Housing"	means the Affordable Housing to be managed by a Transferee and to be disposed of in accordance with the Allocations Policy to a Qualifying Person on a lease which includes Homes England's Fundamental Clauses
"Shared Ownership Unit(s)"	means the Affordable Housing Unit(s) that are only available to be used and Occupied exclusively as Shared Ownership Housing
"Social Rented Housing"	means the housing owned and managed by a Transferee for which guideline target rents are determined through the National Rent Regime
"Social Rented Unit(s)"	means the Affordable Housing Unit(s) that are only available to be used and Occupied exclusively as Social Rented Housing
"**Specified Date**"	means the date upon which an obligation arising under this Deed is due to be performed or such other date as shall be agreed in writing with the Council (as appropriate)
"Standards"	means the size standards promoted by Homes England as at the date of this Deed being at least 85% of NDSS
"Street Trees Contribution"	means the sum of twenty thousand five hundred and three pounds (£20,503.00)

	towards twenty nine (29) trees to be sited within the adopted highway
"SUDS"	means the sustainable urban drainage/attenuation system within the Land required as a consequence of the Development
"SUDS Completion Certificate"	means the certificate or certificates issued (not to be unreasonably withheld) by the authorised Lead Local Flood Authority officer once he is satisfied that the SUDS Infrastructure (excluding the landscaping of the SUDS which shall be subject to the Open Space Practical Completion Certificate) has been provided and laid out in accordance with the approved SUDS Plan and the provisions relating to the SUDS Infrastructure in paragraphs 3 5 and 6 of Part 1 of Schedule 3 have been complied with
"SUDS Infrastructure"	means that part of the Land to accommodate on-site SUDS (above and below ground) which are not to be publicly adopted (by Wessex Water and/or the Council) and which are to be shown on the SUDS Plan and to be agreed in writing between the Owner and the Council and which excludes landscaping
"SUDS Plan"	means the plan to be submitted for approval to the Council by the Owner detailing the delivering and securing in perpetuity of the SUDS Infrastructure and setting out the management maintenance (inclusive of any investigation surveys to identify maintenance needs on a regular basis not to exceed 10 (ten) year intervals) and renewal of the SUDS Infrastructure and which for the avoidance of doubt may be agreed on a Phase by Phase

	basis and provide for the delivery of SUDS Infrastructure within a Phase in sections
"Transferee"	means the Registered Provider the Council in its capacity as local housing authority (at the Council's absolute discretion) and/or a third party approved by the Council which meets the requirements of the Council to own and manage Affordable Housing Units such approval not to be unreasonably withheld or delayed
"Vacant Buildings Credit	means a credit which is applied to the Affordable Housing Requirement for brownfield development on the Land containing vacant building(s) which is brought back into any lawful use or is demolished to be replaced by a new building(s) and which is equivalent to the existing gross floor space or relevant vacant building to be described in accordance with the formula contained in the vacant buildings methodology attached at Annex 4
"Waste Contribution"	means the sum of ninety one pounds (£91.00) per Residential Unit towards the cost of on-site waste and recycling bins for the Development
"Working Day(s)"	means days on which clearing banks in the City of London are open to the public and for the avoidance of doubt such days shall not include any Saturday or Sunday New Year's Day Good Friday Easter Monday May Day Christmas Day and Boxing Day

2. Construction of this Deed

2.1. Words importing the masculine include the feminine and neuter genders and vice versa

2.2. Words importing the singular include the plural and vice versa

2.3. Words importing persons include companies and corporations and vice versa and all such words shall be construed interchangeable in that manner

2.4. Wherever there is more than one person named as a party and where more than one party undertakes an obligation (including by becoming a successor in title) all their obligations can be enforced against all of them jointly and against each individually

2.5. Insofar as different parts of or interests in the Land are owned by different persons each person covenants with the Council and with one another to co-operate insofar as they are able to ensure that the covenants herein on behalf of the Owner are fulfilled as expeditiously as possible

2.6. The headings throughout this Deed are for convenience only and shall not be taken into account in the construction and interpretation of this Deed

2.7. Any reference to a clause paragraph schedule or plan is to one in or attached to this Deed and any reference to this Deed includes any schedule plan annexure or other attachment to this Deed

2.8. In the absence of contrary provision any reference to a Council document to be completed which is annexed or referred to in this Deed shall be the Council document which is current and in force at the date of its completion

2.9. In the absence of contrary provision any reference to a statute or statutory instrument includes any statute or statutory instrument amending consolidating or replacing them respectively from time to time and for the time being in force and reference to a statute includes any statutory instrument direction or specification made or issued under the statute or deriving validity from it

2.10. References to any party to this Deed shall include the successors in title to that party to the Land and to any deriving title through or under that party and successors to any statutory functions of the Council

2.11. Covenants to do or not to do an action shall include respectively a covenant to permit or not to permit that action to be done

2.12. If as a result of applying the required percentage to a number of Residential Units for the purpose of this Deed the resultant figure would not be a whole number the figure shall be rounded up or down to the nearest whole number (on the basis that if the part number produced is 0.5 or higher it is rounded up and if it is lower than 0.5 it is rounded down)

3. Statutory Provisions

3.1. This Deed is made pursuant to the following:

Section 106 of the Act
Section 111 of the Local Government Act 1972
Section 93 of the Local Government Act 2003
Section 1 of the Localism Act 2011
and all other enabling powers

and has been entered into by the Council pursuant to those powers

3.2. The covenants restrictions and requirements created by this Deed are planning obligations for the purposes of Section 106 of the Act to the intent that it shall bind the parties and their respective successors in title to each and every part of the Land and are enforceable by the Council as local planning authority

3.3. It is acknowledged that the obligations contained in this Deed are:

3.3.1. necessary to make the Development acceptable in planning terms
3.3.2. directly related to the Development and
3.3.3. fairly and reasonably related in scale and kind to the Development

in accordance with the requirements of Regulation 122 of the CIL Regulations

4. Commencement

4.1. With the exception of clauses 3 4.1 7.1 7.2 7.5 7.6 7.8 7.9 7.12 7.13 8 10 13 16 and 17 (which take effect immediately) and any other provisions which either expressly or by necessary implication are required to come into effect beforehand which shall come into effect immediately or as otherwise

set out in this Deed this Deed takes effect on the Commencement of Development

4.2. The Owner shall notify the Council of the Commencement of Development and the date of the Occupation of the first Residential Unit the Occupation of 50% and 70% of the Residential Units the Occupation of 50% of the Market Housing Units and the Occupation of 90% of the Residential Units and the Owner agrees that no time shall run to the detriment of the Council if and so long as the Owner has failed to serve notice

4.3. If the Owner has not provided the information referred to in clause 4.2 above within twenty (20) Working Days of its becoming available the Council shall have the right to obtain this information by other reasonable means and to charge the Owner its costs in obtaining this information subject to a maximum of one thousand pounds (£1,000.00) per time **PROVIDED THAT** the information is in fact obtained as aforesaid and reasonable evidence of this is provided by the Council to the Owner

5. **Owner's Covenants**

The Owner will observe and perform its obligations set out in this Deed and in the Schedules

6. **Council's Covenants**

The Council covenants with the Owner as set out in this Deed and in the Schedules

7. **General**

7.1. Nothing in this Deed constitutes an obligation to grant planning permission or any other approval consent or permission required from the Council in the exercise of any other statutory function and nothing in this Deed constitutes any such approval consent or permission

7.2. This Deed does not and is not intended to confer a benefit on a third party within the meaning of the Contracts (Rights of Third Parties) Act 1999 (other than any replacement body of the Council)

7.3. No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest

in the Land or that part of the Land in relation to which such breach occurs but without prejudice to liability for any subsisting breach arising prior to parting with such interest **PROVIDED THAT** neither the reservation of any rights or the inclusion of any covenants on restrictions over the Land in any transfer of the Land or any part thereof will constitute an interest for the purpose of this clause 7.3

7.4. Insofar as any clause or clauses or any part thereof of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed

7.5. If before Commencement of Development the Planning Permission:

7.5.1. expires within the meaning of Sections 91 92 or 93 of the Act or

7.5.2. is revoked quashed or modified without the consent of the Owner

this Deed shall cease to have effect

7.6. The First Owner shall pay to the Council its proper and reasonable legal costs incurred in negotiating preparing and entering into this Deed upon completion of this Deed and in relation to any transaction arising therefrom upon completion of the same

7.7. The Owner shall pay to the Council its proper and reasonable legal costs incurred in respect of the transfer or other disposal of any land or facility to it as required by this Deed

7.8. This Deed shall be registerable as a local land charge by the Council

7.9. If required by the Council the Owner shall secure registration of this Deed in the Charges Register of the Registered Title to the Land at the Land Registry

7.10. Where the agreement approval or consent or other expression of satisfaction is required by the Owner from the Council under or in connection with the terms of this Deed such agreement approval or consent or other expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement consent approval or expression of satisfaction shall be given in writing on behalf of the Council by the Director

7.11. Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed

7.12. Nothing contained or implied in this Deed shall prejudice affect fetter or restrict the rights powers duties and obligations of the Council in the exercise of its functions as local planning authority or any other statutory function rights duties powers and obligations under all public and private statutes byelaws and regulations

7.13. This Deed is governed by and interpreted in accordance with the law of England and the parties submit to the non-exclusive jurisdiction of the Courts of England

7.14. The provisions of this Deed shall not bind any owner occupiers or tenants of a Residential Unit or their mortgagees or chargees nor any statutory undertakers in respect of land held for their operational purposes and as a consequence of the release given in this clause this Deed may be modified varied or released without the consent or approval of any such person without them being a party to any document or deed required to effect such modification variation or release but such document or deed shall take effect as if they had been a party to such document or deed

7.15. At any time after the performance and/or satisfaction of a planning obligation contained in this Deed the Council shall upon written request of the Owner issue to the Owner a confirmation in writing of such performance and/or satisfaction and following the performance and/or the satisfaction of all the obligations contained in this Deed the Council shall as soon as practicable upon the Owner's written request effect the cancellation of all entries made in the Register of Local Land Charges and the Charges Register of the Registered Title to the Land at the Land Registry in respect of this Deed.

8. Notices

Any notice or other communication given or made under this Deed shall be in writing and (unless otherwise herein provided) shall be deemed to be sufficiently served if sent by registered or recorded delivery post to the address of the party specified in this Deed or to such other address (in substitution thereof) as may be notified in writing by

that party from time to time for this purpose and in the case of the Council shall be addressed to the Head of Legal Services and quote reference 137451

9. **Waiver**

No waiver (whether express or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default

10. **Change in Ownership**

The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interests in the Land occurring before all the obligations under this Deed have been discharged and such notice shall give details of the transferee's name and registered office (if a company or usual address if not) together with the area of the Land or unit of occupation transferred by reference to a plan **PROVIDED THAT** this clause shall not apply to the disposal of an individual Residential Unit

11. **Indexation**

All Contributions payable to the Council under this Deed (including any reviewed Contributions) shall be Index Linked

12. **Interest**

If any payment due under this Deed is paid late Interest will be payable from the date payment is due to the date of actual payment compounded annually

13. **Bond**

Any sum to be paid following completion of this Deed save for those to be paid prior to Commencement of Development shall be secured by a bond or bonds in favour of the Council in the form reasonably required by the Council and entered into and completed by the Owner a copy of which having been sent to and received by the Council prior to the Commencement of Development but **PROVIDED THAT** on receipt of a reasonable request from the Owner so to do the Council will without delay notify the bondsman in

writing as and when any payment is made and agree respectively the release of or specify a reasonable reduction in the amount of the relevant bond(s)

14. **VAT**

14.1. All consideration given in accordance with the terms of this Deed shall be exclusive of any value added tax ("**VAT**") properly payable in respect thereof

14.2. If at any time VAT becomes chargeable in respect of any supply made in accordance with the terms of this Deed then to the extent that VAT has not previously been charged in respect of that supply the person making the supply shall have the right to issue a VAT invoice to the person to whom the supply was made and the VAT shall be paid accordingly

15. **Indemnity**

15.1. The Owner hereby undertakes and agrees with the Council that in the event of any claim or claims being made against the Council for any one or more of the following payments:

15.1.1. compensation (including any claim arising under the Land Compensation Acts)
15.1.2. damages
15.1.3. costs
15.1.4. charges
15.1.5. any other payment

such claim arising in connection with or incidental to or in consequence of any failure on the part of the Owner to comply with its obligations under this Deed the Owner will hold the Council fully indemnified from and against each and every said claim

PROVIDED ALWAYS THAT the Council shall:

(a) notify the Owner of receipt of any such claim
(b) keep the Owner fully informed of any negotiations/proceedings relating to any claim
(c) afford the Owner the right to make representations in relation any claim and consider and take into account all representations made by the Owner and

(d) not settle any claim on terms different to those that it would have accepted if this indemnity had not been given

15.2. The Owner shall not be liable under this clause to indemnify the Council in respect of any claim only insofar as and to the extent that the said claim is found to have resulted from the negligent act or omission of the Council or its servants or agents save that for the purpose of this clause the Owner or persons acting on behalf of the Owner shall not be regarded as servants or agents of the Council

16. **Delivery**

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated

17. **Dispute Provisions**

17.1. In the event of any dispute or difference arising between the parties to this Deed in respect of any matter contained in this Deed such dispute or difference shall be referred at the first instance by either of them (or their respective successors in title) for determination by a single independent and suitable person holding appropriate professional qualifications to be appointed (in the absence of an agreement) by or on behalf of the president for the time being of the professional body chiefly relevant in England to such matters as may be in dispute and such person shall act as an expert whose decision shall be final and binding on the parties in the absence of manifest error

17.2. In the absence of agreement as to the appointment or suitability of the person to be appointed pursuant to clause 17.1 or as to the appropriateness of the professional body within ten (10) Working Days then such question may be referred by either party to the president for the time being of the Law Society for him to appoint a solicitor to determine the dispute such solicitor acting as an expert and having at least ten (10) years post qualification experience and his decision shall be final and binding on all parties in the absence of manifest error

17.3. The expert shall be required to give notice to each of the said parties requiring them to submit to him within ten (10) Working Days of notification of his appointment written submissions and supporting material and the other party

will be entitled to make a counter written submission within a further ten (10) Working Days or such extended period as the expert shall allow to respond

17.4. The expert shall make directions as to a timetable for presentation of evidence and the other parties shall have ten (10) Working Days from receipt of such directions or such extended period as the expert shall allow to respond

17.5. The parties shall in good faith provide (or procure that others provide) the expert with the assistance and documents that the expert reasonably requires to reach a decision

17.6. Any expert howsoever appointed shall be subject to the express requirement that a decision is to be reached and communicated to the relevant parties within the minimum practicable timescale allowing for the nature and complexity of the dispute and in any event not more than twenty eight (28) Working Days after the conclusion of any hearing that takes place or twenty eight (28) Working Days after he has received any final written representation

17.7. The expert's decision shall be given in writing to the parties and give reasons for his decision

17.8. The expert's reasonable and proper fees shall be payable as directed by the expert and if they are not paid within twenty one (21) Working Days after a demand for payment the party against whom costs were not awarded shall be entitled to pay the expert the sums due and recover the amount due from the other party on demand

17.9. The provisions of this clause 17 shall not prevent or delay the right of any party to seek resolution of any matter relating to this Deed by the Courts or in accordance with Section 106(6) or Section 106A of the Act

17.10. The provisions of this clause shall not affect the ability of the Council to apply for and be granted any of the following: declaratory relief injunction specific performance payment of any sum damages any other means of enforcing this Deed and consequential and interim orders and relief

This Deed has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it

Schedule 1 - Affordable Housing

Part 1

The Owner covenants with the Council that it shall:

General

1. Provide the Affordable Housing Units in accordance with the Affordable Housing Plan and the Affordable Housing Mix unless otherwise agreed in writing with the Council

2. Not submit any Reserved Matters Application without simultaneously submitting the Affordable Housing Plan and details of the Affordable Housing Mix to the Council (a copy of which shall be provided at the same time by the Owner to the Head of Housing at the Council) for the Affordable Housing Units contained within the relevant Reserved Matters Application and not to Commence Development of any such area until the Affordable Housing Plan and the Affordable Housing Mix relating to that Phase have been approved by the Council

3. Provide:

   3.1 At least 29% of the Residential Units as Affordable Housing at Nil Subsidy

   3.2 60% of the Affordable Housing Units shall be Affordable Rented Units and 40% shall be Shared Ownership Units unless otherwise agreed in writing with the Council

   3.3 At least 10% of the Affordable Housing Units as Adapted Units unless otherwise agreed in writing with the Council

Design of Affordable Housing Units

4. Construct:

   4.1 All of the Affordable Housing Units to the Standards

   4.2 The Adapted Units to the Adapted Units Standards

   unless otherwise agreed in writing with the Council

Affordable Housing Contract

5. Not to Commence the Development within a Phase until the Owner and the Transferee have entered into the Affordable Housing Contract for the Affordable Housing Units

within that Phase unless otherwise agreed in writing with the Council and to provide to the Council on demand documentary evidence of the existence of the Affordable Housing Contract

Transfer of Affordable Dwellings to Transferee

6. Transfer the completed Affordable Housing Units to the Transferee for the Affordable Housing Consideration

7. Not to Occupy more than 50% of the Market Housing Units within a Phase until the Affordable Housing Units within that Phase have been completed in accordance with the Planning Permission and made available for Occupation and transferred to the Transferee in accordance with paragraph 5 above and to provide to the Council on demand documentary evidence of the existence of the transfer(s) of the Affordable Housing Units to the Transferee

Affordable Housing Transfer Terms

8. Ensure that each transfer of an Affordable Housing Unit shall:

   8.1 Be with full title guarantee of either a freehold interest or a Lease

   8.2 Provide without additional cost to the Transferee vehicular access and foul and surface water sewers and water gas electricity and telecommunications service systems for the Affordable Housing Unit linking in each case to the estate roads and service systems to be constructed and laid as part of the remainder of the Development and connected to highways and sewers that serve the area

Allocations Policy/Nominations Rights

9. Procure that on transfer of the Affordable Housing Units to the Transferee the Transferee shall operate in accordance with the Allocations Policy and the Nomination Rights in respect of those Affordable Housing Units unless otherwise agreed in writing with the Council

Homes England's Target Rents

10. Ensure that the:

   10.1 Equity share of the Shared Ownership Units which is retained by the Transferee is only let at a rent that is no more than 2.75% per annum of the value of the

share retained by the Transferee or in line with Homes England's guidelines applicable at the time of sale of the Shared Ownership Units

10.2 Affordable Rented Units are let at a rent of no more than 80% of local Open Market Rent (including service charges where applicable) at the time of letting which may be increased by no more than the Consumer Price Index plus 1% annually or such other amount as prescribed by Homes England

Distribution and Design of Affordable Housing Units

11. Not Commence the Development within a Phase until the Owner has agreed with the Council the distribution of the Affordable Housing Units within the Phase pursuant to a Reserved Matters Application

12. Ensure that the Affordable Housing Units are materially indistinguishable (in terms of outlook design and appearance) from the Market Housing Units of similar size (other than to accommodate any differences required as a result of paragraph 4 above) and shall ensure that the Affordable Housing Units are integrated with the Market Housing Units in clusters of no more than fifteen (15) Affordable Housing Units

Use of Affordable Housing Units

13. Ensure that the Affordable Housing Units are at all times owned by (or in the case of Shared Ownership Units ownership is shared with) and managed by the Transferee and used and Occupied in accordance with paragraph 3 above as:

13.1 Affordable Rented Units let by way of tenancy agreements in line with the Regulator of Social Housing's regulatory standards or such other form of tenancy agreement as shall be agreed in writing with the Council or

13.2 Shared Ownership Units which are owned and occupied in accordance with a lease that includes Homes England's Fundamental Clauses

or such other tenancy agreement or shared ownership lease as shall be agreed in writing with the Council

14. Subject to the provisions of paragraphs 15 and 16 below not cause allow or permit the use of the Affordable Housing Units from the date of Practical Completion other than for Affordable Housing

Qualifying Persons

15. Ensure unless otherwise agreed in writing with the Council that the Affordable Housing Units are occupied and let to a person(s) who satisfies the following conditions:

    15.1 Is a Qualifying Person whom it is proper for the Transferee to house in accordance with its rules and

    15.2 Has a local connection as set out in the Allocations Policy

Mortgagee Provisions – Rented and Shared Ownership

16. The Affordable Housing provisions of this Deed and the Nomination Rights contained in Part 3 of this Schedule 1 shall not be binding on a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a **"Receiver"**)) of the whole or any part of the Affordable Housing Units or any persons or bodies deriving title through or under such mortgagee or chargee or Receiver **PROVIDED THAT**:

    16.1 Such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing Units and shall have used reasonable endeavours over a period of three (3) months from the date of the written notice to complete a Disposal of the Affordable Housing Units to another Transferee for a consideration of not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies interest and costs and expenses and

    16.2 If such Disposal has not completed within the three (3) month period the mortgagee chargee or Receiver shall be entitled to dispose of the Affordable Housing Units free from the Affordable Housing provisions in this Deed which provisions shall determine absolutely

17. The provisions of this Part 1 and Part 3 of Schedule 1 shall not be binding on or enforceable against any Protected Tenant or any mortgagee or chargee of the

Protected Tenant or person deriving title from the Protected Tenant or any successor in title thereto and their respective mortgagees and chargees

Part 2

Affordable Housing Mix

An indicative mix only - details will need to be reviewed/confirmed at the time of any Reserved Matters Application to ensure still in line with the current demonstrable need:

Affordable Rented Units	**1 bed 2 person apartment***	**2 bed 3 person bungalow***	**2 bed 4 person maisonette***	**2 bed 4 person house**	**3 bed 5 person house**	**4 bed 7 person house**
46 units	12 units	2 units	4 units	14 units	12 units	2 units
Shared Ownership Units	**2 bed 4 person house**	**3 bed 5 person house**				
30 units	20 units	10 units				

* Mix to include (unless otherwise approved pursuant to a Reserved Matters Application):

4 x 1 bed 2 person ground floor apartments with level access showers

2 x 2 bed 3 person bungalows with wet rooms

2 x 2 bed 4 person ground floor maisonettes with level access showers

all built to Part M4(2): Accessible and adaptive dwellings of the Building Regulations (or any guidance regulation or circular that replaces Part 4(2) standard) current at the date the Reserved Matters Application is submitted to the Council. The Adapted Units to be wheelchair accessible ground floor flats bungalows or maisonettes and to be provided with a level access shower or wet room suitable for wheelchair users

Part 3

Nomination Rights

1. Pursuant to paragraph 9 of Part 1 of this Schedule 1 as between the Transferee and the Council the following provisions shall govern the nominations/allocations of Occupation of the Affordable Housing Units in line with the Allocations Policy and the nominations procedures for each type of tenure

2. The Transferee shall notify the Council in writing from time to time of any Affordable Housing Unit that shall be vacant and available for Occupation

3. The Transferee will liaise with the Council as necessary with regard to local housing need generally and the list of Qualifying Persons

4. The Council and the Transferee shall have the following nomination rights in respect of the Affordable Housing Units:

	Nominations
The initial allocation of each dwelling:	the Council 100%
Thereafter:	the Council 75%
	the Transferee 25%

Part 4

NDSS and 85% NDSS

Number of bedrooms	Number of bed spaces	NDSS			Minimum 85% NDSS		
		1 storey (sqm)	2 storey (sqm)	3 storey (sqm)	1 storey (sqm)	2 storey (sqm)	3 storey (sqm)
Studio	1p	39 (37)*			34 (32)*		
1b	2p	50	58		43(F)	50	
2b	3p	61	70		52	60	
	4p	70	79		60(B)	68(H)	
3b	4p	74	84	90	63	72	77
	5p	86	93	99	74	80	85
	6p	95	102	108	81	87	92
4b	5p	90	97	103	77	83	88
	6p	99	106	112	85	91	96
	7p	108	115	121	92	98	103
	8p	117	124	130	100	106	111
5b	6p	103	110	116	88	94	99
	7p	112	119	125	96	102	107
	8p	121	128	134	103	109	114
6b	7p	116	123	129	99	105	110
	8p	125	132	138	107	113	118

*Where a one person flat has a shower room rather than a bathroom the floorspace may be reduced from 39 sqm to 37 sqm (NDSS) or from 34 sqm to 32 sqm (85% NDSS)

(F=Flat) (B=Bungalow) (H=House).

Schedule 2 - Financial Contributions to the Council

The Owner covenants with the Council:

1. To pay to the Council the Contributions as follows:

   1.1 the Air Quality Monitoring Contribution prior to Commencement of Development and not to Commence Development until the Air Quality Monitoring Contribution has been paid to the Council

   1.2 the Biodiversity Contribution prior to Occupation of any of the Residential Units and not to allow the Occupation of any of the Residential Units until the Biodiversity Contribution has been paid to the Council

   1.3 the Bus Stop Facilities Contribution (Off Site) prior to Commencement of Development and not to Commence Development until the Bus Stop Facilities Contribution (Off Site) has been paid to the Council

   1.4 the Bus Stop Facilities Contribution (On Site) within five (5) Working Days of being served by the Council the notice with evidence that buses with be routed through the Development with one (1) year of the date of the notice

   1.5 the Cycleway Improvement Contribution prior to Occupation of any of the Residential Units and not to allow the Occupation of any of the Residential Units until the Cycleway Improvement Contribution has been paid to the Council

   1.6 the Early Years Education Contribution in the following instalments:

      1.6.1 50% of the Early Years Education Contribution prior to Commencement of Development and not to Commence permit or allow Commencement of Development unless and until the Owner shall have paid to the Council 50% of the Early Years Education Contribution

      1.6.2 the remaining 50% of the Education Contribution prior to the Occupation of 50% of the Residential Units and not to allow the Occupation of more than 50% of the Residential Units until the Owner shall have paid to the Council the remaining 50% of the Early Years Education Contribution

   1.7 the Healthcare Contribution prior to Occupation of any of the Residential Units and not to allow the Occupation of any of the Residential Units until the Healthcare Contribution has been paid to the Council

1.8 the Off-Site Biodiversity Mitigation Contribution prior to Commencement of Development and not to Commence Development until the Off-Site Biodiversity Mitigation Contribution has been paid to the Council

1.9 the Play Area Contribution prior to the Occupation of any of the Residential Units and not to allow the Occupation of any of the Residential Units until the Play Area Contribution has been paid to the Council

1.10 the Primary Education Contribution in the following instalments:

1.10.1 50% of the Primary Education Contribution prior to Commencement of Development and not to Commence permit or allow Commencement of Development unless and until the Owner shall have paid to the Council 50% of the Primary Education Contribution

1.10.2 the remaining 50% of the Education Contribution prior to the Occupation of 50% of the Residential Units and not to allow the Occupation of more than 50% of the Residential Units until the Owner shall have paid to the Council the remaining 50% of the Primary Education Contribution

1.11 the Secondary Education Contribution in the following instalments:

1.11.1 50% of the Secondary Education Contribution prior to Commencement of Development and not to Commence permit or allow Commencement of Development unless and until the Owner shall have paid to the Council 50% of the Secondary Education Contribution

1.11.2 the remaining 50% of the Education Contribution prior to the Occupation of 50% of the Residential Units and not to allow the Occupation of more than 50% of the Residential Units until the Owner shall have paid to the Council the remaining 50% of the Secondary Education Contribution

1.12 the Street Trees Contribution prior to Commencement of Development and not to Commence Development until the Street Trees Contribution has been paid to the Council

1.13 the Waste Contribution prior to Commencement of Development and not to Commence Development until the Waste Contribution has been paid to the Council

2. Prior to Commencement of Development to provide details of their designated contact for liaison regarding the waste and recycling and to provide an update of their designated contact following any change of personnel

3. The Owner hereby undertakes and agrees with the Council that the indemnity provisions in clause 15 of this Deed shall be applicable to any claim or claims made against the Council and such claim arising in connection with or incidental to or in consequence of the Council carrying out its duties of waste and recycling during the course of the Development on the Land and the Owner will hold the Council fully indemnified from and against each and every said claim in full accordance with clause 15

Schedule 3 – Open Space SUDS Infrastructure Biodiversity Area Allotments Playing Pitches Changing Rooms

Part 1

Open Space

The Owner covenants with the Council:

Provision of Open Space and SUDS Infrastructure

1. To submit to the Service Head - Countryside Management for approval in writing prior to the Commencement of Development of a Phase the LEMP in relation to such Phase and not to Commence the Development until the LEMP relevant to such Phase has been approved in writing by the Service Head – Countryside Management (such approval not to be unreasonably withheld or delayed) and thereafter in relation to such Phase shall lay out the Open Space in accordance with the approved LEMP

2. To submit to the Council as Lead Local Flood Authority for approval in writing prior to the Commencement of Development the SUDS Plan (which for the avoidance of doubt shall be based on the SUDS plan to be agreed under the terms of condition 9 of the Planning Permission) and not Commence Development until the SUDS Plan has been approved in writing by the Council as Lead Local Flood Authority (such approval not to be unreasonably withheld or delayed) and thereafter the Owner shall lay out the SUDS Infrastructure in accordance with the approved SUDS Plan

3. To notify the Council in writing within seven (7) Working Days of completion of the provision and laying out of the Open Space comprised in a Phase (if applicable) in accordance with the approved LEMP of such completion and/or the laying out of the SUDS Infrastructure and of the details of their designated contact for queries regarding the Open Space and the SUDS Infrastructure and request an inspection by the Service Head – Countryside Management

4. Where a Phase contains Open Space not allow more than 70% of the Residential Units in such Phase to be Occupied until where applicable:

    4.1 The Open Space Practical Completion Certificate for that Phase has been issued by the Council

    4.2 The Open Space within that Phase has been made available for public use

4.3 The Owner has erected a prominent sign on the Open Space within the Phase indicating who is responsible for maintaining the Open Space such sign to be kept in a good and legible condition at all times

5. Not allow any of the Residential Units to be Occupied in a Phase until:

5.1 The SUDS Infrastructure for such Phase is designed provided laid out and equipped in accordance with the approved SUDS Plan and (save for the landscaping) which shall be implemented during the first planting season following completion of the civil engineering works)

5.2 the SUDS Completion Certificate for such Phase has been issued PROVIDED THAT the Council shall issue the SUDS Completion Certificate within ten (10) Working Days of the inspection carried out pursuant to paragraph 3 above and

5.3 the SUDS Infrastructure for such Phase has been made available for use

6. Upon completion of the SUDS Infrastructure in any Phase the Owner shall erect prominent sign alongside the SUDS Infrastructure indicating who is responsible for maintaining the SUDS Infrastructure such sign to be kept in a good and legible condition at all times

7. After the provision and laying out of the Open Space within a Phase and as soon as the planting season permits to plant in the Open Space plants and trees in accordance with the approved LEMP

8. Not to adjust the actual area of Open Space so as to include and/or exclude land that abuts the boundary of the curtilages of individual Residential Units or adopted or adoptable highway unless such adjustment has been agreed in writing with the Service Head – Countryside Management

9. Not to use or allow the Open Space to be used for any other purpose other than as open space for the use by and for the enjoyment of the public in perpetuity

10. To pay the Council's proper and reasonable costs in taking any action to remedy the failure to comply with any Remedial Notice within twenty one (21) Working Days of the Service Head – Countryside Management serving notice on the Owner of the amount due

11. To insure and maintain or procure the maintenance of the Open Space in accordance with the approved LEMP to the satisfaction of the Service Head – Countryside Management until completion of its transfer to the Management Company and to comply with any Remedial Notice issued by the Service Head – Countryside Management within twenty eight (28) Working Days of its service on the Owner or such longer period as is agreed between the Owner and the Council in writing

12. Not to allow more than 90% of the Residential Units to be Occupied within a Phase until the Open Space within the Phase and the SUDS Infrastructure within the Phase has been transferred to the Management Company in accordance with the provisions of paragraphs 14 - 16 below and the Open Space and the SUDS Infrastructure shall thereafter be maintained in perpetuity in accordance with the approved LEMP (unless otherwise agreed in writing with the Council)

13. To enter into negotiations with the Registered Provider or the Transferee and agree a reasonable figure for the Rent Charge/Management Charge to be levied on occupants of the Affordable Rented Units

Management Company Provisions

14. Not to Occupy or cause or suffer or permit the Occupation of any of the Residential Units until such time as the Owner has at its own expense:

14.1 Set up and registered the Management Company as a private limited company incorporated and registered in England at Companies House

14.2 Ensured that the Management Company has at least two (2) named persons as directors and one (1) company secretary that are eligible to be appointed and (if required) removed and replaced by the members of the Management Company

14.3 Procured that the Management Company appoints a named manager ("**MC Manager**") responsible for liaising with the Council and owners and occupiers of the Residential Units

14.4 Procured through the Management Company documentation (as set out in paragraph 16 below) that the Management Company will hold at least one (1) public meeting per year

14.5 Procured that the Management Company is responsible for the upkeep and on-going maintenance of Open Space in accordance with the approved LEMP and the SUDS Infrastructure in accordance with the SUDS Plan and the obligations under this Deed

Management Company Documents

15. Not to use or Occupy or cause or suffer or permit the use or Occupation of any of the Residential Units until such time as the Owner has provided the Council with the following information and documents relating to the Management Company:

15.1 A copy of its certificate of incorporation and articles of association

15.2 A copy of its rules (including the holding of at least one (1) public meeting per year and the giving of a minimum of seven (7) days written notice of each meeting to the Council and all company members and any other interested parties and to provide suitable facilities for the meetings of the Management Company) and regulations and operational manuals

15.3 Any other relevant documentation relating to the Open Space and the SUDS Infrastructure

15.4 Details of the names and addresses of all directors members and the company secretary

15.5 Full and sufficient details of the financial resources available to the Management Company including evidence that there are or will be adequate resources in place to undertake the maintenance of the Open Space and the SUDS Infrastructure in perpetuity in accordance with the LEMP and the SUDS Plan

Operation of the Management Company

16. The Owner hereby covenants to:

16.1 Ensure that upon the transfer of any Residential Units that all freehold and registrable leasehold owners of the Residential Units are members of the Management Company and are eligible to vote at any annual general and special company meetings

16.2 Ensure that the Transferee is a member of the Management Company

16.3 Procure that the MC Manager will ensure that his contact details including his name address and telephone number are regularly updated and distributed to the owners and occupiers of all of the Residential Units

16.4 Ensure that the Rent Charge/Management Charge is secured on the first transfer or disposal of any Residential Units and that covenants are contained on the transfer to procure that on any subsequent transfer or disposal the Rent Charge/Management Charge is secured in favour of the Management Company

Part 2

Biodiversity Area

The Owner covenants with the Council:

1. Not to Occupy any of the Residential Units until the Owner has agreed in writing with the Council the person(s) (which it is agreed between the Owner and the Council may be the Management Company) who is to be responsible for the maintenance and management of the Biodiversity Area pursuant to the LEMP and the mechanism to ensure that such maintenance and management shall take place for the lifetime of the Development

2. Where it is agreed between the Owner and the Council that the Management Company will be responsible for the maintenance and management of the Biodiversity Area pursuant to paragraph 1 above the provisions of paragraphs 14-16 of Part 1 above shall apply as through the Biodiversity Area was part of the Open Space

Part 3

Allotments

The Owner covenants with the Council:

1. Prior to the Occupation of the first Residential Unit to submit to the Service Head - Countryside Management the Allotment Scheme which shall include but shall not be limited to the following details:

1.1 A plan showing the layout and boundaries of the Allotments

1.2 The provision construction and layout of the Allotment car parking

1.3 The provision and construction of Allotment fences and lockable gate(s)

1.4 The provision of keys to the gate(s) for the access and egress of allotment holder

1.5 The provision of water butts for use on the Allotment Land

2. Not to Occupy permit or allow Occupation of any Residential Unit until the Allotment Scheme has been submitted to and approved in writing by the Service Head - Countryside Management

3. To notify the Service Head – Countryside Management in writing within seven (7) days of Practical Completion of the Allotments of the details of the designated contact for queries regarding the Allotments and request an inspection by the Service Head – Countryside Management

4. Not to Occupy permit or allow to be Occupied any Residential Unit (unless otherwise agreed in writing by the Service Head – Countryside Management) until the Allotments are insured

5. Not to Occupy permit or allow to be Occupied more than 75% of the Residential Units (unless otherwise agreed in writing by the Service Head – Countryside Management) until the Allotments are provided and laid out to the Council's reasonable satisfaction in accordance with the Allotment Scheme and are Practically Completed

6. To maintain the Allotments to the reasonable satisfaction of the Council until the Allotments have been transferred to the Management Company

7. Following the provision and construction of the Allotments not use permit or allow the Allotment Land to be used for any other purpose other than Allotments in perpetuity

8. Not to Occupy permit or allow Occupation of more than 90% of the Residential Units until the Allotments have been transferred to the Management Company in accordance with the provisions of paragraphs 14-16 of Part 1 of Schedule 3 as though the Allotment Land was part of the Open Space

Part 4

Playing Pitches

The Owner covenants with the Council:

1. The Owner shall not allow the Occupation of more than 80% of the Residential Units until the Playing Pitches have been constructed in accordance with the Playing Pitches Specification to the reasonable satisfaction of the Council as confirmed by the Council to the Owner in writing

2. Not to Occupy any of the Residential Units until the Owner has agreed in writing with the Council the person(s) (which it is agreed between the Owner and the Council may be the Management Company) who is to be responsible for the maintenance and management of the Playing Pitches and the mechanism to ensure that such maintenance and management shall take place for the lifetime of the Development

3. Where it is agreed between the Owner and the Council that the Management Company will be responsible for the maintenance and management of the Playing Pitches pursuant to paragraph 2 above the provisions of paragraphs 14-16 of Part 1 above shall apply as though the Playing Pitches were part of the Open Space

Part 5

Changing Rooms

The Owner covenants with the Council:

1. The Owner shall not allow the Occupation of more than 80% of the Residential Units until the Changing Rooms have been constructed in accordance with the Changing Rooms Specification to the reasonable satisfaction of the Council as confirmed by the Council to the Owner in writing

2. Not to Occupy any of the Residential Units until the Owner has agreed in writing with the Council the person(s) (which it is agreed between the Owner and the Council may be the Management Company) who is to be responsible for the maintenance and management of the Changing Rooms and the mechanism to ensure that such maintenance and management shall take place for the lifetime of the Development

3. Where it is agreed between the Owner and the Council that the Management Company will be responsible for the maintenance and management of the Changing Rooms pursuant to paragraph 2 above the provisions of paragraphs 14-16 of Part 1 above shall apply as though the Changing Rooms were part of the Open Space

Schedule 4 - Landscape Plan

1. Owners' landscape proposals document

2. Wiltshire Council's Standard Specification for Adoption of Open Space

3. Plans

Schedule 5 - Public Art

The Owner covenants with the Council as follows:

1. Prior to the Commencement of Development the Owner shall appoint an arts consultant approved in writing by the Director to liaise with the Council and to consult the architects the local community and those with a responsibility for the design and sustainability of the natural and built environment to establish the most effective way to integrate the work of artists into the Development or its vicinity to prepare the Public Arts Scheme and to subsequently commission the work of artists and crafts people to implement the approved Public Arts Scheme

2. No more than 10% of the Public Arts Contribution shall be spent on funding the arts consultant appointed under paragraph 1 above

3. Prior to the Occupation of 50% of the Market Housing Units the Owner shall submit the Public Arts Scheme to the Council and have such Public Arts Scheme approved in writing by the Council unless the Council agrees in writing that paragraph 9 below applies

4. The Public Arts Scheme shall:

    4.1 Take account of best practice guidance given by the Arts Council England or other relevant public body

    4.2 Have the aim of providing public art of a high standard and quality in the provision and enhancement of buildings and open spaces and which results in an attractive bespoke and sensory environment which positively contributes to the richness of the Development and fosters a sense of place within which the Land is located

    4.3 Take account of guidance set out in the Guidance Note for Art and Design in the Public Realm produced by Wilshire Council in 2011

5. The Public Arts Scheme shall include but not be limited to:

    5.1 A plan as to how the Public Arts Contribution is to be spent

    5.2 The integration of elements in any art form which could be of a permanent or temporary nature into the design and buildings and environments including but not limited to hard and soft landscaping sensory planting and landscaping way

finding boundary treatments street furniture and lighting and internal treatments of public buildings

5.3 Designs which take account of longevity and resistance to vandalism and misuse

5.4 The funding of an arts consultant appointed in accordance with paragraph 1 above to work closely with the architects to draw up the Public Arts Scheme and identify and bring to fruition opportunities to implement the Public Arts Scheme

5.5 The use of locally based artists where appropriate

5.6 Educational and communication activities to aid promotion and understanding in the context of the Development

5.7 Consultation with the local community and with those with a responsibility for the design and sustainability of the natural and built environment to inform the arts consultant

5.8 Costings attributed to tangible deliveries directly justified as added value

5.9 The timing/implementation of the delivery of the Public Arts Scheme

5.10 The review of the delivery of each part of the strategy to inform the future elements of the Public Arts Scheme

5.11 The monitoring of the strategy to ensure that the Public Arts Contribution is spent in adding value to the Development over and above the minimum requirements of the planning process

6. To obtain any planning permission or other consents necessary for the carrying out of any works pursuant to the approved Arts Scheme

7. To provide an account to the Council of all sums expended in implementing the Public Arts Scheme at the request of the Director

8. Subject to paragraph 9 below not to Occupy more than 70% of the Residential Units unless otherwise agreed in writing with the Director until the approved Public Arts Scheme has been fully implemented to the written satisfaction of the Director

9. In the event that it is not possible to agree the Public Arts Scheme with the Council not to Occupy more than 50% of the Market Housing Units until the Owner has paid the Public Arts Contribution (excluding any part of the Public Arts Contribution which has been expended in accordance with paragraph 2 above) to the Council

Schedule 6 – Highway Works

The Owner covenants with the Council:

1. Prior to the Occupation of any part of the Development (or such later date as is agreed in writing by the Council) the Owner shall enter into and complete the Section 278/38 Agreement(s)

2. To carry out the Highway Works at its own expense in accordance with the Section 278/38 Agreement(s)

3. To provide to an adoptable standard a spine road on the Land which will be the subject of a Section 38 Agreement and partly on the existing highway to be a route through the Development from the A363 to connect to the existing highway at the junction of Wiltshire Drive and Drynham Road

Schedule 7 - Covenants by the Council

The Council covenants with the Owner:

Part 1 – Financial Contributions

1. To use all sums received from the Owner under the terms of this Deed for the purposes specified in this Deed for which they are to be paid

2. To repay to the paying party such amount of any payment made by that party to the Council under this Deed which has not been expended or committed in accordance with the provisions of this Deed within ten (10) years of the date of receipt by the Council of such payment or in the case of proportional payments the date of receipt of the last proportion of the payment on receipt of a written request from the paying party to do so

3. Once the final dwelling mix and number of Residential Units has been ascertained to carry out a review thereof (such review to take place as soon as reasonably practicable) and in the event that the final dwelling mix and number of Residential Units built pursuant to the Planning Permission varies from the dwelling mix and numbers by reference to which the Early Years Education Contribution and the Primary Education Contribution and the Secondary Education Contribution respectively were calculated prior to the date of this Deed the Early Years Contribution and the Primary Education Contribution and the Secondary Education Contribution respectively will be reviewed using the Early Years Education Contribution Formula and the Primary Education Contribution Formula and the Secondary Education Contribution Formula respectively (together with any payments in accordance with Schedule 2) with any amount overpaid being reimbursed by the Council to the paying party within twenty eight (28) Working Days of the completion of the review

Part 2 - Open Space

4. To inspect the Open Space within twenty eight (28) Working Days of having received notification from the Owner under paragraph 3 of Schedule 3 or in the event that no such notification has been received at the Council's discretion to determine whether to issue the Open Space Practical Completion Certificate

5. Following an inspection referred to under paragraph 4 above either:

    5.1 Issue the Open Space Practical Completion Certificate or

    5.2 Issue a Remedial Notice

6. Inspect the Open Space in the event that a Remedial Notice is issued

7. If a Remedial Notice is issued then the timetable for issuing the Open Space Practical Completion Certificate under this Deed shall be deemed amended accordingly in order for compliance with the Remedial Notice to be achieved and further inspections shall be carried out by the Council as appropriate

8. In the event that a Remedial Notice is not complied with within a reasonable period agreed with the Council the Open Space Practical Completion Certificate shall not be issued until the Remedial Notice has been complied with to the reasonable satisfaction of the Council

Part 3 – Rights of Access

9. It is agreed between the Owner and the Council that where the Owner is required either to carry out any works pursuant to this Agreement or the Planning Permission (including maintenance) including any Highway Works in either case that are outside the Owner's ownership (including without limitation those works on the Council's Land) then the Owner shall only be required to carry out such works within land over which the Council has provided (at nil consideration and the provision of the necessary rights by the Council shall not be unreasonably withheld or delayed) the necessary rights for the Owner to carry out the said works and for the avoidance of doubt there shall be no requirement under this Deed or the Planning Permission for the Owner to otherwise carry out such works where any other such third party rights are needed

THE COMMON SEAL of)
WILTSHIRE COUNCIL was affixed to this)
document in the presence of:)

Authorised signatory

12518

Authorised Signatory
Wiltshire Council

SIGNED AS A DEED by)
NEIL ANDREW BAKER)
as Attorney for)
COULSTON ESTATES LIMITED)
in the presence of:)

Witness Signature: .....

Witness Name:

Witness Occupation: Legal Assistant

Witness Address: c/o Clarke Willmott

EXECUTED AS A DEED by)
MAURICE BAKER)
in the presence of:)

Witness Signature: ....

Witness Name:

Witness Occupation: ..... Solicitor .....

Witness Address: ..... **GOUGHS** .....
UNIT 5
GREENWAYS BUSINESS PARK
BELLINGER CLOSE,
CHIPPENHAM, SN15 1BN

EXECUTED AS A DEED by)
TERENCE RALPH MILTON)
in the presence of:)

Witness Signature: ....

Witness Name:

Witness Occupation: ..... Solicitor .....

Witness Address: .....

GOUGHS
UNIT 5
GREENWAYS BUSINESS PARK
BELLINGER CLOSE,
CHIPPENHAM, SN15 1BN

Annex 1

Plans

Plan 1 [dwg. no. A-P10-008 Rev C]

Plan 2 [dwg. no. 038-001_B]

Plan 3 [dwg. no. 038_033_P1]

Plan 4 [dwg. no. 1008-008 Rev A]

Plan 5 [dwg. no. 1008-009 Rev C]

Plan 6 [dwg. no. 1008-017]

Plan 7 [dwg. no. 1008-018 Rev C]

Plan 8 [dwg. no. 1008-021 Rev A]

Plan 9 [dwg. no. 1008-023 Rev A]

Revision	Date	Initial
A - ISSUED FOR APPROVAL	05.11.20	SP
B - FIELD 5 INDICATED	06.04.21	SP
C - BAKER AND MILTON OWNERSHIP	24.01.22	SP

KEY

- SITE BOUNDARY
- COULSTON ESTATES OWNERSHIP
- WILTSHIRE COUNCIL OWNERSHIP
- BAKER AND MILTON OWNERSHIP

Project
ELM GROVE
TROWBRIDGE

Drawing Title
SITE LAYOUT
LAND OWNERSHIP PLAN

Date	Scale	Drawn by
AUG 2020	1:1000 at A0	SP
Project No	Drawing No	Revision
10027	A-P10-008	C

Sean Pembroke Associates

KEY

- Planning Application Boundary
- Allotment Land, including parking area to allotments
- Changing Rooms
- Play Area
- Open Space, including hedgerows, stormwater attenuation and natural play area
- Playing Pitches

0m 10m 50m 100m

Rev	Note	Date
-	For Information	24.11.2021
A	For Information	26.11.2021
B	For Information	01.07.2022

Greenhalgh

Landscape Architecture

Elm Grove
Trowbridge

Section 106

038-001_B

Drawn WP

Scale 1:1,250@A1

KEY

Planning Application Boundary

Biodiversity areas

0m 10m 50m 100m

Rev	Note	Date
-	For Information	24.11.2021
A	For Information	26.11.2021
P1	For Planning	22.12.2021

Greenhalgh

Landscape Architecture

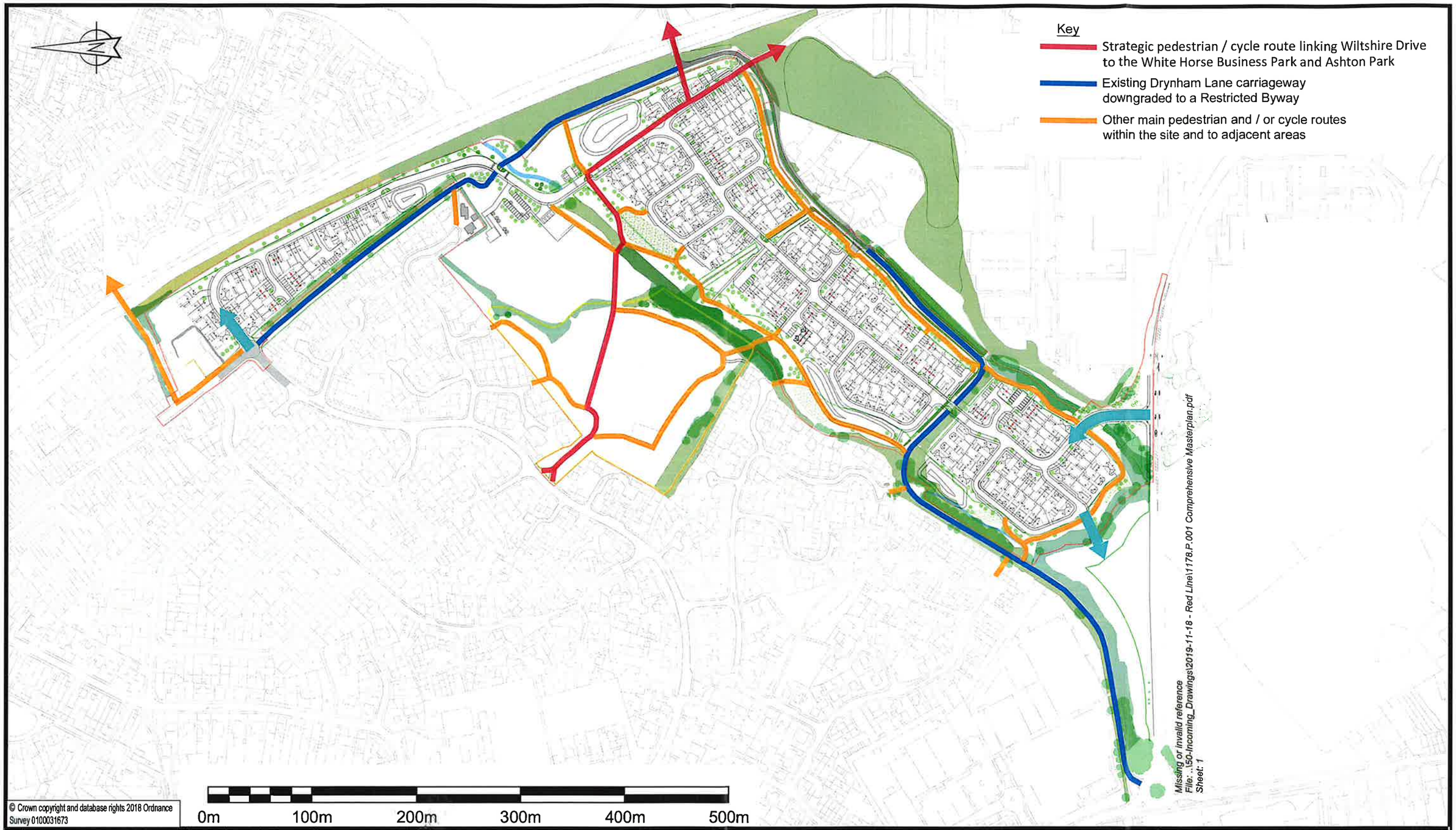
Elm Grove
Trowbridge

Section 106 - Biodiversity Plan

038-033_P1

Drawn WP

Scale 1:1,250@A1



© Crown copyright and database rights 2018 Ordnance Survey 0100031673

0m 100m 200m 300m 400m 500m

REV	DETAILS	DRAWN	CHECKED	DATE
A	Updated to suit revised Masterplan	BJC	MM	18.09.2020

NOTES:
1. Do not scale from this drawing.
2. This drawing is for illustrative purposes only and not for construction.
3. This drawing is to be read and printed in colour.
4. All dimensions are shown in metres, unless specified otherwise.

PROJECT: Elm Grove, Trowbridge

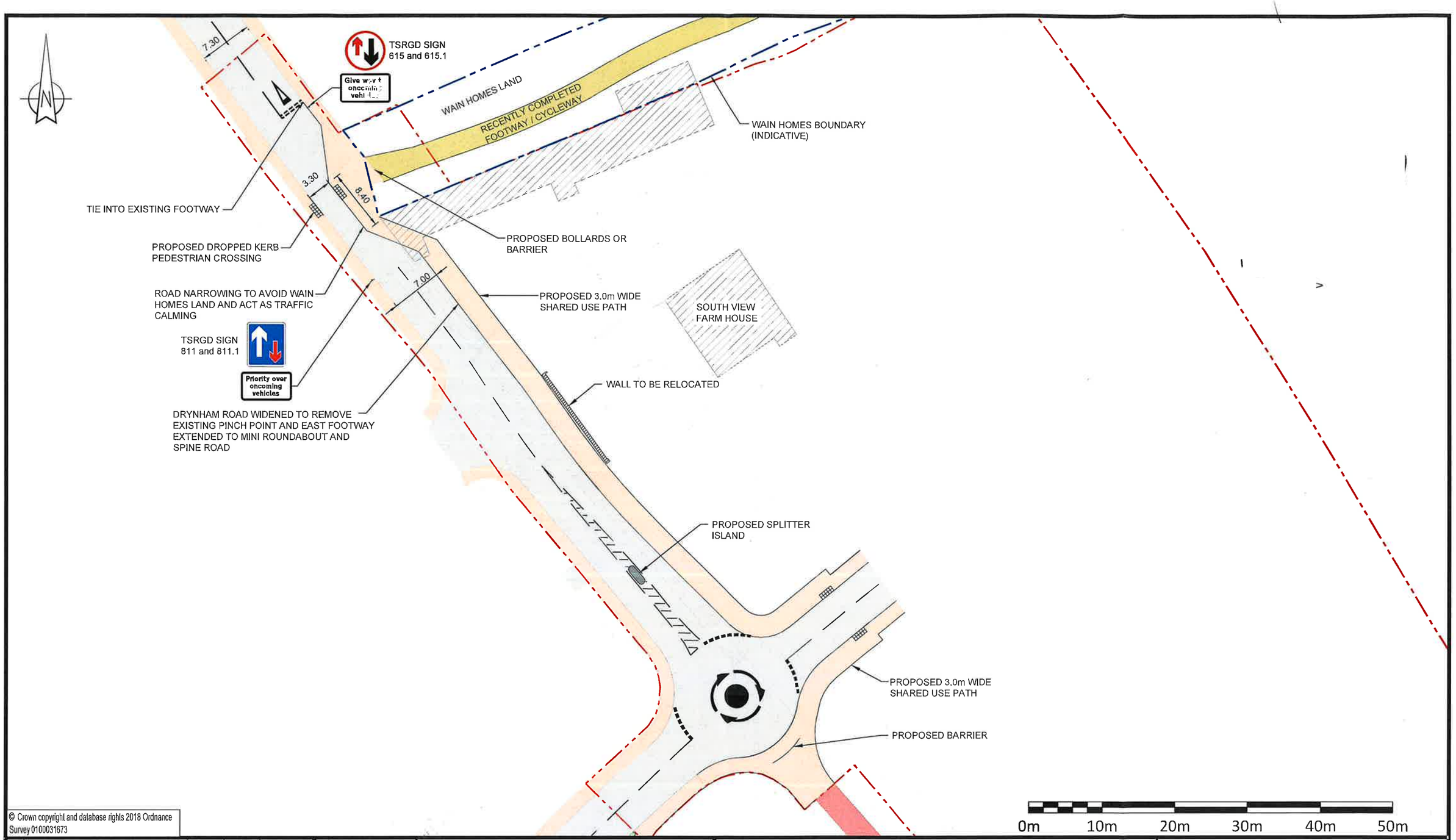
CLIENT: Coulston Estates Ltd

DRAWING TITLE: Proposed Footpaths and Cycle Routes

Condon Drew Associates

DRAWN:	CHECKED:	DATE:	SCALES:	SHEET SIZE:	DRAWING NUMBER:	REVISION:
BJC	MM	26.10.2018	NTS	A3	1008-008	A

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN CONDON DREW ASSOCIATES LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.



© Crown copyright and database rights 2018 Ordnance Survey 0100031673

REV	DETAILS	DRAWN	CHECKED	DATE
A	SPLITTER ISLAND ADDED	PD	BJC	18.07.2019
B	3.0m WIDE SHARED USE PATH ADDED	BJC	PD	03.04.2020
C	INTERNAL ROAD NETWORK AMENDED	BJC	PD	28.07.2020

NOTES:
1. This drawing is for illustrative purposes only and not for construction.
2. This drawing is to be read and printed in colour.
3. All dimensions are shown in metres, unless specified otherwise.

PROJECT: Elm Grove, Trowbridge

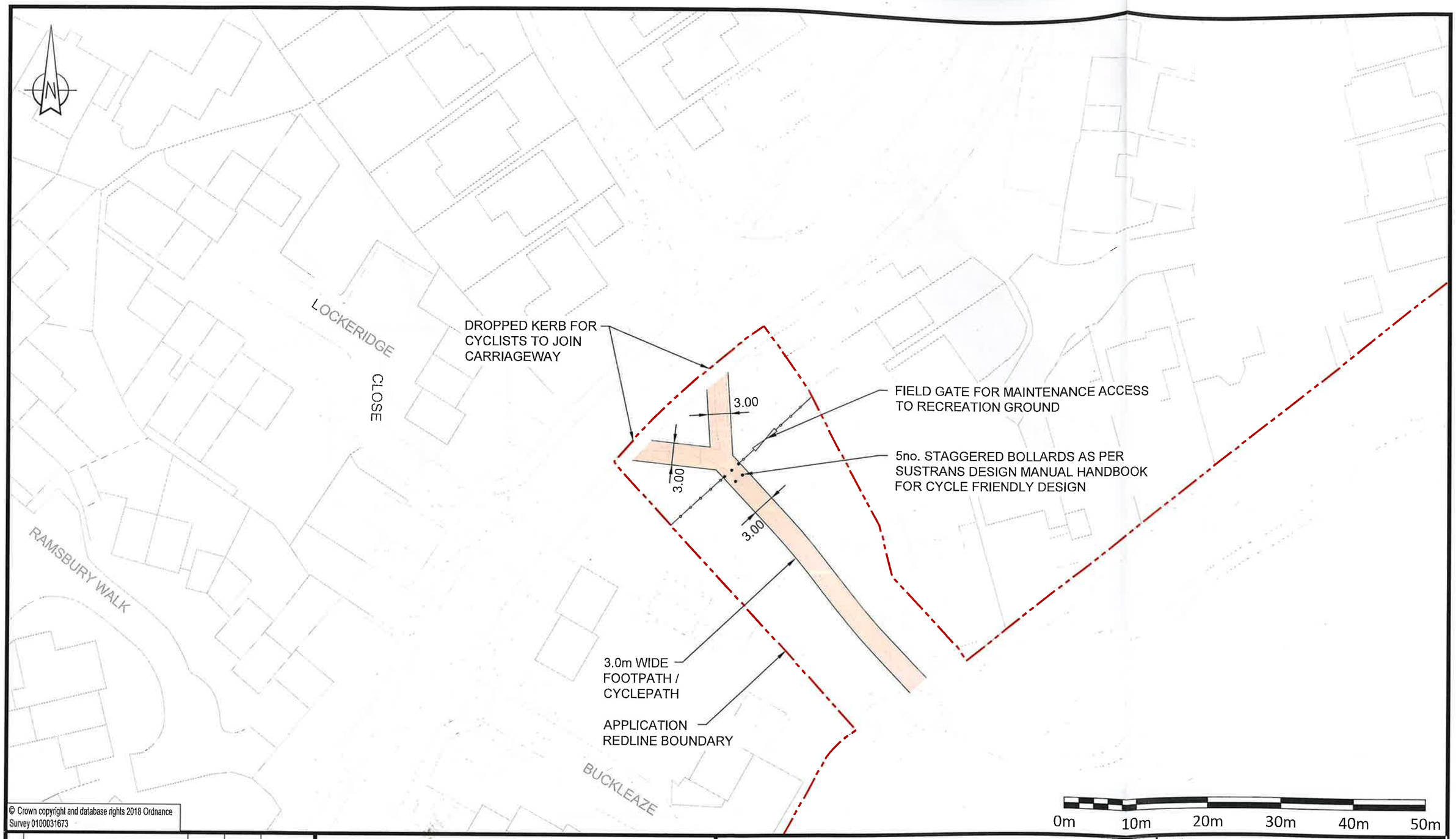
CLIENT: Coulston Estates Ltd

DRAWING TITLE: Proposed Wiltshire Drive / Drynham Lane Access Arrangement

Condon Drew Associates

DRAWN:	CHECKED:	DATE:	SCALES:	SHEET SIZE:	DRAWING NUMBER:	REVISION:
BJC	MM	30.10.2018	1:500	A3	1008-009	C

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN CONDON DREW ASSOCIATES LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.



© Crown copyright and database rights 2018 Ordnance Survey 0100031673

REV	DETAILS	DRAWN	CHECKED	DATE

NOTES:
1. This drawing is for illustrative purposes only and not for construction.
2. This drawing is to be read and printed in colour.
3. All dimensions are shown in metres, unless specified otherwise.

PROJECT: Elm Grove, Trowbridge

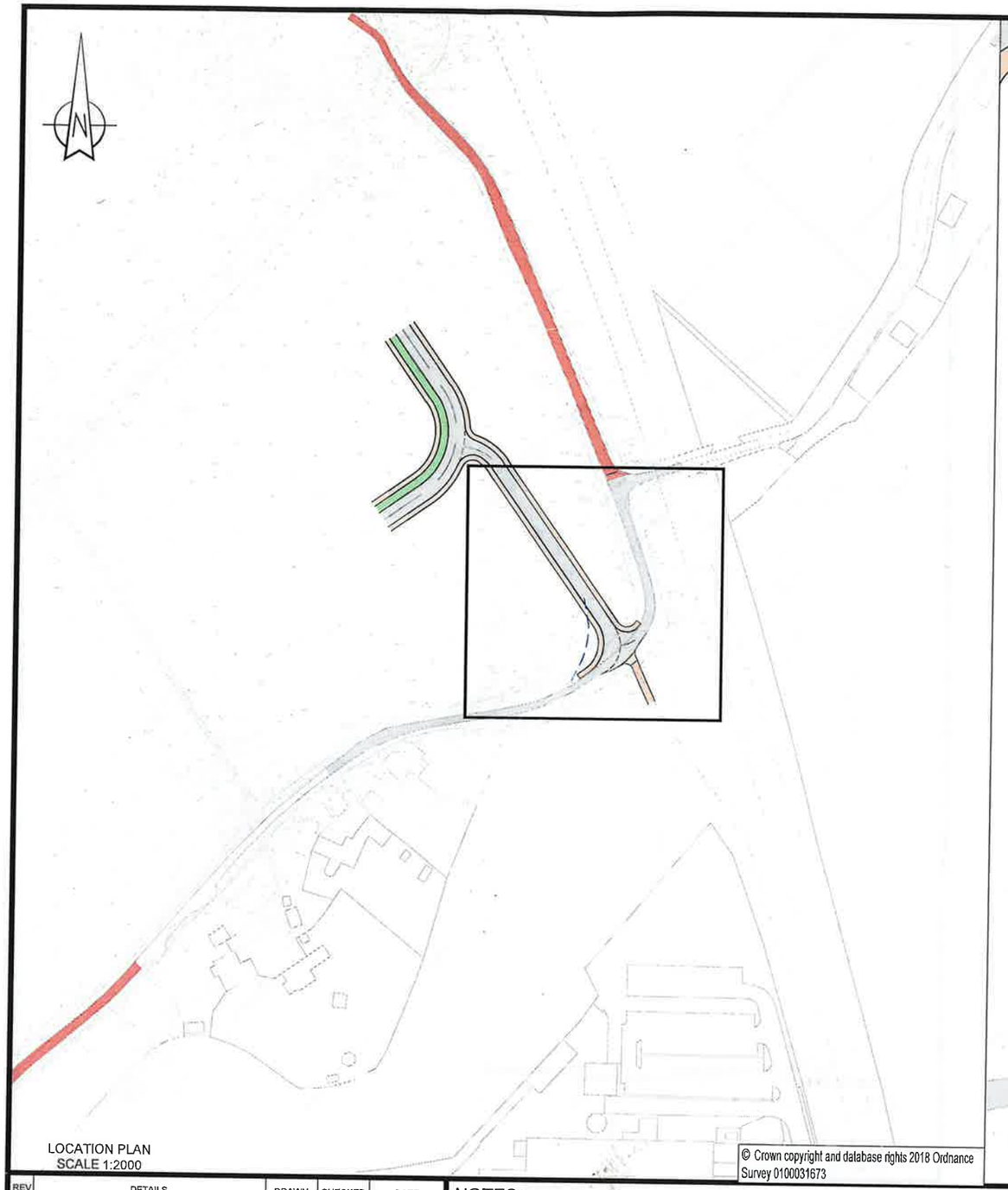
CLIENT: Coulston Estates Ltd

DRAWING TITLE: Proposed Wiltshire Drive Pedestrian and Cycle Access

Condon Drew Associates

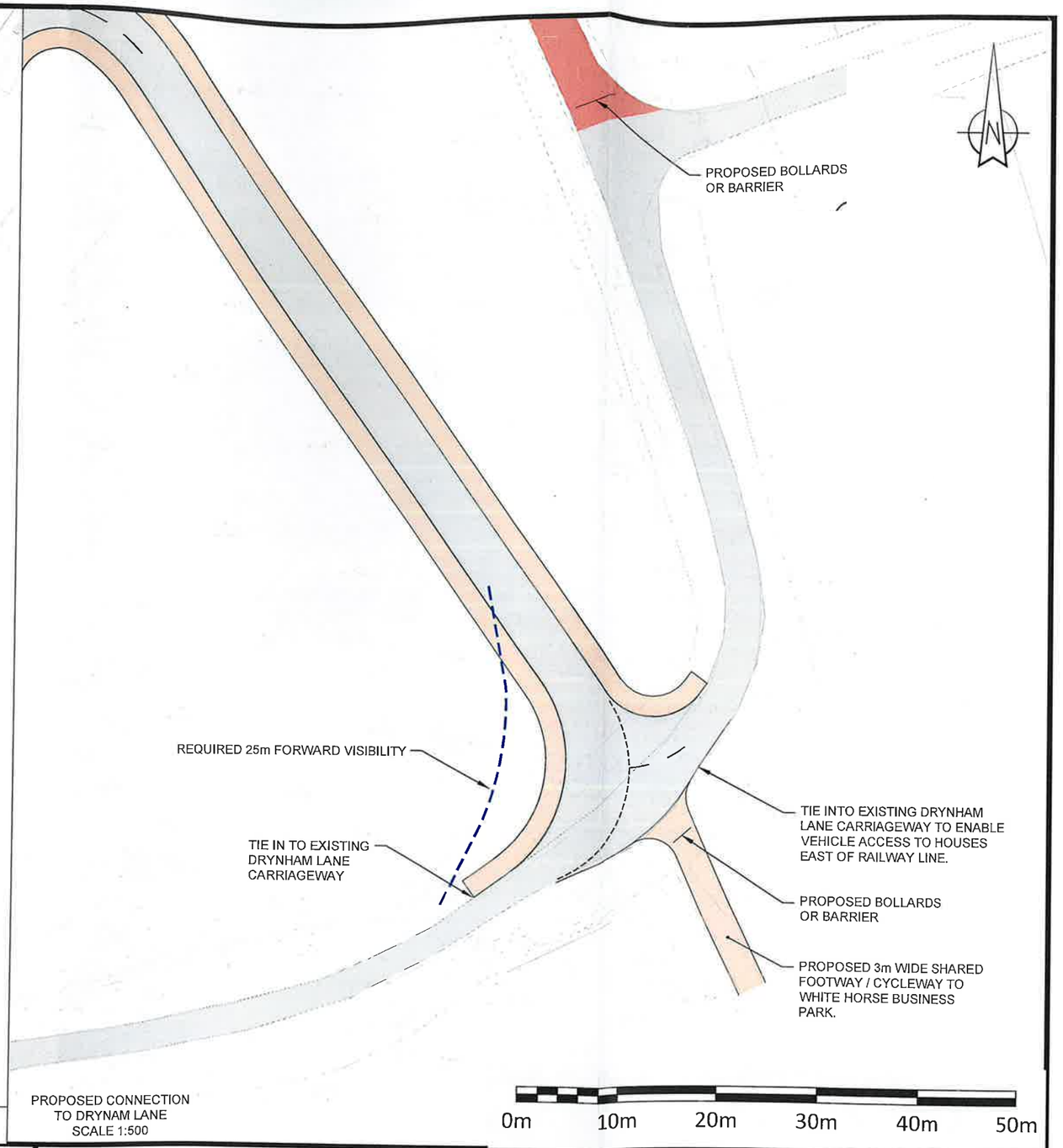
DRAWN:	CHECKED:	DATE:	SCALES:	SHEET SIZE:	DRAWING NUMBER:	REVISION:
PD	BJC	30.10.2019	1:500	A3	1008-017	-

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN CONDON DREW ASSOCIATES LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.



LOCATION PLAN
SCALE 1:2000

© Crown copyright and database rights 2018 Ordnance Survey 0100031673



PROPOSED CONNECTION TO DRYNAM LANE
SCALE 1:500

REV	DETAILS	DRAWN	CHECKED	DATE
A	Junction with Spine Road amended. Note to bollards or barriers added.	BJC	PD	03.04.2020
B	Junction with Spine Road amended to suit emerging Masterplan.	BJC	PD	11.08.2020
C	Junction with Spine Road amended to suit final Masterplan.	BJC	PD	17.09.2020

NOTES:
1. This drawing is for illustrative purposes only and not for construction.
2. This drawing is to be read and printed in colour.
3. All dimensions are shown in metres, unless specified otherwise.

PROJECT: Elm Grove, Trowbridge

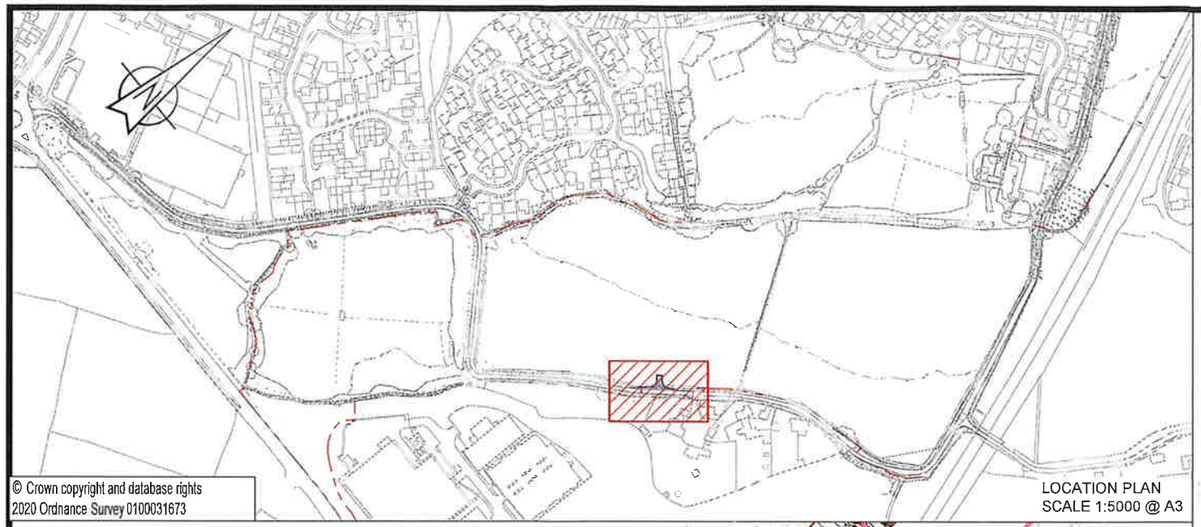
CLIENT: Coulston Estates Ltd

DRAWING TITLE: Proposed Drynham Lane Access

Condon Drew Associates

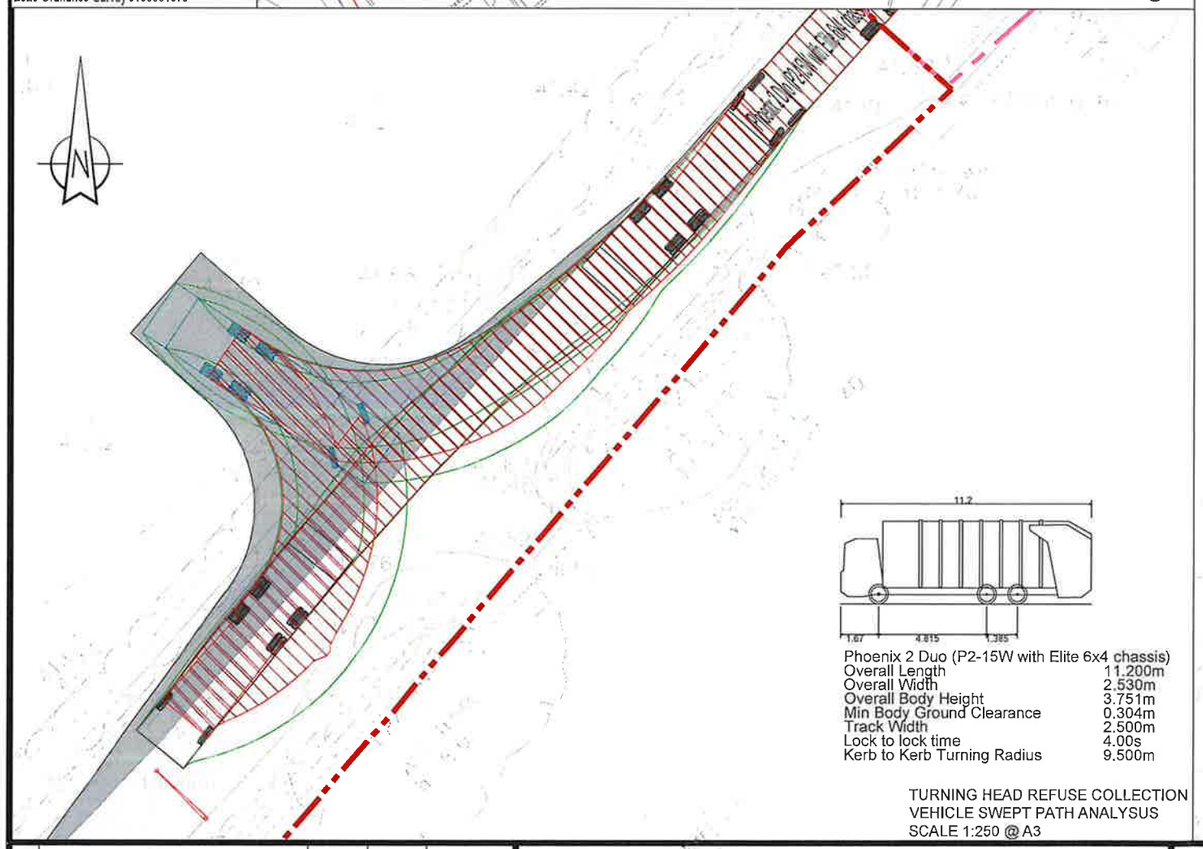
DRAWN:	CHECKED:	DATE:	SCALES:	SHEET SIZE:	DRAWING NUMBER:	REVISION:
PD	BJC	30.10.2019	1:500	A3	1008-018	C

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN CONDON DREW ASSOCIATES LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.



© Crown copyright and database rights 2020 Ordnance Survey 0100031673

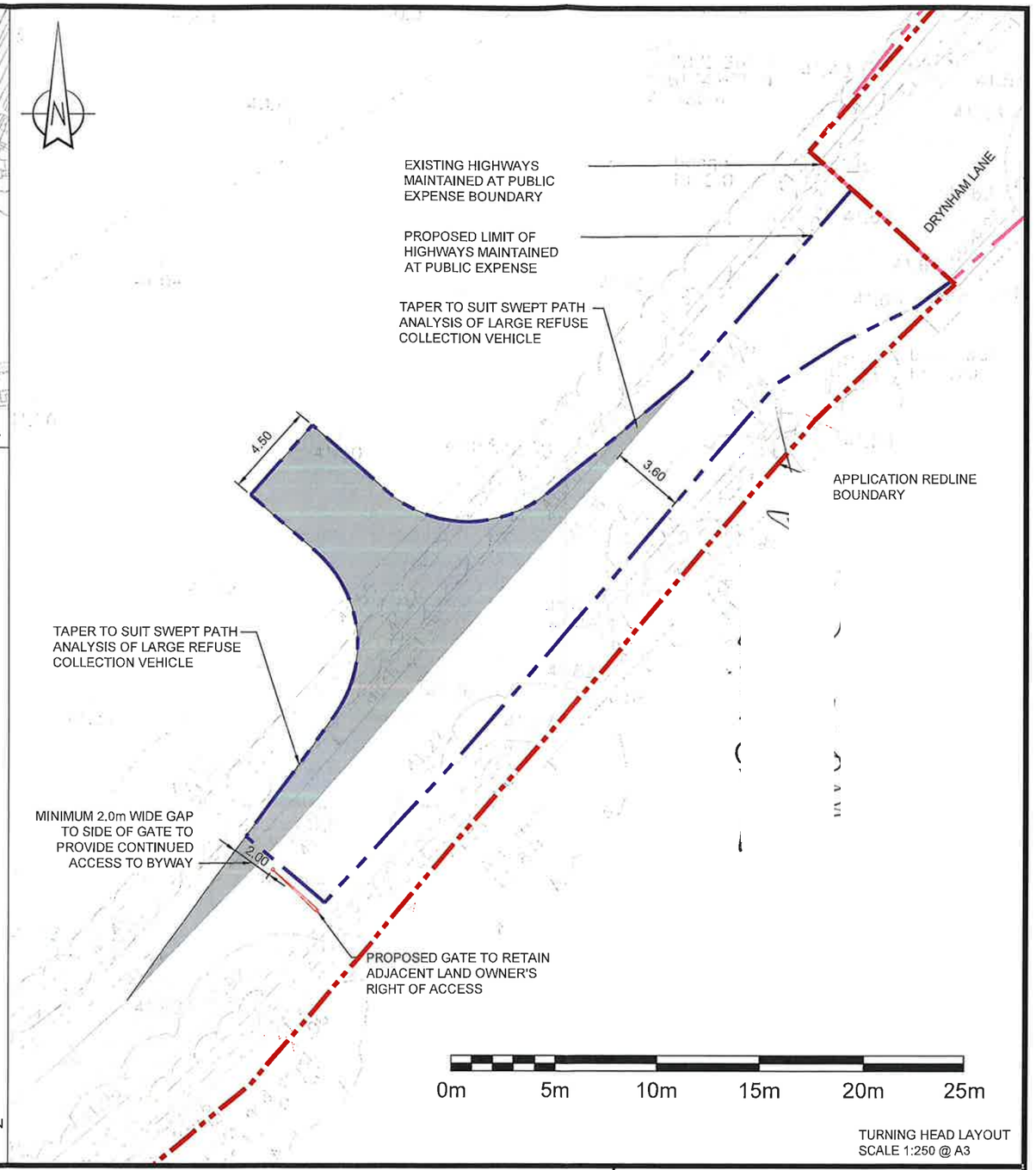
LOCATION PLAN
SCALE 1:5000 @ A3



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)

Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m

TURNING HEAD REFUSE COLLECTION VEHICLE SWEPT PATH ANALYSUS
SCALE 1:250 @ A3



TURNING HEAD LAYOUT
SCALE 1:250 @ A3

REV	DETAILS	DRAWN	CHECKED	DATE
A	Proposed Gate shown	BJC	PD	28.07.2020

NOTES:
1. This drawing is for illustrative purposes only and not for construction.
2. This drawing is to be read and printed in colour.
3. All dimensions are shown in metres, unless specified otherwise.

PROJECT: Elm Grove, Trowbridge

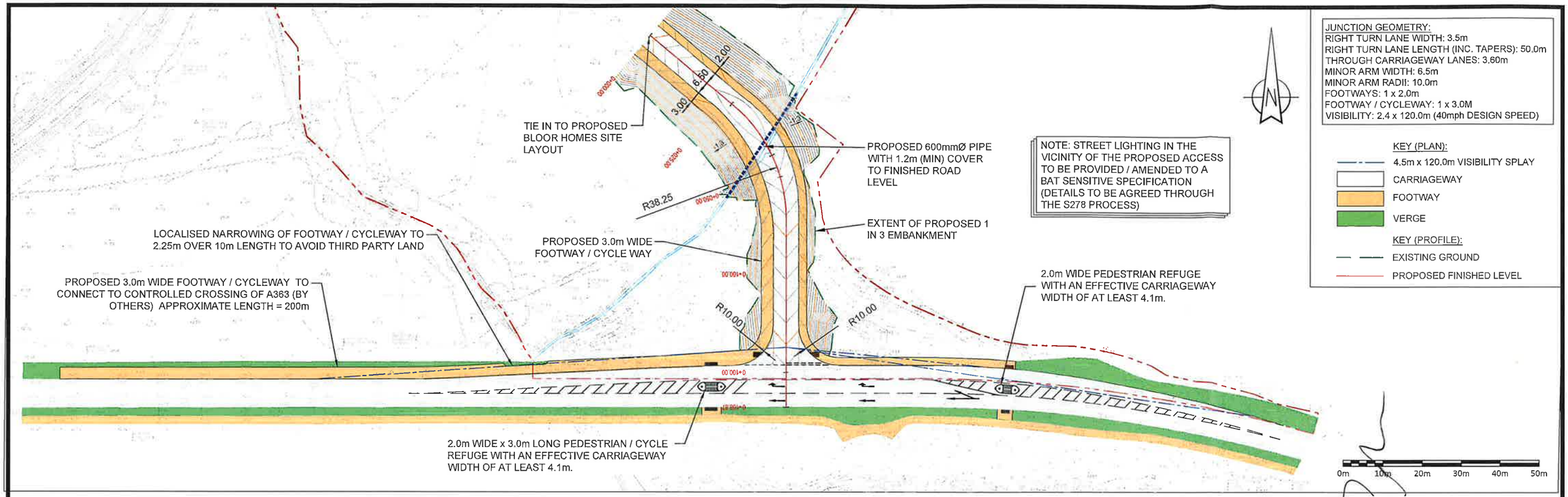
CLIENT: Coulston Estates Ltd

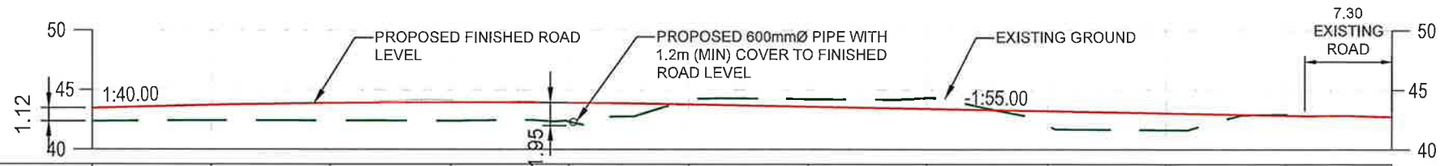
DRAWING TITLE: Proposed Drynham Lane Turning Head Arrangement

Condon Drew Associates

DRAWN:	CHECKED:	DATE:	SCALES:	SHEET SIZE:	DRAWING NUMBER:	REVISION:
BJC	PD	03.04.2020	1:250 / 1:5,000	A3	1008-021	A

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN CONDON DREW ASSOCIATES LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.





PROPOSED LEVEL	43.474	43.718	43.884	43.949	43.914	43.779	43.598	43.416	43.234	43.052	42.870	42.762
EXISTING LEVEL	42.355	42.428	42.405	42.389	42.338	44.053	44.258	44.325	42.052	41.641	42.933	42.762
VERTICAL GEOMETRY	G = 2.500% L = 6.522m	R = 1000.000m K = 10.000m L = 43.182m				G = -1.818% L = 52.041m						
HORIZONTAL GEOMETRY	L = 27.401m			R = 38.250m L = 33.546m				L = 47.927m				
CHAINAGE	0+000	0+010	0+020	0+030	0+040	0+050	0+060	0+070	0+080	0+090	0+100	0+109

RD01 CH 0+000.00 - 0+108.87
SCALES: H 1:500, V 1:500

REV	DETAILS	DRAWN	CHECKED	DATE
A	3.0m wide footway/cycleway shown. Note regarding bat sensitive lighting added.	BJC	-	29.01.2021

NOTES:
1. Do not scale from this drawing.
2. This drawing is for illustrative purposes only and not for construction.
3. This drawing is to be read and printed in colour.
4. All dimensions are shown in meters, unless specified otherwise.

PROJECT: Elm Grove, Trowbridge

CLIENT: Coulston Estates Ltd

DRAWING TITLE: Proposed A363 Site Access via Business Park Land

Condon Drew Associates

DRAWN:	CHECKED:	DATE:	SCALES:	SHEET SIZE:	DRAWING NUMBER:	REVISION:
BJC	PD	21.07.2020	1:1,000 / 1:500	A3	1008-023	A

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN CONDON DREW ASSOCIATES LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.

Annex 2

Council's Standards

STANDARD SPECIFICATION

FOR

ADOPTION OF PUBLIC OPEN SPACES

WILTSHIRE COUNCIL
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Ver.4 Jan 2012
(Standard Specification for Adoption of Landscape Areas)

CONTENTS

		PAGE
1	GENERAL CONDITIONS	1, 2
2	GRASS SEEDING	3, 4, 5
3	GRASS TURFING	6, 7, 8, 9, 10, 11
4	PLANTING MATERIALS	12, 13
5	SHRUBS	14, 15, 16
6	CREATING A WILD LIFE MEADOW (FROM SEED)	17, 18, 19, 20, 21, 22
7	MATERIALS	23, 24, 25, 26, 27, 28,29, 30, 31, 32, 33,34,35
8	TREES	36, 37, 38, 39, 40, 41,42
9	WHIP OR FEATHERED TREES	43, 44
10	FENCING	45
11	HARD LANDSCAPING DETAIL	46
12	EQUIPPED PLAY SPACES	47

- APPENDICES A-K

1 GENERAL CONDITIONS

1.1 The Developer will undertake to ensure that all areas to be offered for adoption to Wiltshire Council shall comply with the conditions and requirement of the planning approval, and the conditions and standards contained within this document.

1.2 The Developer will also ensure that all areas to be offered for adoption are as defined on the Contract Landscape Drawings, duplicate copies of which shall be supplied (free of charge) to the Technical Services Manager suitably marked to highlight the areas offered.

1.3 The Contract Landscape Drawings will include schedules of all works offered for adoption including any hedges, trees, fences and highlight areas of suitable access for subsequent maintenance. The drawings should include sufficient information to enable Wiltshire Council to determine any onerous slopes or changes in level.

1.4 Any surface obstacles, within areas to be formally adopted are to be included in these details, in particular details of underground drainage chamber covers and frames.

1.5 Any miscellaneous structures (retaining or otherwise) offered for adoption will be subject to separate (and specific) negotiations and subsequent agreement.

1.6 Any play space equipment (including surface covering, fencing, gates etc.) offered for adoption will be subject to separate (and specific) negotiations and subsequent agreement.

1.7 (a) It is required that any footpath/cycle way including all associated works, offered to Wiltshire Council for adoption and not forming part of any adoption with the Council will be constructed to a standard strictly in accordance with the latest Wiltshire Council Specification for 'Highway works by developers under agreement'.

(b) Where features occur in grass areas i.e. manhole, valve covers etc, these will be to the same standard as if they were appearing in the carriageway.

(c) These works will be subject to separate negotiations relating to commuted sums.

1.8 It will be the sole responsibility of the Developer to maintain the areas to be offered for adoption, to the satisfaction of the planning approval during the period prior to official hand-over to the Technical Services Manager.

1.9 Acceptance of those areas offered for adoption will be finalised when:-

(i) An agreed commuted sum has been paid to Wiltshire Council.

(ii) The District Secretary & Solicitor of Wiltshire Council confirms that all legal matters are satisfactorily completed.

(iii) The areas to be adopted have been constructed/prepared in accordance with this Specification and maintained to the satisfaction of the Technical Services Manager.

1.10 Due regard to any implications of restrictions imposed by seasonal work/ maintenance should be considered by the Developer when planning landscape preparation and anticipating completion/handover.

1.11 Where non-standard landscape designs (including lighting, seating, walls etc.) have been agreed during the planning process (i.e. in specific areas of local distinctiveness), separate approval of submitted details should be secured, from the Technical Services Manager, prior to construction/ installation.

1.12 Where other features (e.g. ponds, ditches and other watercourses) are included in the scheme to be offered for adoption, separate approval of submitted details must be secured from the various specialist departments at Wiltshire Council, prior to construction/installation.

1.13 It is intended that the following are minimum standards, although, when the Developer can agree with the Technical Services Manager other details, (prior to construction/installation) those will take priority.

1.14 Attention is drawn to the publication entitled 'Landscaping for New Developments' obtainable from the Development Control and Conservation Section at Wiltshire Council.

2 GRASS SEEDING

2.1 General

The Developer will carry out all work in this Specification in accordance with BS 4428 General Landscape Operations, using materials and appropriate grass seed mixtures approved by the Technical Services Manager.

2.2 Initial Ground Preparation

(1) The topsoil will be cultivated to a depth of 125mm avoiding the disturbance of the subsoil, by mechanical means approved by the Technical Services Manager or by hand cultivation on banks or confined areas. All stones, weeds, roots and other deleterious material which is brought to the surface shall be removed from site and disposed of.

(2) Soil must be cultivated to a friable tilth by treading, firming and raking or by methods to be approved by the Technical Services Manager. Where applicable the degree of accuracy in determining a level profile shall be determined by boning rods after firming in accordance with BS 4428.

(3) Operations must not be carried out during periods of inclement weather, i.e. when the ground is wet, frosty or waterlogged. Timing of operations will generally be confined to the Spring and Autumn periods.

2.3 Fertiliser Application

All areas to be seeded will have a base dressing of an approved granular pre-seeding fertiliser in the ratio of 12:12:15 (N:P:K) applied at the rate of 40g per sq.m. The dressing will be applied by means of approved fertiliser distributor machinery or by hand in small or confined areas, and then lightly worked into the surface with a harrow or rake.

2.4 Final Cultivation

(1) Prior to seeding, the areas will be brought to a fine tilth by approved mechanical means or by hand raking, and if necessary regrading of the surface will be carried out to conform to the prescribed finished levels. The Developer will remove all stones over 30mm in diameter. The final level will be 10mm above any adjacent hard surface area.

(2.4 Cont'd)

(2) After cultivation operations have been carried out, the area will be sown with grass seed specified by the Technical Services Manager and of an appropriate mix for the site. Seed will be sown at the rate of 35g per sq.m. by either hand or mechanical means, ensuring an even distribution.

(3) Grass seed will be stored off the ground in a clean, dry place free from vermin. The Developer will be required to submit certificates for all grass seed stating the seed source, mixture, percentage, percentage purity and percentage germination.

(4) The Technical Services Manager will be entitled to take samples of the grass seed mixture for testing. The seed mixture must meet the requirements for germination and purity laid down in BS 4428, 1989.

(5) Following an even distribution of seed, the Developer will carry out a light raking or light harrowing of the area and ensure consolidation of seed with soil by use of a light roller.

(6) All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas during cultivation, nor until the grass is established.

(7) Grass areas will only be 'accepted' by the Technical Services Manager as reaching practical completion when germination has proved satisfactory and all weeds have been removed.

(8) Where in the opinion of the Technical Services Manager excessive subsidence of seeded areas arises, such subsidence must be made good, raising all depressions with good quality topsoil, carrying out the necessary cultivations, fertilising and seeding as previously specified. The Developer will allow for re-seeding any bare patches with previously specified mixture. In instances where re-seeding will not be successful, the Technical Services Manager will require the area to be turfed.

2.5 Maintenance

(1) The Developer will establish a good sward of the specified grass mixture free from pernicious weeds. If directed by the Technical Services Manager, the Developer will apply an approved selective weedkiller, mixed and applied in accordance with the manufacturer's instructions.

(2) During the Spring following seeding, and before the application of any selective weedkiller, the grass areas will be dressed with an approved granular post-seeding fertiliser in the ratio of 15:10:10 (N.P.K.) applied at the rate of 35g per sq.m.

(3) During the period of establishment, all newly grassed areas will be cut twice, each cut reducing the growth height by one third. The first and second cuts will take place when the growth height reaches 75mm. Cutting must be undertaken using an approved mowing machine when conditions are not excessively wet or damp. The Developer will avoid any root pulling and prevent grass cuttings collecting in rows or other ways likely to affect adversely grass growth. The Developer must remove all stones and other deleterious matter from site prior to grass cutting operations.

(4) Cutting will be continued at appropriate intervals during the season to maintain a close sward until the grass areas are formally adopted.

2.6 Grass Seed Mixtures

(a) See Clause 7.17 of the Materials Specification for grass seed mixtures.

(b) Mixtures for conservation areas and/or areas identified for rural management techniques must be approved by the Technical Services Manager.

3 GRASS TURFING

3.1 General

The Developer will carry out all work in this Specification in accordance, at least, with BS 3969 (1990) Turf and BS 4428 (1989) Turfing using materials approved by the Technical Services Manager.

3.2 Turf

(1) All turf mixes will comprise certified cultivars of the appropriate species (as listed) in accordance with required use.

Turf for general landscaping purposes will consist of (mixes specified by % weight of grass seed used to produce turf):

30% Chewings Fescue
40% Slender Creeping Red Fescue
30% Dwarf Perennial Rye Grass

(2) Turf supplied will be free from injurious and perennial weeds, e.g. Annual Meadow-grass, Creeping soft grass, Meadow Barley, Yorkshire Fog, Couch grass, Cocksfoot, Clover, Dandelion, Yarrow or/and perennial weeds, and will have been treated with an appropriate selective herbicide not less than four weeks prior to lifting.

(3) Turf supplied will be free from pests and diseases; have a close texture, uniform density and colour.

(4) The turf will have been closely mown to a maximum height of 25mm, minimum height 15mm no more than three days prior to lifting. Turf with excess fibre or thatch will not be accepted.

(5) The soil base of the turf will be of a medium loam texture and free from stones over 15mm gauge.. Turf will be cut to a uniform thickness not less than 25mm and no greater than 30mm and will be supplied in widths of 300mm. The turf will not disintegrate whilst handling.

(6) Turf will not be lifted in frosty weather or when ground is water-logged.

(3.2 Cont'd)

(7) To avoid drying out whilst in transit, turf will be packed onto transporter either rolled or laid but not folded.

(8) Turf will be delivered within 36 hours of lifting and will be off-loaded by hand unless arranged on pallets for mechanical handling.

(9) For large areas, supplies of turves should be delivered at appropriate intervals throughout the work so as to avoid as far as possible stacking turves for long periods. Where it is not possible, they should be unloaded and conveniently stacked on clear ground to a maximum height of 1.0m unless arranged on pallets for mechanical handling. Turves must be placed grass to grass. After four days, stacked turves should be inspected at frequent intervals; turves showing signs of deterioration should be used without delay, or laid out.

(10) In certain circumstances the Technical Services Manager may request samples or to inspect the turf source prior to lifting. Where samples are provided all turf supplied will be of a similar quality.

(11) Any turf, whether laid or not, that does not conform to this Specification or the required standard of the approval sample will be removed by the Developer and replaced by turn to an acceptable quality entirely at the Developer's own expense.

3.3 Initial Ground

(1) The Topsoil will be cultivated to a depth of 125mm avoiding the disturbance of the sub-soil, by mechanical means approved by the Technical Services Manager or by hand cultivation off planks on confined areas. All stones, weeds, roots and other deleterious material which are brought to the surface will be removed from site and disposed of to a previously agreed tip.

(2) Soil must be cultivated to a friable tilth by treading, firming and raking or by methods to be approved by the Technical Services Manager.

Prior to turfing, the areas will be brought to a fine tilth by approved mechanical means or by hand raking, and if necessary regarding of the surface will be carried out to conform to the prescribed finished levels. The Developer will remove all stones over 30mm in diameter. The final soil level will be 10mm above any adjacent hard surface area.

(2) Turves from the stack or store will be wheeled to the turfing areas of wooden planks so laid to support work people, barrows and provide ease of access.

(3) Turves will be laid on the prepared bed stretcher bond format, closely butted and to the correct levels. Turf will be laid off wooden planks working over turves previously laid.

(4) Laid turves will be slightly and evenly firmed using wooden turf beaters, the bottoms of which to be kept constantly clean of soil or mud.

(5) A dressing of finely screened topsoil or fine peat, to a depth of 10mm will be applied evenly over the whole of the turved areas and be well bushed into all joints.

(3.5 Cont'd)

(6) Any unevenness in finished levels due to variations in turf thickness or inconsistent firming of the soil, will be adjusted by raking out and/or packing screened topsoil under the appropriate turf/turves.

(7) Turf will not be laid to within 300mm of any tree trunk or 200mm of any fence or wall. Whole turves will be laid to all edges or margins.

(8) As necessary, according to prevailing weather conditions, the Developer will carry out appropriate irrigation using sprinklers or oscillating sprays ensuring soil is not washed out of joints. Failure of the turf to establish due to lack of watering will be the responsibility of the Developer who will replace such turf at his own expense.

(9) The Developer shall at his expense take all reasonable precautions to ensure that pedestrians and other traffic do not cross the turved areas during cultivation, nor until the grass is established.

(10) Turved areas will only be accepted by the Technical Services Manager as reaching practical completion when all turf has satisfactorily bonded and established.

(11) Where in the opinion of the Technical Services Manager excessive subsidence of the turved area arises, such subsidence must be made good, raising all depressions with good quality topsoil, carrying out the necessary cultivations, fertilising and where appropriate returfing as previously specified at the Developer's expense and as requested by the Technical Services Manager. The Developer will allow for returfing any failed turves with previously specified turf mixtures and all turf so replaced will be at the Developer's own expense.

3.6 Turfing on Banks Exceeding 30°

(1) Stability, and the retention of soil and seed may be a problem when turfing to banks with a gradient exceeding 30°. Turfing should not be undertaken until the bank has been satisfactorily graded.

(3.6 Cont'd)

(2) Turves should comply with BS 3969. It is important that turves to be used on banks should be sufficiently fibrous to withstand handling conditions.

(3) Season -Turfing on banks should preferably be carried out during the autumn and early winter period. Spring operations should be avoided due to the harmful effects of prolonged dry weather and drying winds.

(4) Laying- Sufficient timber planks and ladders should be used to ensure safe and efficient working. The turves may be laid diagonally or horizontally. They should be laid to stretcher bond pattern, butt-jointed, firmed and secured by stout wooden pegs 200mm in length or by 4mm galvanised wire pins, bent or hairpin patter, at least 200mm long. Finely sifted topsoil should be worked well into the joints. On very steep banks or where stability is a major problem, netting should be laid over the turf and pegged down. Where necessary the wire netting should be reinforced at the top and bottom immediately, with stout wire cable threading the mesh.

3.7 Completion and Maintenance

(1) The Developer will establish a good sward, free from pernicious weeds. If directed by the Technical Services Manager, the Developer shall apply an approved selective weedkiller mixed and applied strictly in accordance with the manufacturer's written instructions. During the Spring following turfing, and before the application of any weedkiller, the turfed areas shall be dressed with approved granular post-seeding fertiliser, in the ratio of 15:10:10 (N.P.K.) applied at the rate of 35 grammes per Square meter.

(2) During the period of establishment, all turfed areas shall be cut twice, each cut reducing the growth height by half. The first and second cuts shall take place when the growth height reaches 75mm. All cutting will be undertaken using an approved mowing machine when conditions are not excessively wet or damp. The Developer will avoid any root pulling and prevent grass

(3.7 Cont'd)

cuttings collecting in rows or other ways likely to adversely offset grass growth. Immediately before the second establishment cut, the Developer shall remove all stones and other deleterious matter.

(3) Cutting shall be continued at appropriate intervals during the growing season to maintain a close sward until the grass areas are handed over for formal adoption.

4 PLANTING MATERIAL (SUPPLY OF)

4.1 General

When the Developer supplies plant material it must be in accordance with BS recommendations (BS 3936 Nursery Stock) Part 1 -Trees and Shrubs, Part 4- Forest Trees.

4.2 Plant Procedure

(1) Plants will comply with the requirements of BS 3936 – Nursery Stock: General.

(2) The Developer must ensure that all plant material is free of all pests and diseases.

(3) The Developer will bear the cost of any plant losses for whatever reason and will replace materials or plants considered unsatisfactory by the Technical Services Manager with identical species. The liability period for this condition will be until formal adoption.

4.3 Bedding Plants

All bedding plants supplied by the Developer will be:

Pest and disease free
True to type
Floriferous (where appropriate)
Of Good Foliage colour
On a well developed and undamaged root system
Not root-bound
Vigorous and of a habit appropriate to type.

4.4 Trees and Shrubs

All trees and shrubs supplied by the Developer will be:

Pest and disease free
True to type
Transplanted nursery stock on healthy, vigorous and sound roots with well formed heads and to have been grown at or grown on, at the supply nursery
Without torn and lacerated roots which shall be pruned before despatch
Plants to be materially undamaged
Healthy and containerised subjects must not be root bound
Vigorous and of a habit appropriate to type
Without evidence of 'circling' in the root system
Subjects will have a well-defined leader (as appropriate)

4.5	Coniferous Subjects	All conifers supplied by the Developer, unless specified otherwise by the Technical Services Manager will be well furnished evenly to the ground on all sides; there are exceptions, e.g., Cedrus. A single natural leader is required for most conifers unless required for hedging or if the natural form is branching.
4.6	Other Plant Material	All plant material will conform with the requirements of BS 3936.

5 SHRUBS

5.1 Plant Procurement and Preparation for Planting

(1) General All work specified in this section will be carried out in accordance with BS 4428, General Landscape Operations, Section 7 and 8.

(2) Condition Where applicable the trees and shrubs will comply in all respects with Section 1 of BS 3936, Part 1, All plants will have good fibrous root systems, carefully preserved in good condition when lifted from the nursery and adequately protected in transit. On delivery to the site, trees and shrubs will be free from pests and disease and materially undamaged.

(3) Time of Planting Unless otherwise agreed, planting will take place during favourable weather conditions in the dormant season which will generally be from the first week in October to the first week in April, inclusive.

(4) Temporary Storage Upon arrival on site, trees and shrubs will be planted in their respective positions without delay. On no account will roots be exposed to drying wind or sun for longer than is necessary. Planting will not take place during periods of frosty weather, or cold winds, or when the ground is excessively wet.

(5) Cultivation

(a) All weeds on areas to be planted must be cleared prior to being cultivated.

(b) Topsoil to be cultivated to a depth of 150mm in areas to be planted with shrubs or groundcover, using cultivators, rotovators or similar approved equipment (taking care not to bring up the subsoil) to provide a medium to fine tilth. Cultivation by hand to the same standard will be carried out where machinery cannot be used.

(5.1 Cont'd)

(c) The soil will be worked in reasonable weather conditions and not in conditions that could result in serious damage to the soil structure. All stones, builders rubbish, weeds, roots or other deleterious matter over 25mm diameter, in any direction, which are brought to the surface will be moved from site on to an agreed tip. Totally remove all plaster products.

5.2 Shrub Planting

(2) Cultivation

(a) The beds for all shrubs will be cultivated as previously described. All planting areas are to be topdressed with 80g per m2 of bonemeal or 100g per m2 of Enmag fertiliser, or similar approved by the Technical Services Manager, raked into the surface. (Fertiliser dressing to be approved by the Technical Services Manager).

(b) Any compaction of the areas following this and prior to planting will be removed by re-cultivation.

(3) Planting

(a) Positions of shrubs to be planted will be marked out in accordance with the planting schedule/plan or as specified. When shrubs are set out, precautions will be taken to prevent roots drying out.

(b) Planting holes will be excavated 150mm wider than the root spread. Polythene and other non-perishable containers will be removed and any badly damaged roots carefully pruned. Each shrub will be placed upright in the centre of a hole large enough to accommodate the roots without restriction or damage. Shrubs will be set at nursery level with due allowance for settlement. The hole will be backfilled to half its depth and firmed by treading. Care

(5.2 Cont'd)

will be taken not to crush the root ball. The remainder of the soil will be returned and again firmed by treading.

(4) Replacement Planting

The Developer will be responsible for the maintenance of all planted shrubs and will be required to replace all dead, dying or otherwise unsatisfactory plants with a similar species and in the same manner as detailed above.

5.3 Maintenance

(1) Weed and Litter Removal

(a) All permanent shrub planted areas will be maintained clear of weeds and litter by the Developer until formal adoption has been completed.

(2) Mulching (New Beds)

(a) All beds required to be mulched will receive a mulch dressing of either coarse peat or medium grade bark to a depth of 75mm – 100mm. On each maintenance visit this will be topped up and levelled to maintain the required depth.

6 CREATING A WILDFLOWER MEADOW (FROM SEED)

6.1 General

This represents a culturally simple method of establishing a wildflower meadow.

6.2 Ground Preparation

(1) The Developer will provide evidence of the soils nutrient ratio.

(2) Ground preparation will be carried out in mid-summer, unless instructed otherwise by the Technical Services Manager.

(3) The soil will be spread to specified levels using machinery appropriate to the scale of the project approved by the Technical Services Manager.

(4) The final grading will be completed by the end of the growing season and cultivated to an even medium tilth. The surface must be formed to avoid subsequent settlement by a method to be approved by the Technical Services Manager.

6.3 Weed Control

Where the soil contains weed seeds of an undesirable species which may create difficulties for the establishment of a meadow, Rumex obtusifolius (Dock) for example, the young weed shoots must be sprayed with an approved contact herbicide. The Developer will allow a minimum of one month (mid-August to mid-September) for as many weed seeds to germinate as possible.

6.4 Seed Sowing

(1) The Developer will sow the seed during early autumn or as specified by the Technical Services Manager thus facilitating the vital exposure to frost which breaks the dormancy of many seeds and therefore ensures a high percentage germination.

(2) The Developer will sow an approved Seed Mixture.

(3) The wild flower seed should be sown at the rate of 4 grams per sq metre (36 kg per ha).

(4) In order to facilitate an even distribution of seed the Developer will use a 'carrier' to bulk up the seed. The carrier may be either silver sand or sawdust of untreated timber.

(6.4 Cont'd)

(5) The Developer will sow seed by hand or an approved mechanical distributor and the site lightly raked afterwards (chain harrowed on large areas).

(6) The Developer will firm the seed bed with a roller.

6.5 First Year

(1) The meadow seedbed should be well established by late May or early June. When the sward is 100mm high the Developer will roll and cut. (Rolling to be carried out with a light roller approved by the Technical Services Manager). In carrying out the rolling operation the Developer will ensure that the plants are firmed into the soil reducing the risk of mower blades uprooting them.

(2) The site will be mown using either a wheeled rotary mower or a mower with reciprocating blades to a height of 50mm. The cuttings to be removed. The sward should be subsequently cut to the same height using the same machinery with cuttings removed, each time the sward reaches 100mm.

(3) From early June the Developer must not cut the sward for a period of five weeks to allow the Poppies and Corn Marigold to flower.

(4) The Developer must avoid the use of chemicals and fertilisers, any undesirable broad leaved species which persist must be removed by hand. Where the problem is of a large scale such undesirable species must be cut down and the remaining leaves/stem treated with a gel-based non-selective systemic herbicide.

6.6 Wildflower Seed Mix

(1) Wildflower seed mixes will comprise seed of native British origin, of ecotypes adapted to the environment in which the seed shall be sown and retaining genetic variation during the seed production process.

(6.6 Cont'd)

(2) Wildflower seed will be used within four weeks after receipt from the supplier. Where seed is stored during this period it will be kept in dry, cool conditions, where the moisture content is 5% and the temperature 3°C.

(3) Wildflower seed mixes used will reflect the following species composition:

(a) **Wildflower Mix W1 (Meadow Clay - short to medium)**

% wt	Species	Common Name
1.0	Briza media	
5.0	Cynosurus cristatus	
5.0	Festuca pratensis	
40.0	Festuca rubra ssp commutata	
20.0	Festuca rubra ssp purinosa	
1.0	Hordeum secalinum	
5.0	Poa trivialis	
3.0	Trisetum flavescens	
0.5	Achilles Millefolium	Yarrow
0.5	Centaurea nigra	Common/Lesser
0.5	Dactylorhiza fuchsii	Spooted Orchid
1.0	Daucus carota	Wild Carrot
0.5	Filipendula vulgaris	Dropwort
1.0	Galium verum	Lady's Bedstraw
1.0	Geranium pratense	Meadow
1.0	Knautia arvensis	Field Scabious
0.5	Lathyrus nissolia	Grass Vetchling
1.0	Lathyrus pratensis	Meadow
1.0	Leucanthemum vulgare	Oxeye Daisy
1.0	Lotus corniculatus	Birds Foot
0.5	Lotus uliginosus	Greater Birds
1.0	Plantage lanceolata	Ribwort Plantain
1.5	Primula veris	Cowslip
1.0	Prunella vulgaris	Self Heal
1.0	Ranunculus acris	Meadow
0.5	Rhinanthus minor	Yellow Rattle
0.5	Rumex acetosa	Common Sorrel
0.5	Saxifraga granulata	Meadow
0.5	Tragopogon pratensis	Goat's Beard
1.0	Trifolium campestre	Hop-Meadow
1.0	Veronica chamaedrys	Germander
0.5	Vicia cracca	Tufted Vetch
1.0	Vicia sativa	Common Vetch
100.0	Sown @ 36 Kg/ha	(4gtm2)

(6.6.Cont'd) (b) **Wildflower Mix W2 (Hedgerow)**

% wt	Species	Common Name
5.0	Alopecurus pratensis	
5.0	Cynosurus cristatus	
10.0	Festuca pratensis	
15.0	Festuca rubra ssp commutata	
5.0	Festuce rubra ssp purinosa	
30.0	Poa nemoralis	
10.0	Poa pratensis	
0.5	Achillea millefolium	Yarrow
1.0	Agrimonia eupatoria	Agrimony
1.0	Campanula trachelium	Nettle Leaf Bellflower
0.5	Clematis vitalba	Traveller's Joy
1.0	Geranium robertianum	Herb Robert
0.5	Geum urbanum	
0.5	Hypericum perforatum	Perforated St
1.0	Leucanthemum vulgare	Oxeye Daisy
1.0	Malva moschata	Musk Mallow
1.5	Primula vulgaris	Primrose
1.5	Prunella vulgaris	Self Heal
1.0	Silene alba	White Campion
1.0	Silene dioica	Red Campion
1.0	Stachys officinalis	Betony
1.0	Stachys silvatica	Hedge
1.0	Stellaria holostea	Great Stitchwort
0.5	Taraxacum officinale	Dandelion
0.5	Tussilago farfara	Coltsfoot
1.0	Vicia cracca	Tufted Vetch
1.0	Vicia sepium	Bush Vetch
2.0	Viola odorata	Sweet Violet
100.0	Sown @ 36Kg/ha	(4gtm2)

(c) **Wildflower Mix W3 (Meadow General- medium)**

% wt	Species	Common Name
10.0	Festuca pratensis	
20.0	Festuca rubra ssp commutata	
20.0	Festuca rubra ssp purinosa	
20.0	Festuca rubra ssp rubra	
10.0	Poa pratensis	
2.0	Leucanthemum vulgare	Oxeye Daisy
4.0	Plantago lanceolata	Ribwort Plaintain
1.0	Primula veris	Cowslip
3.0	Prunella vulgaris	Self Heal
3.0	Ranunculus acris	Meadow
1.0	Rumex acetosa	Common Sorrel

(6.6 Cont'd)

% wt	Species	Common Name
4.0	Sanguisorba minor alba	Salad Burnet
2.0	Silene alba	White Campion
100.0	Sown @ 36 Kg/ha	(4gtm2)

(d) **Wildflower Mix W4 (Cornfield Annuals)**

% wt	Species	Common Name
40.0	Agrosemma githago	
10.0	Cenaurea Cyanus	
20.0	Chrysantheumum segetum	
15.0	Papaver rhoeas	
15.0	Tripleurospermum inodorum	
100.0	Sown @ 24 Kg/ha	(3gtm2)

(e) **Wildflower Mix W5 (Woodland)**

% wt	Species	Common Name
10.0	Cynosurus cristatus	
5.0	Deschampsia flexuosa	
25.0	Festuca rubra ssp purinosa	
40.0	Poa nemoralis	
0.5	Alliaria petiolata	
1.0	Allium ursinum	
1.0	Campanula trachelium	Nettle Leaf Bellflower
2.5	Digitalis purpurea	
1.5	Filipendula ulmaria	
1.0	Gallium mollugo	
0.5	Geum urbanum	
1.0	Hyacinthoides non-scripta	
0.5	Hypericum montanum	
0.5	Lychnis flos-cuculi	
0.5	Meconopsis cambrica	
1.0	Primula vulgaris	Primrose
0.5	Scrophularia nodosa	
4.0	Silene dioica	Red Campion
0.5	Stachys sylvatica	Hedge

(6.6 Cont'd)

% wt	Species	Common Name
1.0	Stellaria holostea	Greater
0.5	Taraxacum officinale	Dandelion
2.0	Teucrium scorondonia	
100.0	Sown @ 36 Kg/ha	(4g/m^2)

(l) **Wildflower Mix W6 (Wetland Meadow)**

% wt	Species	Common Name
5.0	Alopecurus pratensis	
5.0	Cynosurus cristatus	
30.0	Festuca pratensis	
25.0	Festuca rubra ssp rubra	
10.0	Poa trivialis	
5.0	Trisetum flavescens	
1.5	Angelica sylvestris	
2.0	Filipendula ulmaria	
1.0	Galeopsis tetrahit	
1.0	Geum rivale	
3.0	Iris pseudacorus	
0.5	Lychnis flos-cuculi	
0.5	Lycopus europaeus	
0.5	Lythrum salicaria	
1.5	Prunella vulgaris	Seaf Heal
2.0	Ranunculus acris	Meadow
2.0	Ranunculus sceleratus	
0.5	Scrophularia auriculata	
3.0	Silene dioica	Red Campion
1.5	Stellaria holostea	Great Stitchwort
1.0	Succisa pratensis	
100.0	Sown @ 36 Kg/ha	(4g/m^2)

7 MATERIALS

7.1 General

(1) All materials will conform to no less than the minimum standard of the latest edition of the appropriate British Standard if not specified to a higher standard herein.

7.2 Manufacturer's Recommendations

The Developer will handle, store and apply all products exactly in accordance with the manufacturer's recommendations unless specified otherwise.

7.3 Defects/Death of Plants

Any material defects that appear within the maintenance period, unless agreed otherwise, will be remedied immediately at the Developer's own expense and to the entire satisfaction of the Technical Services Manager.

7.4 Topsoil

(1) Topsoil will consist only of the natural original surface layer (to 300mm maximum), when the vegetation has been removed, of grassland or cultivated agricultural land. Topsoil acquired from woodland, heath, moorland or bog or from those areas impaired by industrial activity or contaminated by heavy metals or other pollutants will not be used.

(2) Topsoil will be fertile, but free from excessive quantities of weed seed, roots of perennial plants, living vegetation or other extraneous material.

(3) Topsoil will be of uniform composition throughout and will contain at least 6% organic matter, intimately mixed with mineral matter. Topsoil will be free from subsoil.

(4) Topsoil will be of a medium loam texture, friable with a crumb structure and will display a reasonable degree of porosity. Reaction will be between pH 6.0 – 7.5 unless otherwise specified.

(5) The chemical composition of the topsoil will be as follows

(a) Total Nitrogen (N) content not less than 0.2%.

(7.4 Cont'd)

(b) Available Phosphorus (P) not less than 70ppm when extracted with 4.2% NaHC03 at pH 8.5.

(c) Available Potassium (K) not less than 300ppm when extracted with 8% ammonium Nitrate.

(6) Topsoil will have no more than 10% stone content by dry weight. The presence of any stones exceeding 25mm diameter will be unacceptable.

(7) Where volumes of topsoil in excess of 500 cubic metres are to be provided the place of origin will be stated and the source will be inspected by the Technical Services Manager, in situ, for approval prior to importation.

(a) Screened Topsoil

Where screened topsoil is specified, in addition to the Specification relating to topsoil generally, this will be graded accordingly to screen sizes:-

3/16" or 1/4" or 1/2" or 3/4" or 1"; whereby 95% of component material passes through the specified screen.

(b) Topsoil for general sports grounds or special facilities use:

Technical Services Manager will supply details of requirement in line with most recent recommendation as applied by the Sports Council or other approved official bodies.

7.5 Peat

Peat will be minimum grade Irish Moss peat to minimum British Standard BS 4156 ; 1990. Peat will be delivered to site in bales, each bale marked with volume content.

Where sustainable alternatives are available these are preferred.

7.6 Sand and Aggregates

(1) Sand will conform to the following specification:

(a) Sand - very fine 0.050 to 0.125mm.
(b) Sand - fine 0.125 to 0.250mm.
(c) Sand - medium 0.250 to 0.500mm.
(d) Sand - coarse 0.500 to 1.000mm.
(e) Sand - very coarse 1.000 to 2.000mm.

(2) Where clean washed sharp sand is specified this will have particle sizes within the range 0.050mm to 0.250mm. Silica sand will be regarded as sand with particle sizes within the range 0.125mm to 0.500mm.

(3) All sand will be lime free.

(4) Sand for amelioration will be exactly according to the particle sizes specified, confirmed by the supplier's authorised certificate.

7.7 Manure

Manure will be well rotted (for a minimum of six months) cow or other farmyard manure with a minimum admixture of straw. Poultry manure will not be allowed.

7.8 General Purpose Compost

(1) Composts will consist of well decomposed vegetable material and leaves, conditioned in storage piles for at least two years. Compost will be moist, but not waterlogged and of medium texture.

(2) Grass clippings will not exceed 25% of the total volume. Compost will be free from injurious chemicals, other extraneous materials detrimental to plant growth and perennial weedroots.

7.9 Interior Compost Mix C1 (Loam Based)

(1) Interior compost referenced C1 will comprise:

Medium grade Irish Moss peat 20% by volume. Sterilised sandy loam topsoil 60% by volume. Medium pulverised bark 20% by volume. Osmocote 17:10:10 Regular at 0.50Kg/m3. Superphosphate at 0.50Kg/m3. Fritted Trace Elements FTE253A at 0.75Kg/m3. Ground Limestone at *2.40Kg/m3. Dolomitic Limestone at *2.40Kg/m3.

(7.9 Cont'd)

* Quantities marked will be adjusted to ensure the compost has a pH value in the range of 5.5 to 4.5 unless otherwise specified.

7.10 Interior Compost Mix C2 (Peat Based)

(1) Interior compost reference C2 will comprise:

Medium grade Irish Moss peat 75% by volume. Sharp washed sand 25% by volume. Osmocote 17:10:10 Regular at 0.60Kg/m3. Superphosphate at 0.60Kg/m3.

Fritted Trace Elements FTE253A at 0.75Kg/m3. Calcium Carbonate at *2.40Kg/m3. Dolomitic Limestone at *3.00Kg/m3.

* Quantities marked will be adjusted to ensure the compost has a pH value in the range of 5.5 to 6.5 unless otherwise specified.

7.11 Perlite

Perlite will be Silvaperl medium grade.

7.12 Tree Planting Compost

Tree planting compost will be Fison's TPMC unless specified otherwise.

7.13 Mulching Material

(1) Mulching material will be graded tree bark. All mulching material will have been composted for at least six weeks at a minimum temperature of 60°C. All resinous toxins will have been removed and the mulch reduced to a near neutral pH. All mulching material will be free from weeds, pests and disease and will contain a minimum number of wood particles, in no circumstances greater than 5% by weight or volume.

(2) All graded bark will be of consistent particle size and free from dust and fines.

(3) Mulching materials will be graded as follows:

(a) Coarse bark - will comprise matured conifer bark with at least 75% of particles in excess of 60mm in size, ranging to a maximum of 150mm.

(7.13 Cont'd)

(b) Graded bark flakes - will comprise matured conifer bark with particle size distribution between 15mm to 125mm. A minimum of 50% of all particles will be within the range 50mm to 100mm.

(c) Bark nuggets - will comprise matured conifer bark with uniform particle size distribution between 15mm to 65mm.

(d) Ornamental bark - will comprise matured conifer bark with uniform particle size distribution between 5mm to 35mm.

(e) Pulverised bark - will comprise matured conifer bark that has been pulverised so that all particles will pass through a 36mm screen.

(f) Shredded bark - will comprise matured conifer bark with a maximum particle size of 45mm.

(4) Straw, sawdust, spent hops, processed or digested sludge will not be allowed.

7.14 Pesticides

(1) All pesticides will be used entirely in accordance with the manufacturer's recommendations. The Control of Pesticides Regulations 1986 and any relevant Code of Practice issued by MAFF regarding the application of pesticides will be complied with at all times.

7.15 Fertilisers

(1) The Developer shall submit a list of fertilisers for approval and use exactly in accordance to the manufacturer's recommendations, unless specified otherwise, and approved by the Technical Services Manager for specified items. Substitute products will not be permitted.

7.16 Soil Conditioners

The following soil conditioner will be approved for use exactly according to the manufacturer's recommendations unless specified otherwise and as determined by the Technical Services Manager.

Alginure Granulate S.

7.17 Grass Seed

(1) All grass seed will be fresh, clean and certified where applicable under the 1976 E.C. Seed Regulations concerning statutory standards for germination purity. All seed will be treated with a bird repellent and appropriate fungicide.

(2) Seed Mixes will be used exactly as specified by reference to the following specifications. All mixes will be expressed as:

% weight by: species: cultivar: seed category.

(a) Grass Seed Mix G1 (Amenity)

% wt	Species	Cultivar	Seed Category
30	Perennial Rye-grass	'Eika'	Certified
20	Chewings Fescue	'Center'	Certified
15	Creeping Red Fescue	'Dawson'	Certified
15	Creeping Red Fescue	'Pernille'	Certified
10	Smooth Stalked Mdw. Grass		
5	Browntop Bent	'Highland'	Certified
5	Browntop Bent	'Saboval'	Certified
100			

(b) Grass Seed Mix G2 (Shade)

% wt	Species	Cultivar	Seed Category
40	Chewings Fescue	'Center'	Certified
40	Creeping Red Fescue	'Dawson'	Certified
10	Browntop Bent	'Highland'	Certified
10	Browntop Bent	'Saboval'	Certified
100			

(7.17 Cont'd)

(c) Grass Seed Mix G3 (Winter Sports/Outfield)

% wt	Species	Cultivar	Seed Category
50	Creeping Red Fescue	'Dawson'	Certified
20	Perennial Ryegrass	'Arno'	Certified
20	Perennial Ryegrass	'Eika'	Certified
10	Browntop Bent	'Highland'	Certified
100			

(d) Grass Seed Mix G4 (Fine Turf)

% wt	Species	Cultivar	Seed Category
40	Chewings Fescue	'Dawson'	Certified
40	Creeping Red Fescue	'Waldorf	Certified
10	Browntop Bent	'Highland'	Certified
10	Browntop Bent	'Hollfior'	Certified
100			

(3) All seed packs will bear an official label, showing intended use of the seed mixture, reference number of the seed lot, packers number, brand name or the mixture or the constituent species/varieties and the net weight.

(4) In the event of the incorrect seed mixture being used, the Developer will eradicate all seedings by use of a translocated herbicide and reinstate the area with the correct seed mixture at no extra cost.

7.18 Grass Turf — See Clause 3.2 of the Specification.

7.19 Plant Material

(1) Except where otherwise stated all plant material will be grown in the British Isles for at least one growing season and will conform at least to the latest edition of BS 3936 Specification of Nursery Stock (Parts (i) to (ix) inclusive).

(7.19 Cont'd)

(2) In addition, container grown plant material will meet the minimum standards defined in the latest edition of the British Container Growers Publication 'Specification of Standards for the Production of Hardy Container Grown Plants'.

(3) All plants will:

- Be true to name.
- Be accurately labelled in bundles or individually according to size with the full botanical name.
- Have a well balanced root: shoot ratio.
- Be supplied with a dense, fibrous root system as is possible according to species.
- Container plants must have a root system well established in the present container, i.e. active root growth since potting, but not restricted, conflicted or suffering from the root curl. Plants without adequate root systems will be discarded.
- Be free from physical damage throughout.
- Be free from pests and diseases.
- Be free from physiological disorders and from contamination by perennial weeds or pollutants.
- Have been undercut or transplanted within the last 24 months.
- Be grown under soil and climatic conditions that do not substantially differ from that of the Contract Area.

7.20 Handling

(1) All plant material will be handled according to the recommendations of the latest edition of the 'Code of Practice for Plant Handling' published by the 'Joint Liaison Council on Plant Supplies'. The Code of Practice covers Lifting, Bundling, Packaging, Labelling. Temporary Storage and Transport. These conditions will apply entirely to the Developer when requested to supply plants.

(2) The Developer will give the Technical Services Manager not less than two working days notice of delivery of plants to a site.

7.21 Lifting

(1) Bare-rooted or root-balled deciduous plants will be lifted only when the plants exhibit dormant characteristics, generally from October to March or later where local conditions or season permit. Evergreen plants will be lifted between the first week in September and the last week in October inclusive or the first week in April and the last week in May inclusive only. Plants will not be lifted if severe ground conditions prevail or during periods of high winds, drought or frost. Bare-rooted material will not be lifted more than five days prior to delivery and all plants shall receive adequate protection from drying out, waterlogging, heating-up, frosting or physical damage. The roots of bare-root stock will be immersed in Alginure Root Dip immediately after lifting.

(2) Container grown - deciduous or evergreen plants, will be moved at any provided that the root system is well established in the container and the plants are fully hardened off. However, plants moved outside the normal planting period will be adequately irrigated throughout the whole of the first growing season.

7.22 Bundling

(1) Where appropriate bundles will consist of graded plants with all shoots facing in the same direction. Foliage will be surface dry. Bundles of plants will be tied securely with string or twine which will not by its nature of tension cause damage to the plants. Container grown or bare-rooted plants will not be bundled.

(2) Plants up to 2.5m tall - each consignment will be tied in bundles of equal numbers. The maximum number of plants within each bundle will depend on the size and nature of the plants, but in all circumstances the bundle will be of a manageable size.

(3) Trees in excess of 2.5m height- the maximum quantity in each bundle will be as follows:

40/60mm girth – 15 per bundle
60/80mm girth – 10 per bundle
80/100mm girth – 5 per bundle
100/120mm girth – 3 per bundle

(7.22 Cont'd)

(4) Trees in excess of 10/12 cm girth will not be bundled. In addition these guidelines will be reduced where large heads would be subject to damage. Laterals will be drawn in and securely tied during transit.

7.23 Packaging

(1) The foliage of all plants will be surface dry before packing and the contact between foliage and bare roots minimised.

(2) Container grown plants or bare-rooted trees (up to 14 cm girth), will not normally receive additional packaging, except in certain selective species.

(3) Trees up to 450mm tall excluding forestry transplants will be entirely enclosed in 250 gauge plastic film bags, securely tied at the top. Plants will not be packed too tightly, but loosely bundled within the bag. Plants with thorns or spines will have their roots only enclosed in the bag, which will be securely tied at the base of the stems.

(4) Root-balled plants will be adequately supported to prevent collapse or disintegration of the root-ball. The root-ball will be protected against drying out by firmly wrapping in hessian or other recommended material. Wrapping will be secured by tying over the top of the root-ball.

(5) Bare-rooted trees over 14 cm girth will be supplied without soil adhering to the roots unless specified otherwise, but will have their roots packed in moist compost and enclosed in hessian or 500 gauge plastic film, securely tied to the stem at nursery soil level. Trees so wrapped will be kept shaded at all times.

7.24 Labelling

(1) All plants will be adequately labelled. Each individual tree, bag or lot of one species/cultivar will bear a securely attached durable primary label stating:

The genus, species and cultivar of the plant concerned.

The grade and quantity in the bundle or lot.

The total quantity in the whole consignment.
The Supplier's name.

(7.24 Cont'd) (2) At least 10% of each consignment of particular plants will bear a secondary label related to the primary label and clearly identifying the plant in question.

7.25 Temporary Storage (1) Every effort will be made to limit the time period between lifting and despatch and the time period between receipt and planting. Container grown material will be maintained upright in their containers and watered as required by local conditions.

(2) On receipt bare-rooted plants will be immediately heeled-in to moist friable topsoil or compost or placed *in* an indirect humidified cold store. Where heeled-in the plants will be well firmed to exclude air pockets, (particularly on the inside of bundles), and will be watered periodically as local conditions require. Protection will be given against damage by small mammals.

(3) Root-balled plants will be kept moist and will be protected from direct sunlight. If root-balled plants are to be stored for more than three days they will be placed on a well-drained surface and the root-balls entirely covered with peat, bark or compost.

7.26 Transport (1) All plants will be protected from drying out during loading and transport. Plants will be stacked in such a way to avoid damage or crushing by weight from plants above.

(2) All consignments will be completely sheeted irrespective of length of journey. Where more than one delivery destination *is* involved additional sheeting will be used between each consignment to limit the period of exposure of the plants.

(3) Any plants damaged in transit will be discarded and replaced at the Developer's own expense. Bare-rooted material will be heeled in immediately on delivery to planting site.

7.27 Trees (1) Trees will have a straight stem with a well developed, evenly balanced crown, free from crossing branches. Where appropriate, according to species, trees will have a well-defined central leader. Standard trees will have all temporary

(7.27 Cont'd)

feathering removed flush with the stem. Feathered trees will be furnished evenly with well-balanced lateral shoots to ground level. The orientation of trees will be marked on the north side prior to lifting.

(2) Where trees are budded or grafted they will be bottom worked unless specified otherwise. The root stock will be named. Such trees will have no more than a slight bend at the union.

7.28 Tree Stakes

(1) Tree stakes will be softwood, 75mm to 100mm top diameter, round, peeled, pointed at the base. Stakes will be treated with a vacuum pressure impregnated preservative using a copper chrome arsenate formula to BS 4072, (to a minimum net dry salt retention of 6.4Kg/m^2). All timber over 30% moisture content will be kiln dried.

(2) Lengths of stakes will be exactly as described in the specification for particular uses.

(3) Where graded posts are specified these will be as per the standard stake but machine turned to produce cylindrical straight posts, chamfered at the top and graded.

7.29 Tree Ties

(1) Tree ties will be:

(a) Belt for standard trees 80/190mm or greater,

(b) Standard width ties for whips, feathered, half-standard or trees 6/8 cm or less.

7.30 Tree Shelters

(1) Tree shelter will be reinforced PVC laminate with a minimum life expectancy of at least six years; either 0.6m, 0.9m or 1.2m in height as specified. Tree shelters will be attached to an external timber stake, treated with vacuum pressure impregnated preservative, secured using nylon ratchet action ties as follows:

0.6m shelter 0.79m x 25mm x 25mm stake.
0.9m shelter 1.05m x 25mm x 25mm stake.
1.2m shelter 1.35m x 25mm x 25mm stake.

7.31 Tree Guards

Tree guards will be 1.8m, tall 25 x 75mm x 10swg galvanised weld mesh.

7.32 Canes

(1) Bamboo canes will have 10mm top diameter, 1.5m length.

(2) Split canes will be 5mm green obtained from an approved supplier.

8 TREES

8.1 Origin

Except where otherwise specified the plants shall be obtained from approved reputable nurserymen within approximately 200 miles radius of the planting sites where they shall have been growing for at least one year immediately preceding the time of supply in climatic conditions substantially similar to those prevailing in the planting site. In good time before planting the Technical Services Manager may require to inspect in the nursery or as agreed a selection of all plant material for approval. All plant material subsequently delivered to the site shall be at least the same standard in all respects as those approved.

8.2 Condition

Where applicable the trees and shrubs shall comply in all respect with Section 1 of BS 3936, Part 1. All plants shall have good fibrous root systems, carefully preserved in good condition when lifted from the nursery and adequately protected in transit. On delivery to site, trees and shrubs shall be free from pest and diseases and materially undamaged. In good time before planting, if subjects have been budded or grafted this shall be stated and the name of the rootstock shall be supplied if requested by the Technical Services Manager.

8.3 Tree Care

Unwanted dead, diseased and damaged branches shall be pruned back flush with the stem. In the case of crossed rubbing branches, one branch should be removed, the developer shall endeavour to maintain the desired shape of the trees. Bark wounds shall have the ragged edges cut back to healthy tissue in order to reduce the likelihood of infection and encourage the growth of callous tissue. Newly planted trees shall be inspected for insect and fungal attack, and treated if necessary with an approved insecticide and fungicide in accordance with the manufacturer's instructions. Spirals shall be applied for protection against vermin if required. The Developer shall ensure that those trees planted as standard shall be kept free of stem side growth in accordance with the relevant BS. If in doubt, the Developer shall contact the Technical Services Manager.

8.4 Disposal of Dead Trees and Debris

During the replacement of dead trees, any dead trees and used and damaged tree planting/ mulching mats shall be disposed of.

8.5 Soil

The Developer shall inspect the soil area around the base of each tree. Any lift of the soil caused by frost shall be gently firmed and forking shall be carried out to relieve areas of severe compaction. Minor washouts shall be repaired and areas of standing water shall be drained and measures taken to prevent its re-occurrence.

8.6 Method of Planting

In carrying out the replacement of trees, the Developer may be requested to carry out any of the following treatments:

(1) Plant trees in a mix of 50/50 Soil and Mulching Compost, the material to be well mixed, (covering the planting area with a tree planting/mulching mat retained by partial burying. Mats will be of an approved material 1m x 1m).

(2) Plant whips adding the planting medium

(a) slow release fertiliser tablet(s)

(b) slow release fertiliser both to be in accordance with manufacturer's recommendations.

(3) Plant trees using a rutch planting method, using a Schlick or other suitable forest spade.

8.7 Watering

In periods of particular dry weather, the Developer shall be required to water newly planted trees to ensure the survival of the plants.

8.8 Ties

All missing ties shall be replaced by the Developer of the type specified and positioned in accordance with the planting diagram, reposition existing ties if necessary. Ties shall be checked for constriction and loosened to allow for the natural expansion of the stem. Tighten ties, which appear to be too loose, or if there are signs of chafering. Replace damaged or worn ties. All ties should be removed to see if tree still requires support. If weak reposition, it may be possible to shorten stake by 50% and re-tie.

8.9 Stake Inspection/

Where required the Developer shall inspect stakes for signs of damage, rot or fungal attack, such stakes shall be removed and replaced in the same position with a new stake of the size and type specified. Under no circumstances is the old stake end to be left in the ground. Stakes which show

(8.9 Cont'd) movement or indicate instability shall be secured or repositioned if necessary. When the tree is no longer in need of staking, the ties shall be cut and the stake carefully removed from the ground and all removed from site. Where the Developer is required to completely remove the tree stake, he shall backfill the stake hole with topsoil consolidated by hand.

8.10 Weeding

In order to reduce competition, attack from pest and disease and maintain a neat and tidy appearance, grass and weed growth around the base of trees shall be controlled by the Developer. A radius of 150mm shall be treated with an approved herbicide around the base of each tree. Newly created borders up to two years shall be treated with a contact herbicide, applied at regular intervals to maintain a neat and tidy appearance between the periods between March and November. Established trees planted over two years shall be treated with an approved residual herbicide in February. Street trees and the like in small defined edged areas shall have the whole soil areas around the base treated. All herbicides shall be applied strictly in accordance with the suppliers specification. Adequate protection must be provided prior to the use of strimmers. All climbing plants such as Ivy and Honeysuckle, etc., shall be removed from the tree and base.

IMMATURE TREES

8.11 Definition

For the purpose of this Specification an Immature tree is one, which has not attained a height of 5.0m at the commencement of the Development.

8.12 Time of Planting

Unless otherwise agreed planting will take place during favourable weather conditions in the dormant season, which shall generally be from the first week in November to the last week in March inclusive. Evergreen shrubs shall, however, generally be planted between the first week in September and the last week in October inclusive, or the first week in April to the last week in May inclusive.

8.13 Temporary Storage

Upon arrival on the site all trees shall be planted in their respective positions without delay. On no account will roots be exposed to drying wind or sun for longer than is necessary. Planting will not take place during periods of frosty weather or cold winds, or when the ground is excessively wet. If trees cannot be planted immediately after delivery

(8.13 Cont'd) they shall be heeled-in firmly packing soil well around the plant roots, in a suitable location agreed with the Technical Services Manager. The Developer shall ensure that no damage occurs to the plants on heeling-in and until the time of planting shall take all reasonable precautions where necessary, or as directed, watering and straw coverage to protect the plants from drying out and undue exposure to the sun and/or frost.

8.14 Initial Cultivation The topsoil shall be cultivated to a depth of 150mm avoiding the disturbance of the subsoil, by approved mechanical means, or by hand cultivation on banks or confined areas. All stones, builder's rubbish, weeds, roots or other deleterious matter over 50mm diameter which is brought to the surface shall be removed from the site.

8.15 Planting of Trees/ Removal of Dead Trees On receipt of instruction from the Technical Services Manager, the Developer will replant dead or damaged trees. All trees will be pit planted into a medium of 50/50 Soil and Mulching Compost, which will be well mixed. The pit shall be of dimensions such that the free spread of roots is not affected and the depth shall be 50% deeper than the vertical extent of roots from the 'root collar'. During back filling, the planting medium shall be well trodden and the tree shall be kept vertical. The tree shall be supported in the following manner:

Tree will be of a bare-root, open ground or root ball type unless otherwise agreed with the Technical Services Manager.

Size of Tree	No. of Stakes	No. of Ties
Standard	1No.	2No.
Tall Standard	1No.	3No.
	(or 2No. depending on location)	
Semi-mature	Method by Agreement	
Small Whips	1No.	2No.
Whips & Feathered Trees	1No.	2No.
Large Whips	1No.	2No.

8.16 Semi-Mature Trees and Advanced Nursery Stock The planting of semi-mature trees and advanced nursery stock is not covered in this Specification. All such work must be carried out in accordance with BS 4043 : 1989 "Recommendations for Transplanting root-balled trees" and a complete

(8.16 Cont'd) specification for preparation of the tree, planting and aftercare must be agreed.

8.17 Standard Trees - Extra Heavy

Unless otherwise specified, standard trees shall be advanced nursery stock having a minimum overall height above ground of 2.75m above ground level. They shall be vigorous with a reasonably straight stem having a minimum circumference of 100mm when measured 600mm to 900mm above ground level, and shall be free from side growths to a height of 1.8m to 2m above ground level. According to species, standard trees shall have either a well-balanced branching head or a well defined straight and upright central leader with branches growing out from the stem with reasonable symmetry.

8.18 Tall/Heavy Standard

Unless otherwise specified, tall standard trees shall be advanced nursery stock having a minimum overall height above ground of 4.5m above ground level. They shall be vigorous with a reasonable straight stem having a minimum circumference of 125mm when measured 600mm to 900mm above ground level, and shall be free from side growths to a height of 2m to 2.4m above ground level. According to species standard trees shall have either a well balanced branching head or a well defined straight and upright central leader with branches growing out from the stem with reasonable symmetry.

8.19 Planting

Prior to planting all damaged roots and branches shall be cleanly removed and the cuts and wounds coated with an approved tree wound paint in accordance with BS 3998 (Recommendations for Tree Work).

Excavate planting holes for standard trees at least 75mm greater than the depth of the root system and wide enough to accommodate all of the roots without restriction. Holes shall be a minimum of 1m in diameter and 600mm in depth below finished ground level. On no account shall tree holes be left unfilled overnight.

The size of the planting pit will be such that no root has to be bent, folded or cut to accommodate the tree. The turf cut to allow for planting will be placed in the base of the hole after the bottom of the pit has been broken up using a fork inserted to a full spit depth. On areas that are box mown, all surrounding turf will be protected during the planting operation by the use of sheets or boards

(8.19 Cont'd)

and the tree planted in a circular pit, cut using a half moon iron. After planting, the sides of the pit will be earthed up and the surrounding turf swept clean. Planting will not take place whilst there is frost in the ground. In carrying out the planting operation, the Developer will ensure that the root collar of the tree is not buried and that the planting depth of the tree corresponds with its growth in the nursery.

Excavated subsoil shall be removed but excavated topsoil shall be returned into the bottom of the planting holes and two large shovels of tree and shrub planting compost incorporated by hand forking. Prior to planting sufficient additional topsoil to completely backfill the planting hole shall be obtained. Before any topsoil is placed in tree planting holes the exposed subsoil shall be loosened to a full spit depth and any compaction of the sides scarified.

Each tree shall be planted upright in the centre of the hole with the roots spread evenly outwards and downwards without restriction, and set at nursery level with due allowance for settlement. Having covered the roots with finely broken up soil, the remainder of the hole will be filled with topsoil into which has been incorporated 200 grammes per tree of fertiliser in the ratio of 12:18:12, (N:P:K) and which shall be trodden down to consolidate, and watered in dry weather.

8.20 Staking (Standard Trees)

Each standard tree shall be supported by a minimum 65mm diameter and 3m long (average) unpeeled larch stake pointed on one end and drive into each hole before planting to a depth of at least 900mm below finished level. Peeled larch and sweet chestnut stakes may be used, the lower 1 – 1.2m having been coated with a non-injurious wood preservative (not creosote or tar), allowing at least 150mm above ground level. The stake, which shall be on the windward side of the tree and as near the tree as possible, shall not interfere with the free movement of the branches. After planting the stake shall be reduced in height where necessary, and should not be higher than 60% of the overall height of the tree.

Tall standard trees may require double staking, particularly in exposed positions. Two stakes as above shall be driven firmly on either side of the tree with a cross bar or webbing strip to which the stem is attached.

8.21 Tying

Each tree shall be securely fixed with "Tom's" reinforced rubber tree ties or other approved, two ties for each standard tree and three for each tall standard tree, positioned to prevent any abrasion of the main stem. Tree ties should be positioned 25mm from top of stake and half way down stake. Nail through tie, into stake to secure and prevent slipping.

8.22 Tree Guards

Where required, each standard tree shall be protected after planting by a 1.8m high tree guard of galvanised weldmesh (25 x 75mm x 10 s.w.g.) as approved. The guards shall be secured to the stakes with galvanised staples in an approved manner which allows easy adjustment of the ties, does not impede natural movement or restrict growth, and which leaves a 100mm gap between the base of the guard and the finished ground level.

8.23 Specimen Trees in Paved Areas

Where required excavate a pit 2.5m x 2.5m x 1m deep and backfill with topsoil and consolidate. Drainage may be required to the bottom of the pit in certain site conditions, and should be connected to the surface water drainage system. Trees shall then be planted as described above. They will require guards for protection, which may need to be more substantial and permanent than the above (e.g. wrought iron). All paving surrounding the tree shall be such as to allow free passage of air and water to the soil beneath. This may be by means of purpose made tree grill (e.g. precast concrete or cast iron) or by using small unit paving (e.g. bricks) with open joints and left ungrouted.

8.24 Existing Trees

Where existing trees are to be incorporated within the approved landscape design, all associated work is to be with the agreement of the Wiltshire Council Forestry and Countryside Officer.

9 WHIPS OR FEATHERED TREES

9.1 Small Whips

Small whips shall have a defined straight and upright stem to a height of between 1m and 1.2m above ground level. They shall be well furnished with lateral shoots and shall have been transplanted to encourage fibrous root systems.

9.2 Staking (Whips or Feathered Trees

Each large whip shall be supported by a minimum 40mm diameter average 2.2m long unpeeled larch stake pointed at one end and driven into each hole before planting to a depth of at least 900mm below the finished level. The stake shall be on the windward side of the whip and as near the whip as possible, but where necessary and where directed, any side growths, which obstruct effective attachment to the stake, shall be cleanly removed and the cuts painted with an approved tree wound paint. Each whip shall be securely fastened with at least one approved tree tie positioned in such a manner as to prevent any abrasion of the main stem.

9.3 Planting (Small Whips and Feathered Trees)

Each whip shall be placed upright in the centre of a hole large enough to accommodate the roots without restriction or damage. The whips shall be set at nursery level with due allowance for settlement and with roots spread evenly outwards and downwards. Having covered the roots well with finely broken up soil, the remainder of the excavated soil into which has been incorporated 100 grammes per whip of fertiliser in the ratio of 12:18:12 (N:P:K), shall be returned, trodden down to consolidate and watered in dry weather.

9.4 Large Whips

Large whips shall have a defined straight and upright stem to a height of between 1.5m and 1.8m above ground level. They shall be well furnished with lateral shoots and shall have been transplanted to encourage fibrous root systems.

9.5 Planting

Excavate planting holes for large whips at least 75mm greater than the depth of the root system and wide enough to accommodate all the roots without restriction. Holes shall be a minimum of 600mm in diameter and 600mm in depth below finished ground level. On no account shall tree holes be left unfilled overnight. Excavated subsoil shall be removed as previously specified but excavated topsoil shall be returned into the bottom of the planting holes and two large shovels of well

(9.5 Cont'd) matured straw farmyard manure incorporated by hand forking. Prior to planting sufficient additional topsoil to completely backfill the planting hole shall be obtained. Before any topsoil is placed in tree planting hole, the exposed subsoil shall be loosened to a depth of one full spit and any compaction of the sides scarified. Each whip shall be planted upright in the centre of the hole with the roots spread evenly outwards and downwards without restrictions and set at nursery level with due allowance for settlement. Having covered the roots with finely broken up soil, the remainder of the hole shall be filled with topsoil into which has been incorporated 100mm grammes per whip of fertiliser in the ratio of 12:18:12 (N:P:K), and which shall be trodden down to consolidate, and watered in dry weather.

9.6 Replacement Trees The Developer shall be responsible for maintaining all planted trees and for the replacement of failures or unsatisfactory plants during the first year with similar species in the same manner as detailed above at a suitable season at his own expense.

Trees will be bare-root, open ground or root ball type trees.

MATURE TREES

9.7 Definition Mature trees for the purposes of this Specification are those that have exceeded 5.0m in height.

10 FENCING (INCLUDING GATES)

Approved types of fence construction acceptable for adoption include the following:-

(i) Close board fence 1.8m high.
(ii) Timber palisade fence 1.8m high.
(iii) Chain link fence 1.8m high.
(iv) Low timber palisade gate.

Typical acceptable details of the above are attached as Appendices A-D.

Where the Developer wishes to use a different style or standard of fence/gate the details must be submitted to the Technical Services Manager for approval at the submission stage and agreement reached prior to construction/installation.

Details of other similar items to be offered for adoption must be presented in a similar format and agreement (in writing) reached prior to construction/installation.

11 HARD LANDSCAPING DETAILS

Approved forms of construction acceptable for adoption include the following:

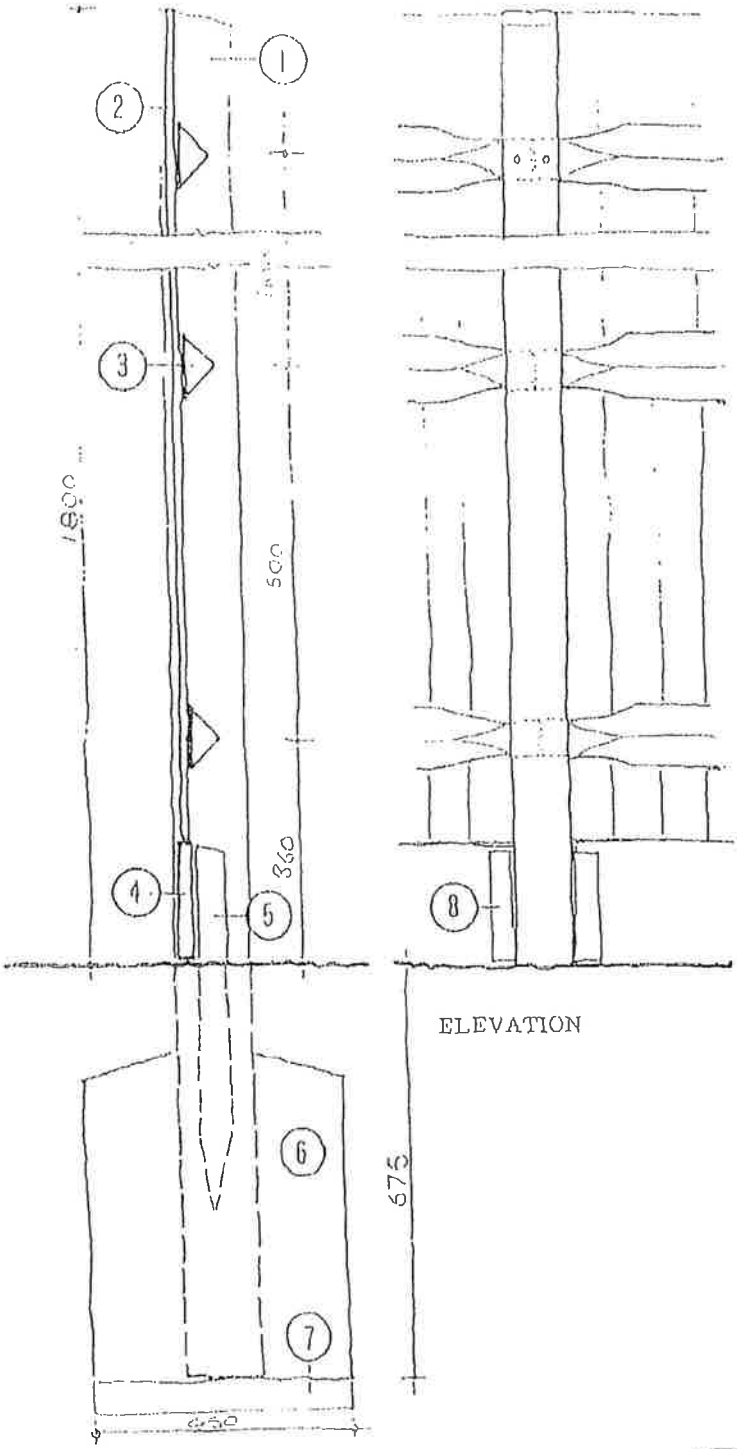
(i) Sealed gravel paving.
(ii) Compact hoggin paving.
(iii) Pre-cast concrete flat paving.
(iv) Mono slab grass/concrete paving.
(v) Precast concrete edging.
(vi) Granite sett trim.
(vii) Timber board edging.
(viii) Brick on edge edging.
(ix) Cast iron free surround.

Where the Developer wishes to use different surface treatments or provide differing surface features then detail must be submitted to the Technical Services Manager for approval at the submission stage and agreement reached prior to construction/installation.

Typical acceptable details of the above are attached as Appendices E-K incl.

12 EQUIPPED PLAY SPACES

Where the requirement for equipped play spaces have been identified in the Supplementary Planning Guidance:- 'Recreation space, Public open space and Private amenity spaces in Residential areas', they should be installed in accordance with the Wiltshire Council Equipped Play Space Specification.



ELEVATION

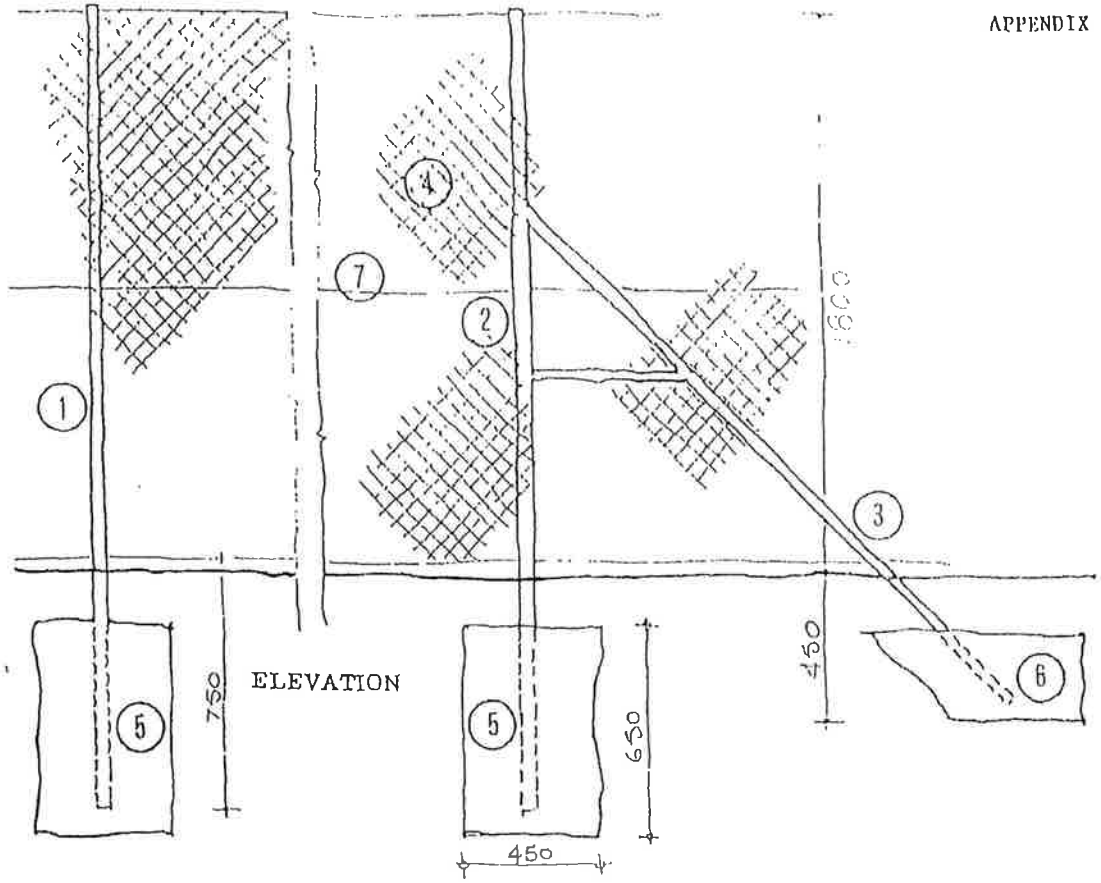
1. 100 x 100 mm oak post at 2.7 m max. centres morticed as required by BS 1722, pt 5.
2. 90 x 14 mm tapered to 7 mm oak boarding, 50 mm galv. nail fixing.
3. 75 x 75 mm triangular arris rail shaped to fit mortices. Top rail only to have 15 mm oak peg fixing.
4. 200 x 25 mm gravel board.
5. 50 x 50 x 600 mm stump let into ground at centre of gravel board.
6. 450 x 450 x 525 mm concrete surround to post. Concrete mix 1:6.
7. 50 mm coarse aggregate.
8. 50 x 38 mm bearers nailed to post and gravel board.

NOTE: All timber shall be pressure impregnated with preservative as specified.

Timber quality shall be as noted in BS 1722, pt 5, Appendix N.

Ground slopes accommodated by inclining the arris rails in their mortices up to a maximum of 15 degrees

project		
drawing	EXTERNAL WORKS DETAIL Close board fence 1.8 m high	
scale	approved	date



1. 38 x 38 mm RHS 2.6 mm thick intermediate post, 3.0 m spacing, galvanised mild steel paint finish. Posts to be drilled to receive stirrup wire.

2. 50 x 50 mm RHS x 3,2 mm thick straining post at corners, ends and changes of direction and 150 m intervals on straight runs.

3. 25 mm x 25 mm RHH x 20 mm thick strut and brace.

4. Chain link fence wire to comply with BS 4102, plastic coated, 50 mm mesh. Heavy grade.

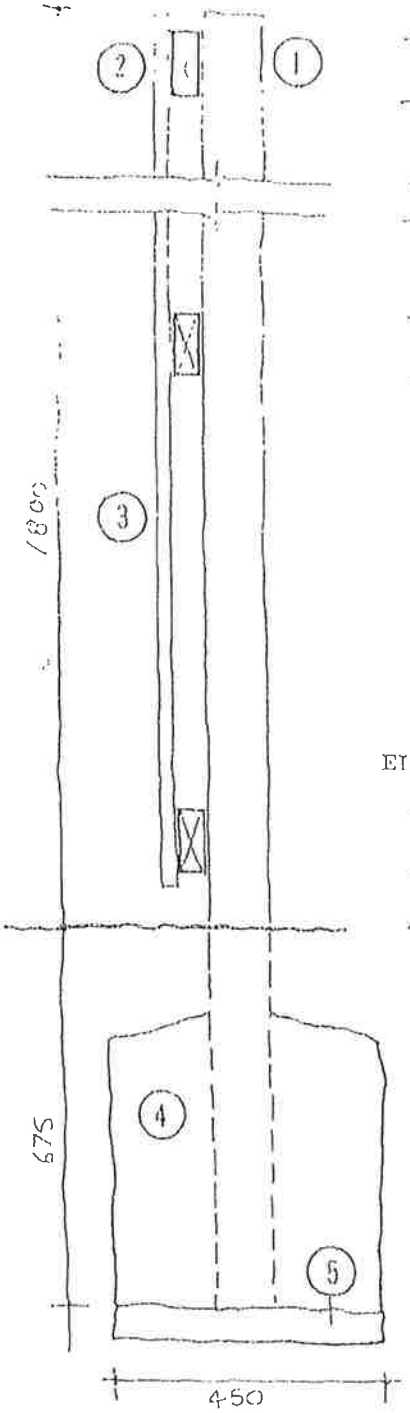
5. 450 x 450 x 650 mm concrete foundation to posts, concrete mix 1:6.

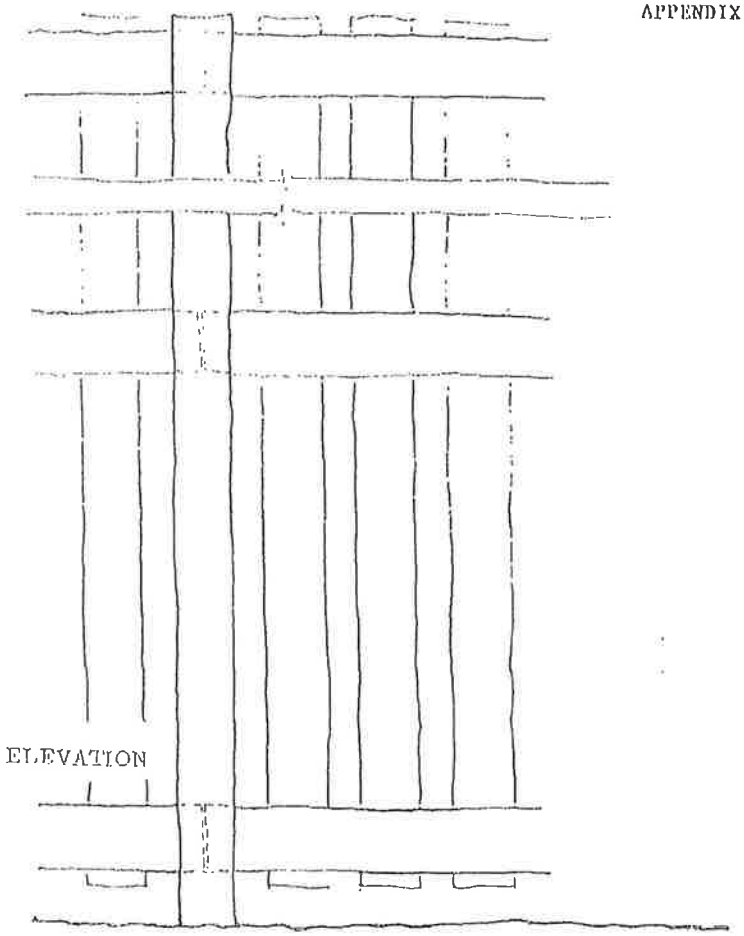
6. 450 x 300 x 300 concrete foundation to strut concrete mix 1:6.

7. Plastic coated line wire 3.0 mm diameter core.

Note Winding brackets, stretcher bars, and other fittings and materials shall be as specified in BS 1722 Part 1.

project		
drawing	EXTERNAL WORKS DETAIL Chain link fence 1.8 m high	
scale 1:20	approved	date

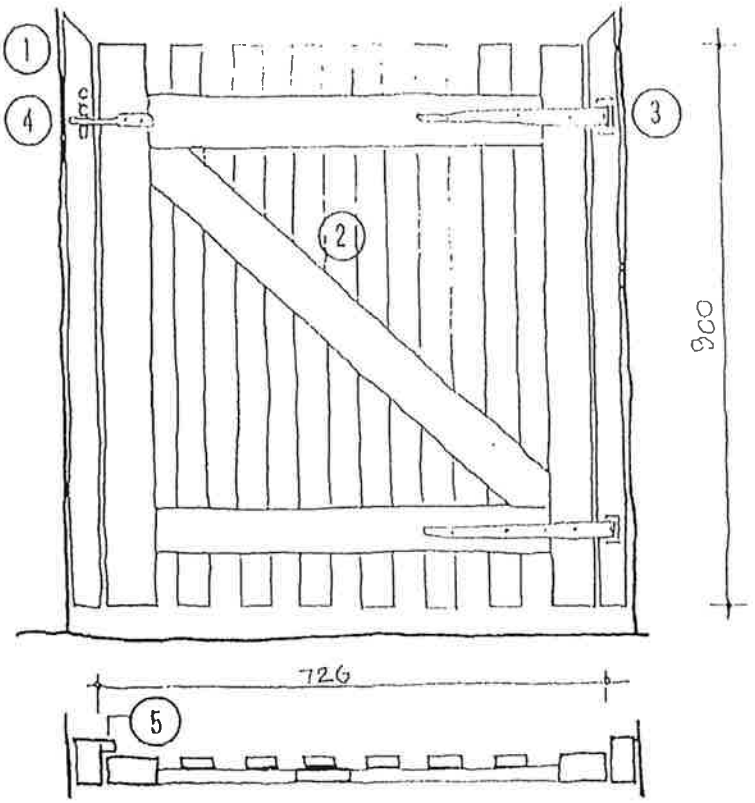




1. 100 x 125 mm oak post 1.8 m centres.
2. 100 x 50 mm s.w. rail fixed to posts with 2 no. 125 mm galvanised nails per end.
3. 100 x 25 mm s.w. pale fixed to rails at 160 mm centres with 2 no. 65 mm galvanised nails per rail.
4. 450 x 450 mm 1:6 concrete surround to post.
5. 50 mm coarse aggregate.

NOTE: All timber to be pressure impregnated with preservative as specified. Finish to be 2 coats wood dye as specified.

project			
drawing	EXTERNAL WORKS DETAIL Timber pallsade fence 1.8 m high		
scale	1:10	approved	date



1. 44 x 69 mm wrot softwood gate posts, weathered top ends, bolted to brickwork with 2 no. 10 mm x 100 mm expanding bolts, bolt heads recessed. Paint finish.

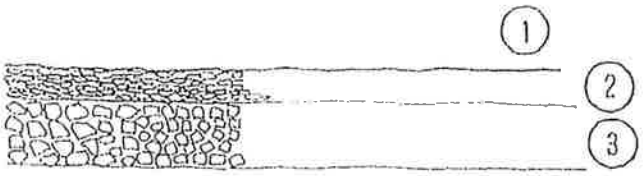
2. Wrot softwood gate constructed in accordance with BS 4092, pt 2, 1966. Pales to be 19 mm x 71 mm wrot softwood fixed at 100 mm centres.

3. 1 pair 300 mm galvanized mild steel tee hinges to BS 1227. 35 mm sherardized screw fixing.

4. Automatic gate latch, galvanized finish 25 mm sherardized screw fixing.

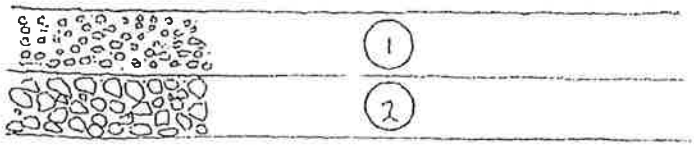
5. 25 x 25 mm softwood planted gate stop. 50 mm sherardized screw fixing 450 mm centres.

project		
drawing	EXTERNAL WORKS DETAIL Low timber palisade gate	
scale 1:10	approved	date



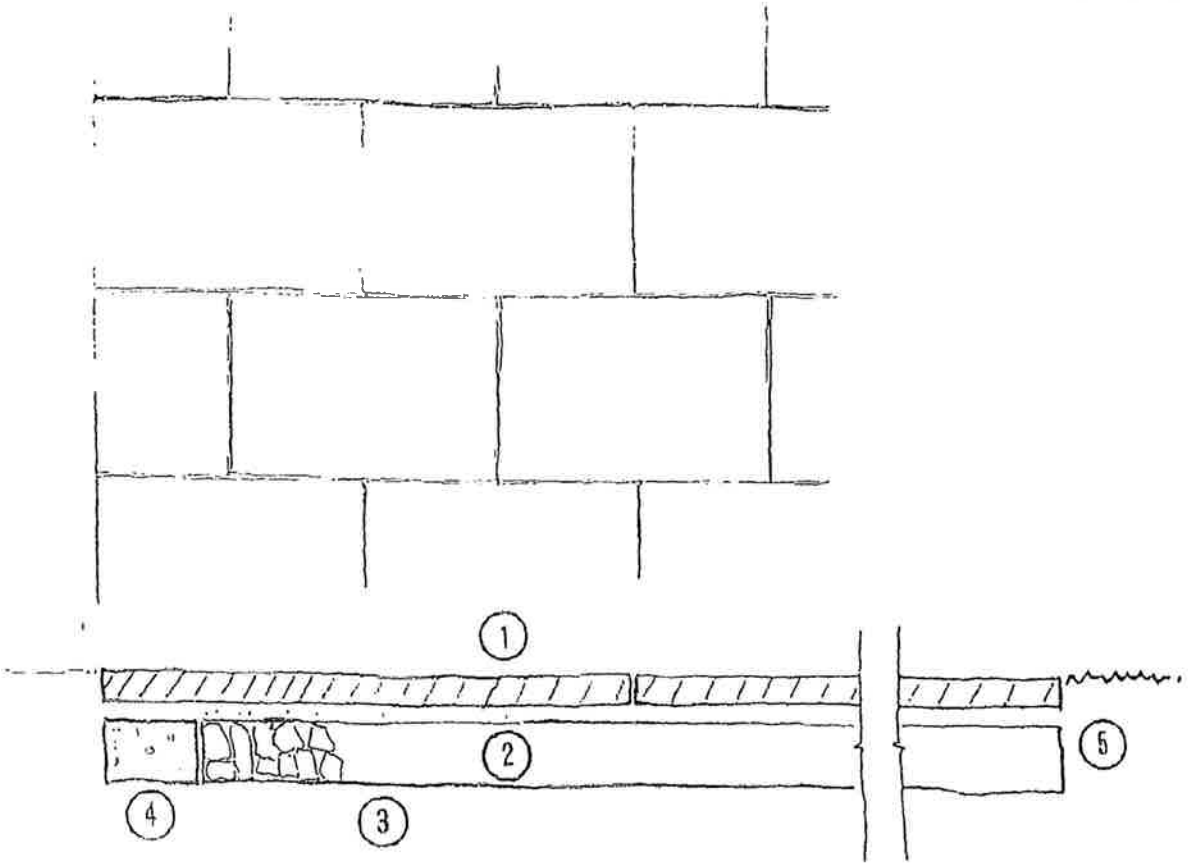
1. 6 mm rolled gravel topping with binder of cut-back bitumen to BS 3690.
2. 45 mm bitumen macadam, 20 mm aggregate.
3. 100 mm hardcore well consolidated with a 508 kg vibrating roller or equivalent.

project		
drawing	EXTERNAL WORKS DETAIL Sealed gravel paving	
scale 1:10	approved	date



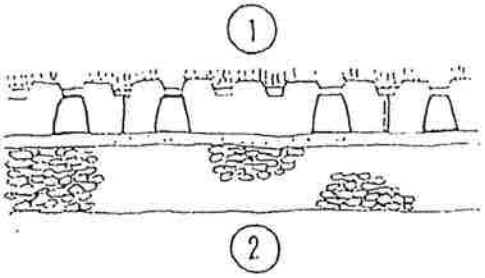
1. 100 mm compacted clean furnace clinker rolled with a 508 kg vibrating roller. Top surface blinded with fine hoggin, watered and rolled to a compacted thickness of 12 mm with a 508 kg vibrating roller.
2. Hoggin with maximum particle size of 50 mm, watered and rolled to a compacted thickness of 100 mm with a 508 kg vibrating roller.

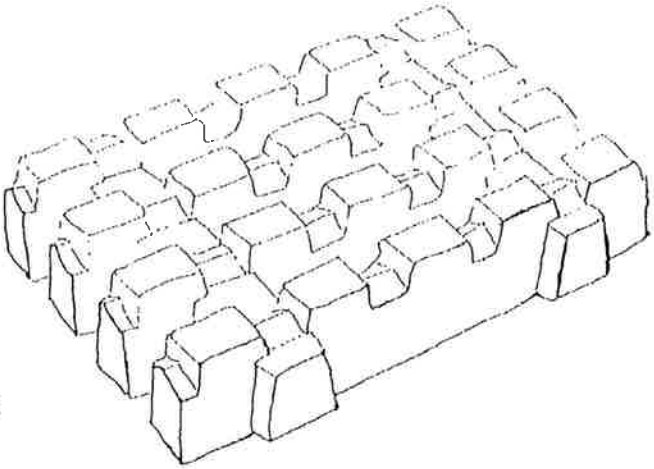
project			
drawing	EXTERNAL WORKS DETAIL Compact hoggin paving		
scale	1:10	approved	date



1. 50 mm x 600 x 900 mm precast concrete flags to BS 368: 1971, natural finish, butt joints.
2. 25 mm sand bed
3. 100 mm hardcore well consolidated with a 508 kg vibrating roller or equivalent.
4. 100 x 150 mm concrete edging to cultivated areas only
5. Detail of paving adjoining turfed area.

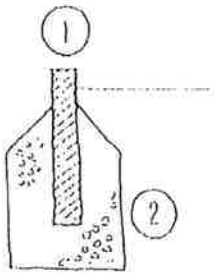
project		
drawing	EXTERNAL WORKS DETAIL Pre-cast concrete flag paving	
scale 1:10	approved	date





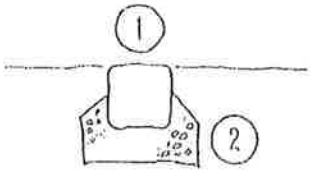
1. Monoslabs Type G, manufactured by Mono Concrete Limited and laid on 20 mm sand in accordance with their recommendations. Interstices to be filled with topsoil to a level of 25 mm below the upper surface of the slab and seeded with grass seed to BS 4428:1969 as specified.
2. 125 mm sub base granular material MOT Type 2 (Specification 1969 cl. 804).

project			
drawing	EXTERNAL WORKS DETAIL Monoslab grass/concrete paving		
scale	1:10	approved	date



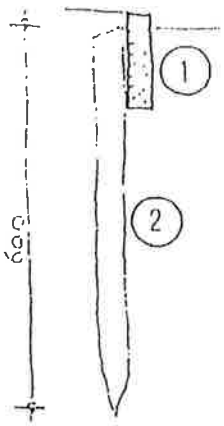
1. 50 x 250 mm precast concrete edging.
2. 75 mm concrete surround 1:2:4 mix.

project			
drawing	EXTERNAL WORKS DETAIL Pre-cast concrete edging		
scale 1:10		approved	date



1. Single course second hand 100 x 100 x 100 mm granite setts.
2. 75 mm concrete bed 1:2:4 mix.

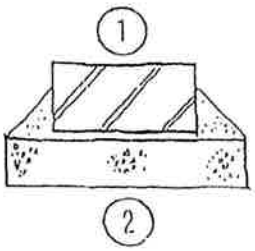
project			
drawing	EXTERNAL WORKS DETAIL Granite sett trim		
scale 1:10		approved	date



1. 150 x 38 mm softwood board pressure impregnated with preservative as specified, nailed to pegs with 65 mm galvanised nails.

2. 50 x 50 mm softwood pegs pressure impregnated with preservative as specified, driven into the ground at 1.2 m centres

project		
drawing	EXTERNAL WORKS DETAIL Timber board edging	
scale 1:10	approved	date

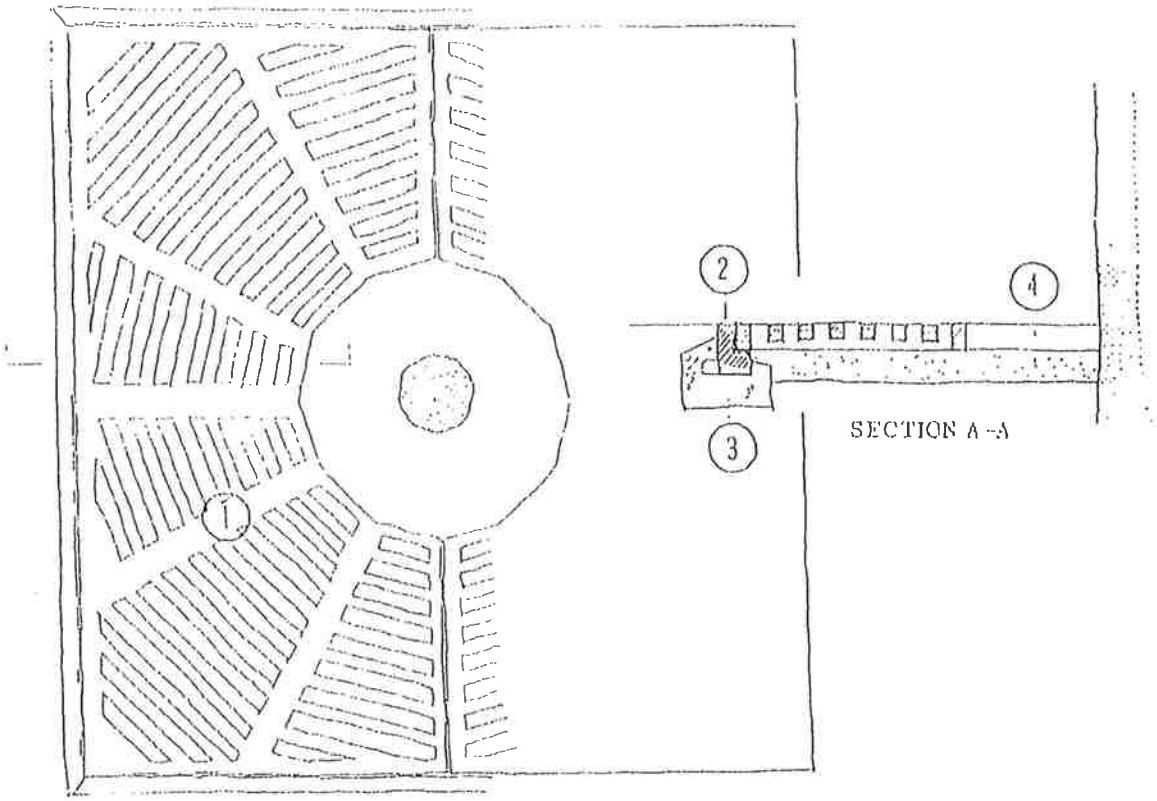


1. Brick on edge on 1:3 cement mortar bed and mortar haunching. All joints mortar pointed.

2. 75 mm concrete foundation 1:2:4 mix.

project		
drawing	EXTERNAL WORKS DETAIL Brick on edge edging	
scale 1:10	approved	date

APPENDIX K



1. Cast iron tree grid 1219 mm square as specified.
2. Cast iron angle surround supplied with grid.
3. 75 mm concrete bed and haunching to surround
4. 50 mm hoggin.

project		
drawing	EXTERNAL WORKS DETAIL Cast iron tree surround	
scale 1:10	approved	date

Annex 3

Specifications

CHANGING ROOMS SPECIFICATION

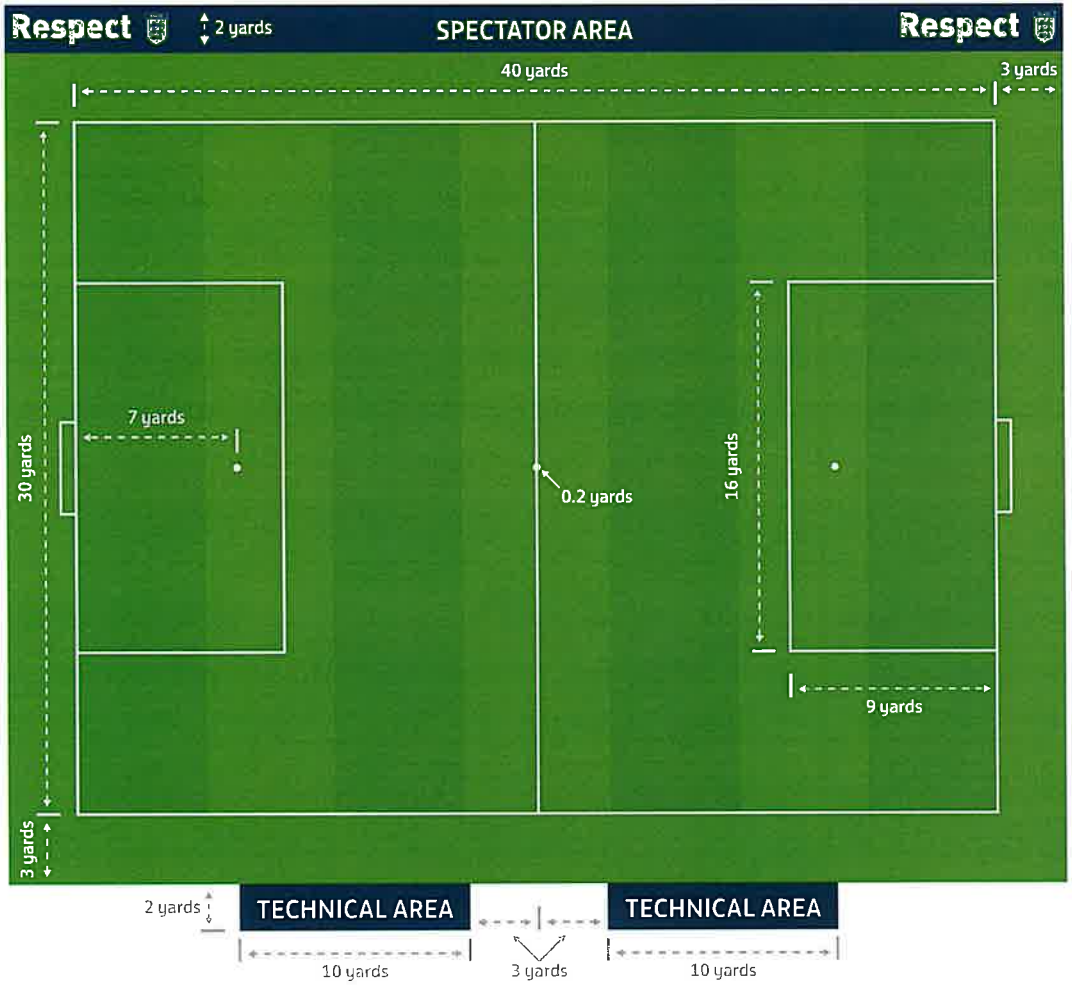
The Changing Rooms accommodation should comprise, 2No. changing rooms, an officials/accessible changing room, first aid room, external store room, plant room and cleaners' store.

The external envelope of the building to comprise tiled pitched roof, brickwork/render external walls, polyester powder coated double glazed windows and external doors. Solid concrete floor construction with foundations to suit ground conditions and all to meet Building Regulations at time of construction.

Internal wall construction generally to be painted blockwork walls. Ceilings to be painted and skimmed plasterboard. Floor finishes generally to be sheet vinyl with non-slip finish and coved skirtings whore appropriate. Internal doors to be painted mdf flush faced solid core construction set in painted soft wood frames/screens. Painted soft wood skirting and window boards.

Changing room fittings to include timber slatted benches on fixed powder coated metal frames, 20No. coat hooks above benching and vandal resistant shower fittings and sanitary installations.

1No. Drinking water fountain to be provided.

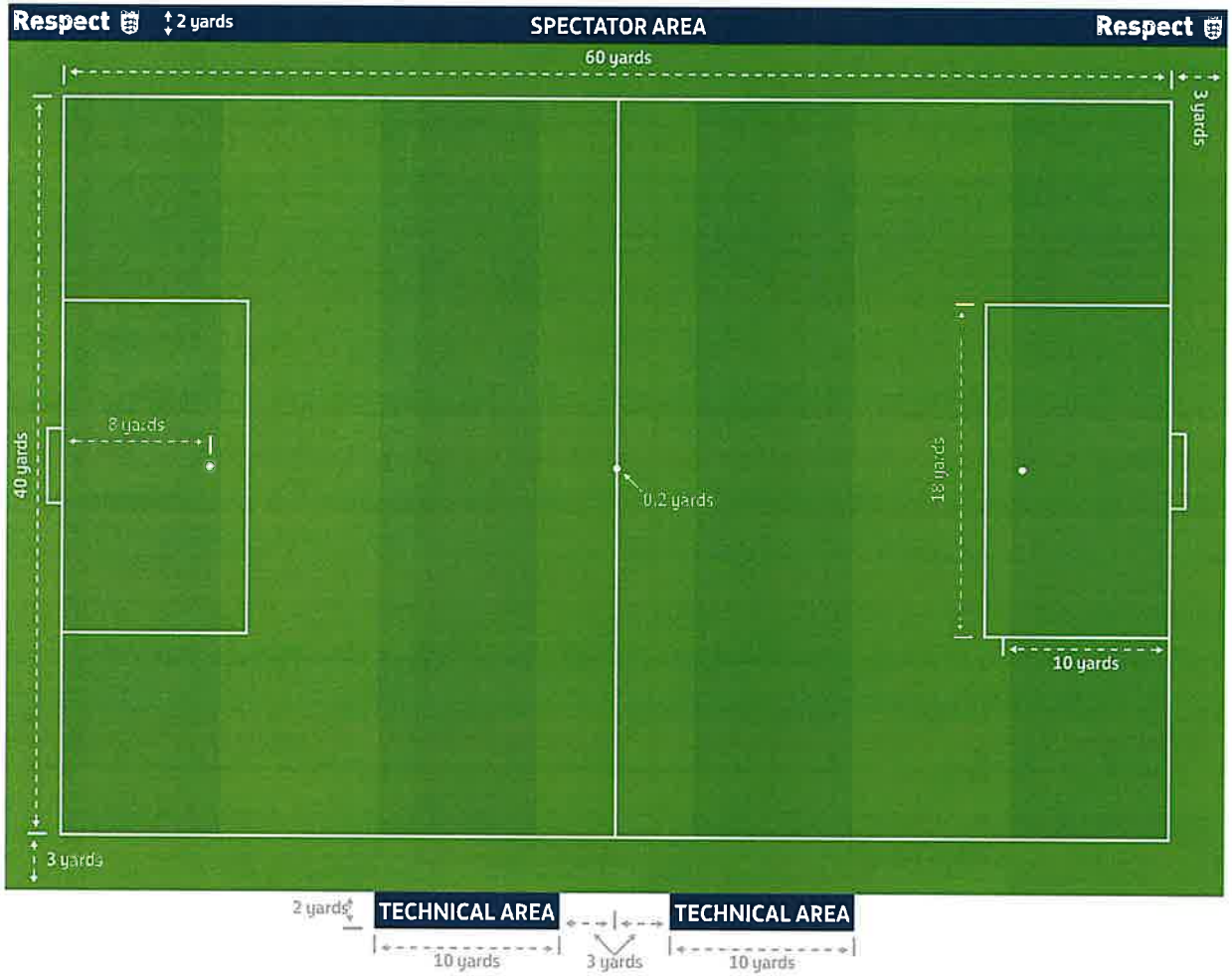


Mini Soccer
U7 and U8 (5v5)

Recommended pitch size:
40 x 30 yards

Recommended goalpost size:
6 x 12 feet

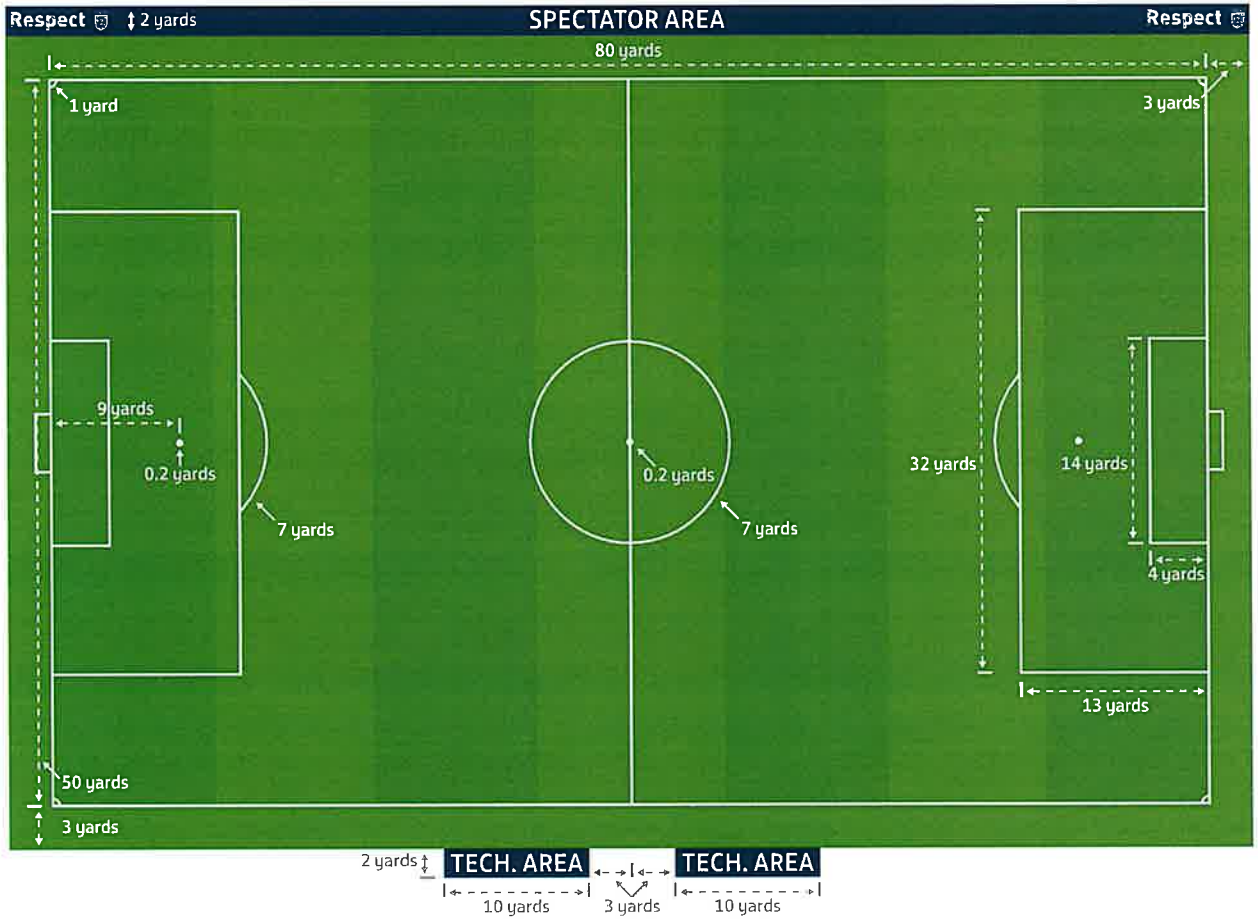
Note: The halfway line is also used as the retreat line when restarting play with a goal kick



Mini Soccer U9 and U10 (7v7)

Recommended pitch size:
60 x 40 yards

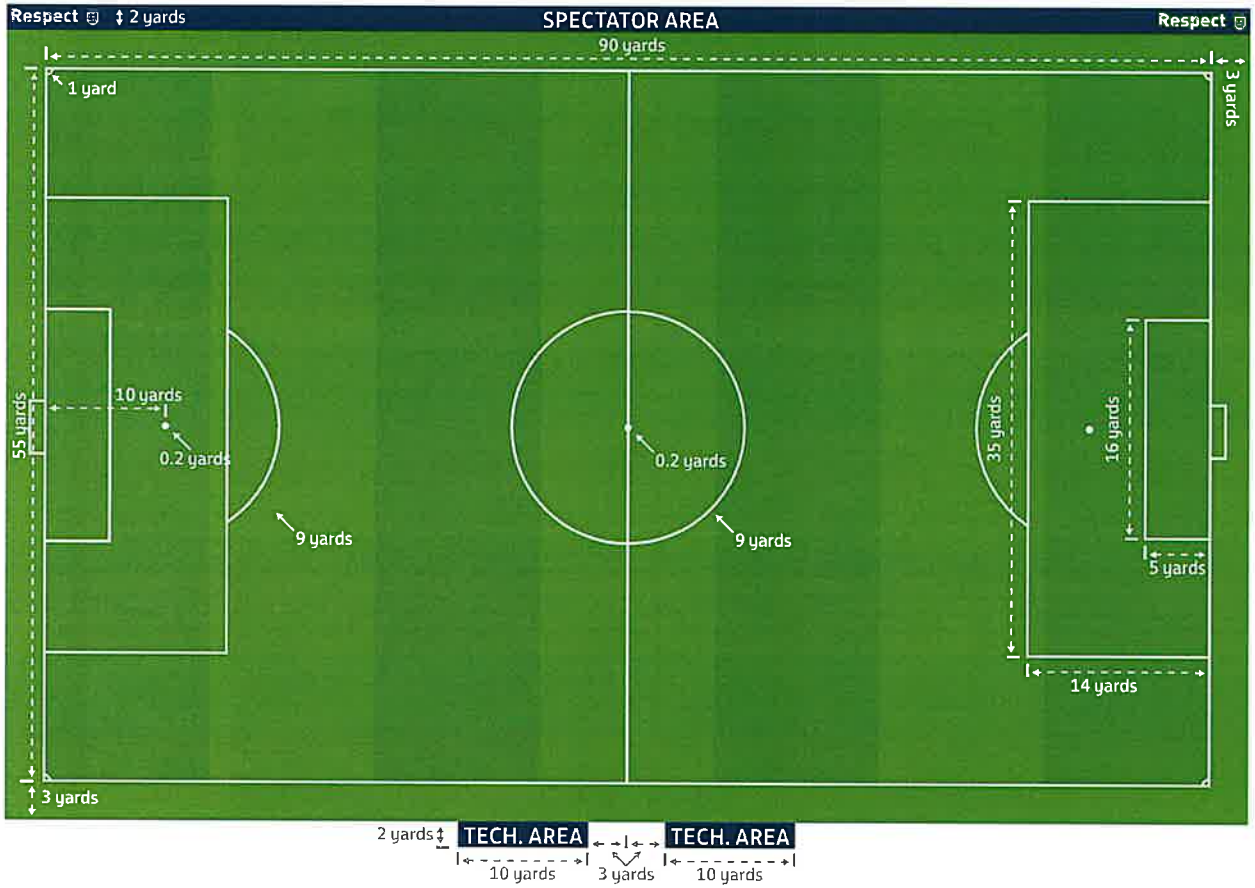
Recommended goalpost size:
6 x 12 feet



U11 and U12 (9v9)

Recommended pitch size:
80 x 50 yards

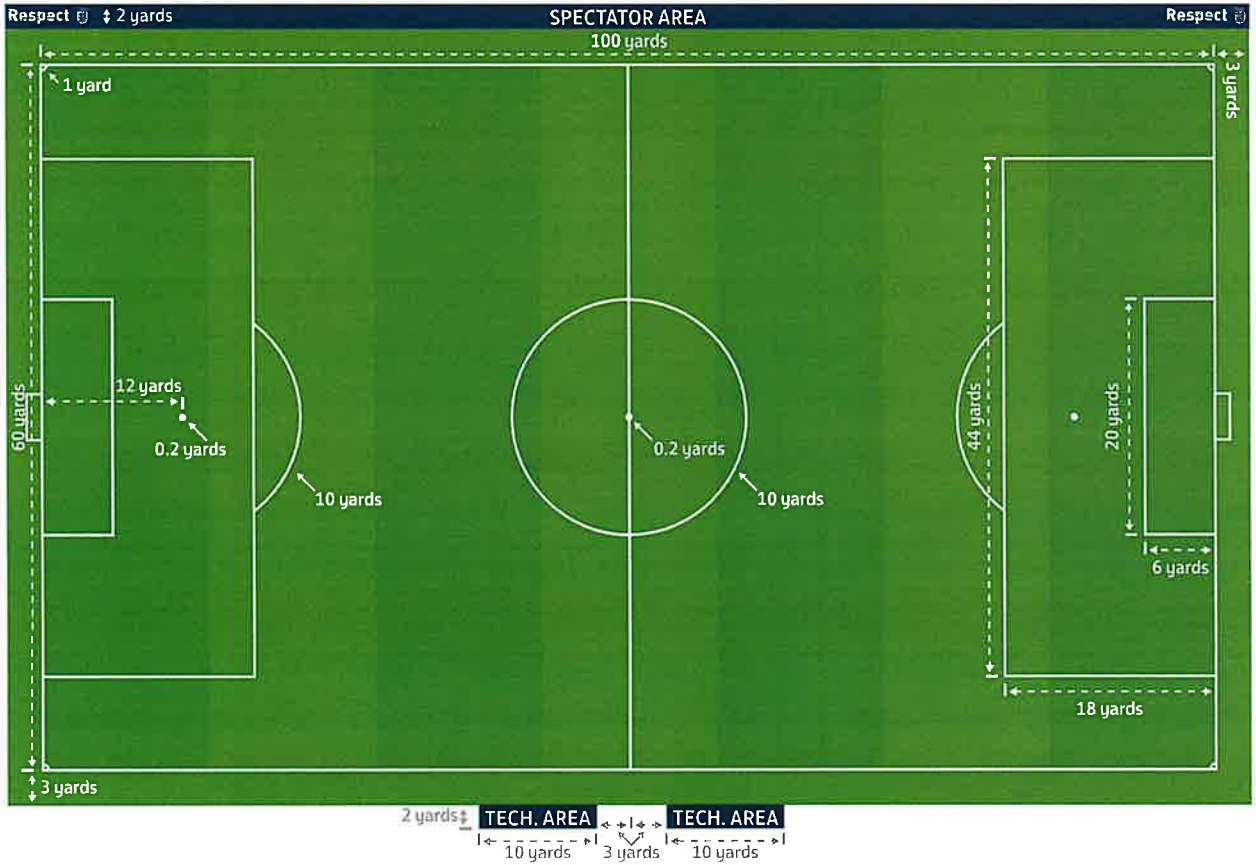
Recommended goalpost size:
7 x 16 feet



U13 and U14 (11v11)

Recommended pitch size:
90 x 55 yards

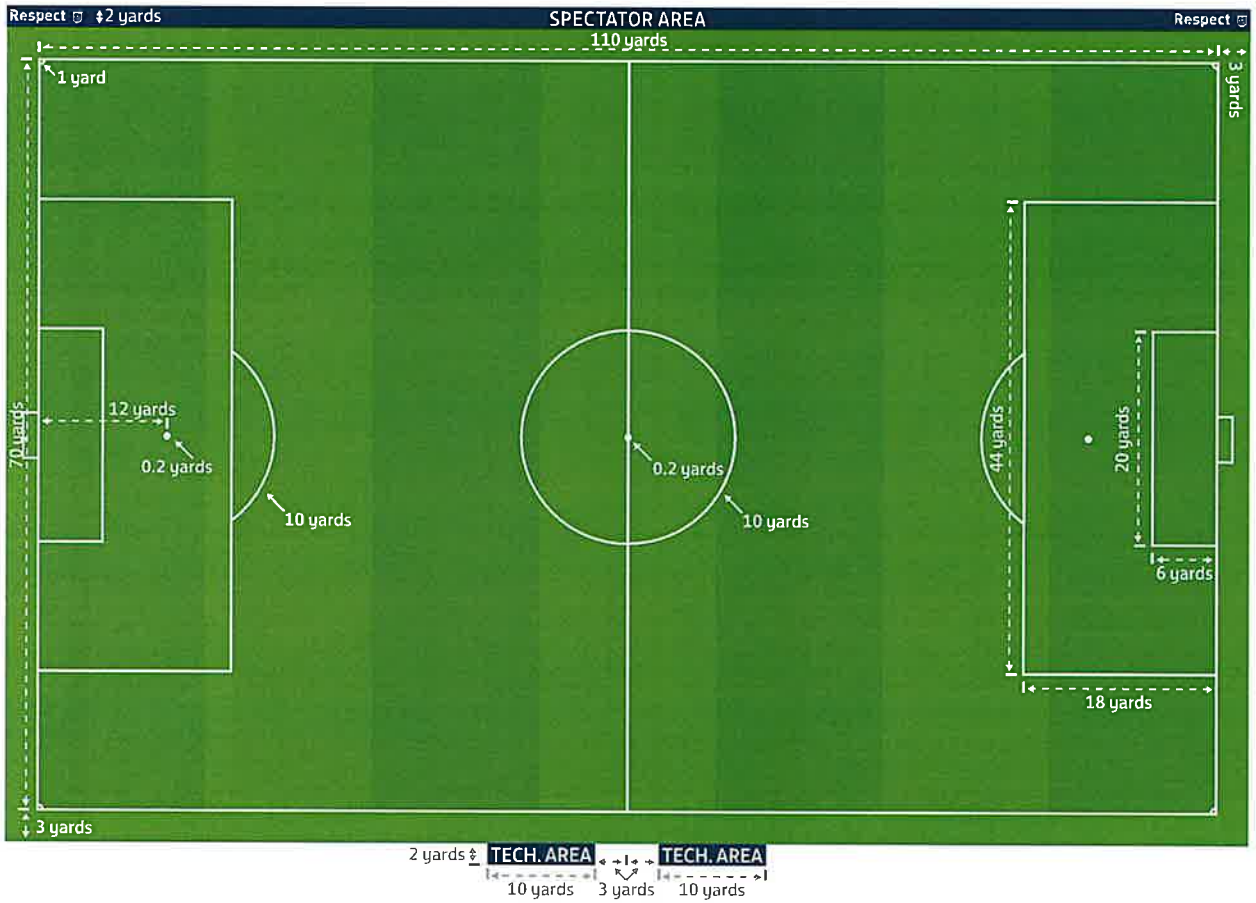
Recommended goalpost size:
7 x 21 feet or
8 x 24 feet
(please refer to table on page 4)



U15 and U16 (11v11)

Recommended pitch size:
100 x 60 yards

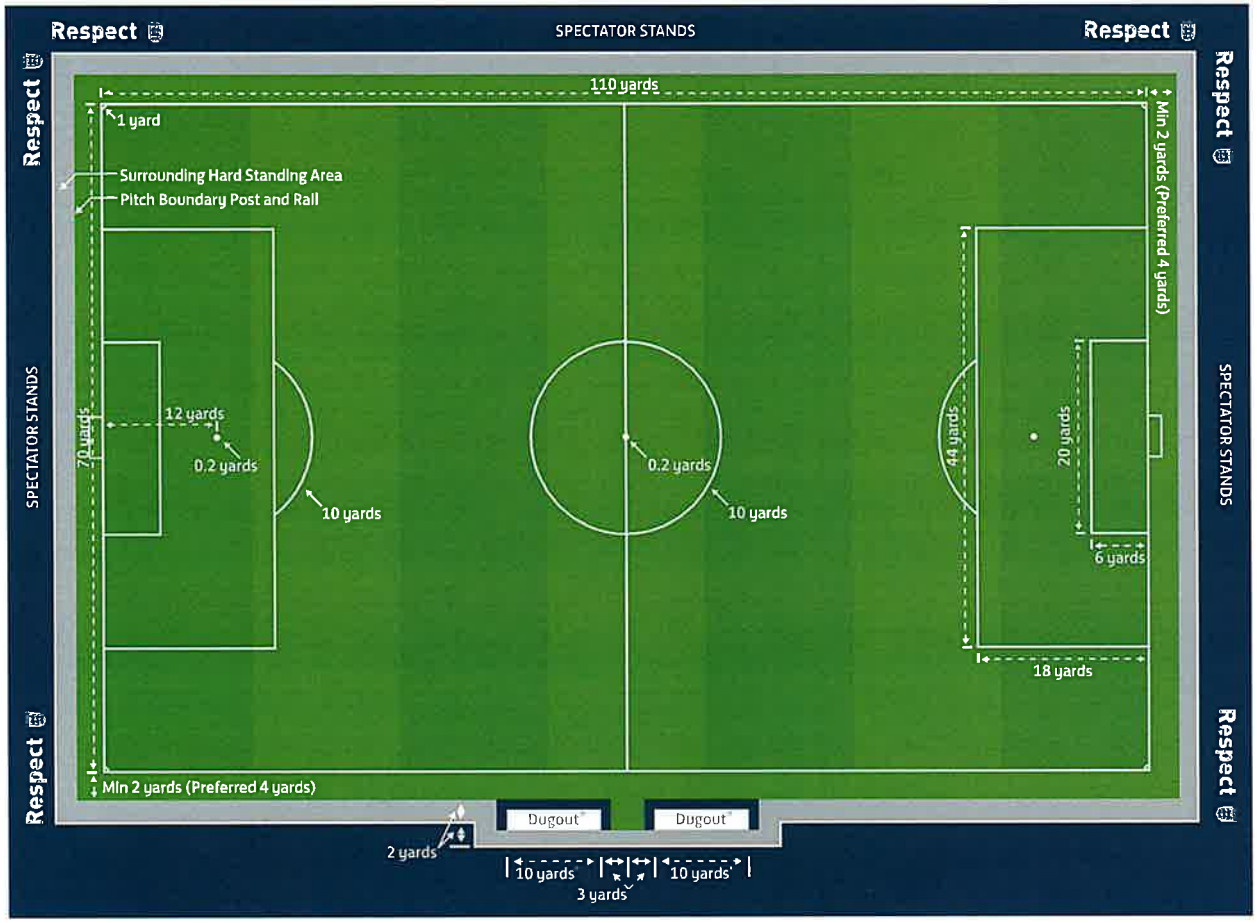
Recommended goalpost size:
8 x 24 feet



Over 18 and Adult Football

Recommended pitch size:
110 x 70 yards

Recommended goalpost size:
8 x 24 feet

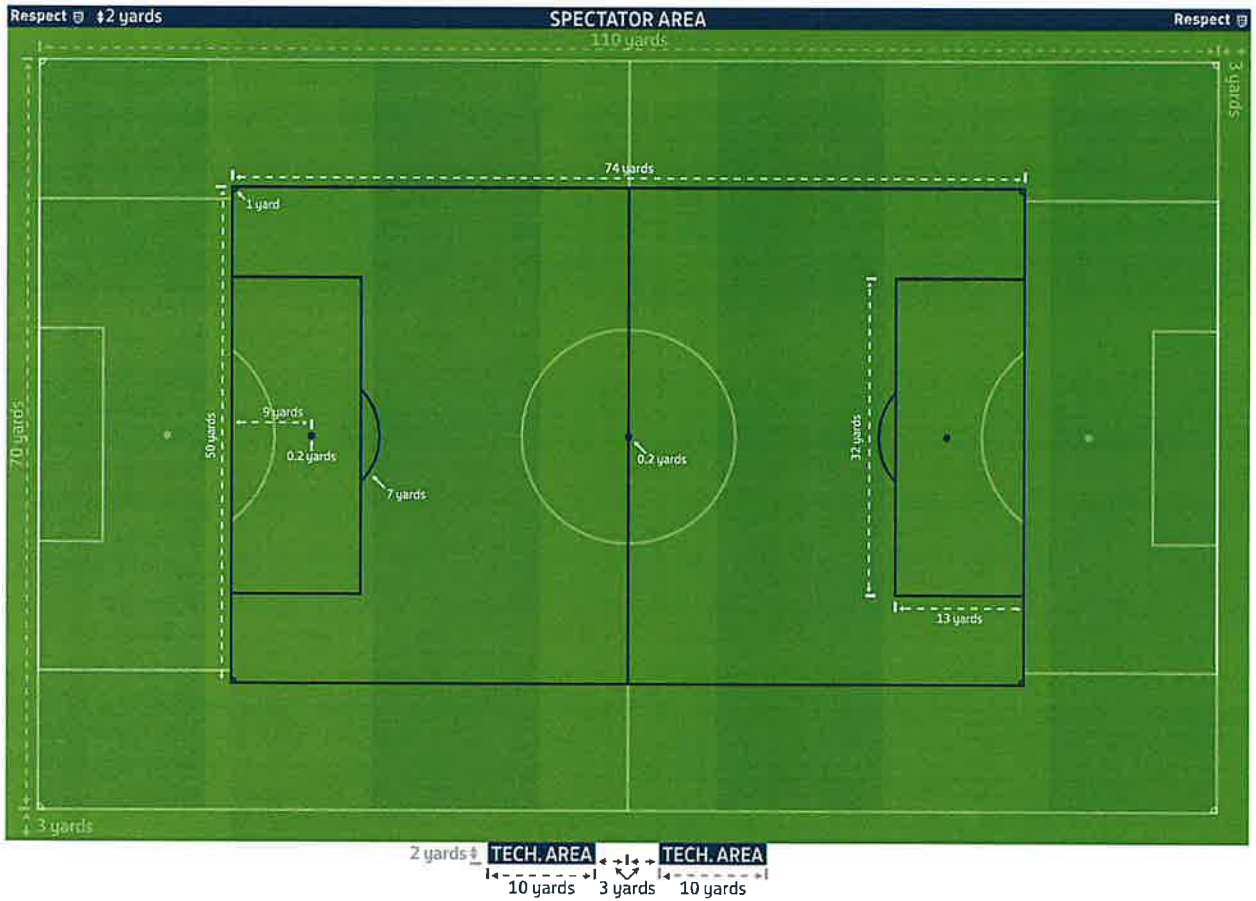


Clubs Playing in the National League System
Steps 1-6

Recommended pitch size:
110 x 70 yards

Recommended goalpost size:
8 x 24 feet

* Please note that dugout size varies depending on the level of the league the club plays in. Details of the size of dugouts is detailed in The FA National Ground Grading Document A-G



Marking 9 v 9 on a Full Size Pitch

Option 1

Where there is limited space, there is the ability to mark out 9v9 pitches across a full size pitch lengthways.

Recommended pitch size:
74 x 50 yards
(on 110 x 70 yards)

Where pitches are cross marked the lines should be clearly distinguishable; The FA recommends using blue for the 9v9 pitch



Marking 9 v 9 on a Full Size Pitch
Option 2

Where there is limited space, there is the ability to mark out 9v9 pitches across a full size pitch

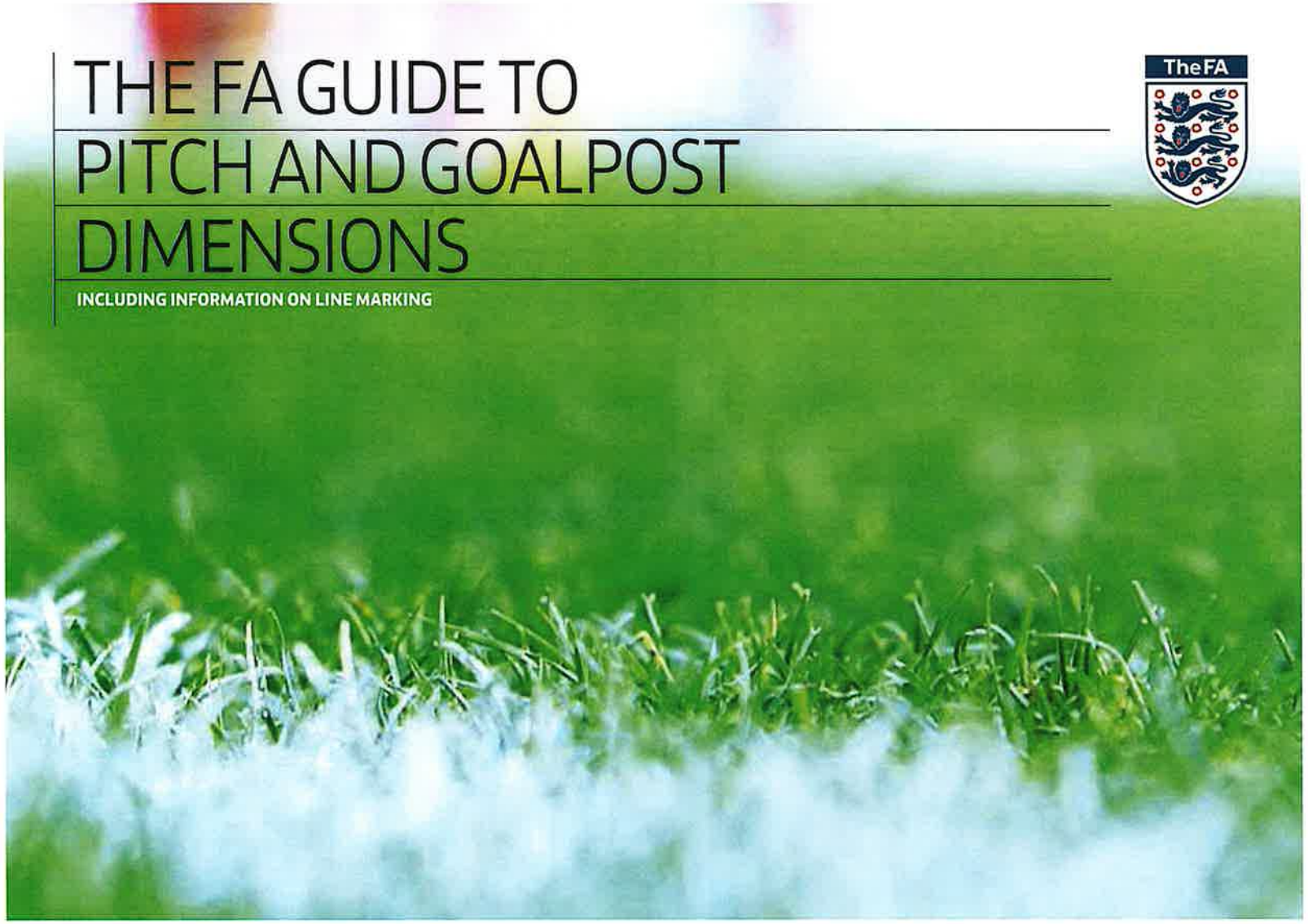
Recommended pitch size:
70 x 46 yards
(on 110 x 70 yards)

Whilst not the preferred choice, if there is more space available it is recommended to increase the length of the pitch to save on wear and tear around the goal mouths

Where pitches are cross marked the lines should be clearly distinguishable; The FA recommends using blue for the 9v9 pitch

THE FA GUIDE TO PITCH AND GOALPOST DIMENSIONS

INCLUDING INFORMATION ON LINE MARKING





The FA Guide to Pitch and Goalpost Dimensions

Introduction

The FA receives many enquiries regarding pitch and goalpost sizes that are suitable for specific age groups. This document explains the various sizes of goalposts recommended and pitch markings for the following forms of the game:

- Mini Soccer 5v5 and 7v7
- 9v9 Football
- Youth Football
- Adult Football
- Football pyramid Steps 1 - 7 (Football Conference down the pyramid)

© The Football Association 2012
Whilst every effort has been made to ensure the accuracy of the information contained in this publication any party who makes use of any part of this document in the developing natural grass pitches shall indemnify The Football Association, its servants, consultants or agents against all claims, proceedings, actions, damages, costs, expenses and any other liabilities for loss or damage to any property, or injury or death to any person that may be made against or incurred by the Football Association arising out of or in connection with such use.

These guidelines are intended to provide recommended size guidance to potential consumers to allow them to make informed choices when marking out of a football pitch.

Contents

04 **Pitch Dimensions**
06 **Goalpost Dimensions**
08 **Goalpost Safety**
10 **Line Marking**
14 **RESPECT**
16 **Appendix 1: Pitch Layouts and Goalpost Dimensions**
26 **Appendix 2: Layouts for Multi-pitch Sites**
28 **Appendix 3: Further Advice and Information**
30 **The FA Facilities and Investment Team Contact Information**

Pitch Dimensions

Pitches in the past have been marked out using the maximum and minimum pitches sizes as outlined in the laws of the game. These sizes vary tremendously, are often adapted to fit the space available and have been open to local interpretation. The FA has consulted widely and has been encouraged to produce national pitch sizes for mini soccer, 9v9, Youth football and Adult football.

The FA Recommended Pitch Sizes

Age grouping	Type	Recommended size **without** runoff (safety area around pitch)		Recommended size **including** runoff (safety area around pitch)		Recommended size of goal posts	
		Length x width (yards)		Length x width (yards)		Height x width (ft)	
Mini-Soccer U7/U8	5 v 5	40	30	46	36	6	12
Mini-Soccer U9/U10	7 v 7	60	40	66	46	6	12
Youth U11/U12	9 v 9	80	50	86	56	7	16
Youth U13/U14	11 v 11	90	55	96	61	7	21*
Youth U15/U16	11 v 11	100	60	106	66	8	24
Youth U17/U18	11 v 11	110	70	116	76	8	24
Over 18 (senior ages)	11 v 11	110	70	116	76	8	24

*If a pitch is to be provided for U13/14 it is recommended that 7 x 21 goalposts are provided. However, it should be noted that 8 x 24 would also be acceptable as not all sites will be able to provide specifically for this age group.



General Considerations

The following points should be noted:

- The run-off area beyond the pitch should be free of any obstacle (including dugouts and floodlight columns) to ensure players and officials do not injure themselves by running into any fixed object. The run-offs should be surfaced with exactly the same surface as the playing area. Tarmac and concrete are not allowed but 3G Football Turf is allowed for match officials run-offs.
- Clubs participating in the National League System should refer to The FA National Ground Grading Documents (Grade A-G) as there is a minimum of 1.83m (2 yards) required. However it should be noted that a run off of three yards or more is desirable. All new pitches should have a minimum of four yards run off to accommodate any future changes in the National Ground Grading Documents.
- Clubs participating in the National League System should refer to The FA National Ground Grading Documents (Grade A-G) to ascertain the size of dugouts and amount of hard standing required for the level they play at.
- Where pitches are located alongside each other, a minimum of six yards run off should exist. An additional four yards might be required to accommodate spectator areas.
- It is recognised that County Football Associations and Leagues may have defined their own rules for their own competitions which are within the maximum and minimum sizes as set out in the Laws of the Game. However, the above pitch sizes should be adopted where possible.

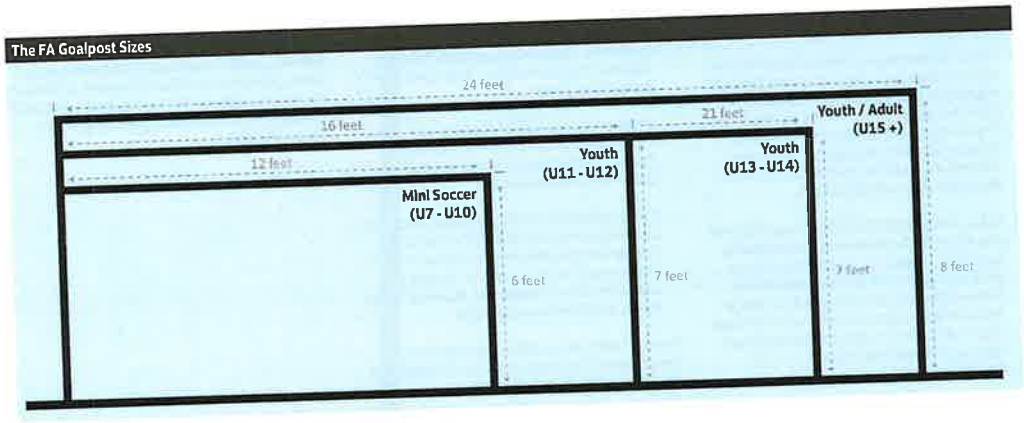
For information around alternative pitch sizes or metric conversion, please contact your County FA or Regional Facilities & Investment Manager.

9v9 football

It is advisable for Clubs and Leagues that use local authority, parish or town council pitches to consult with key personnel and County FAs when deciding on the implementation of 9v9 football. It will be important to establish how this format will be delivered on a site-by-site basis.

Goalpost Dimensions

The FA Goalpost Sizes





Goalpost Storage

Goals not in use should be properly stored. Stored goals should never be left accessible, upright or unstable. Socketed and folded free-standing goals should not be left leaning or unsecured, rather they should be locked securely and safely; if this is not possible, they should be left lying flat on the ground so they cannot fall over.

Mobile / Free-standing Goalposts

Free-standing goals need to be appropriately stabilised in accordance with the manufacturer's instructions.

Stabilisation of goalposts can be significantly affected by poor installation techniques, as well as by poor ground conditions. Consequently, the most reliable methods of stabilising free-standing goals is by attaching the back bar to permanent fixing points via eyebolts and stainless-steel loops set in concrete blocks, suitable attachment points on a permanent fence or wall, or using weights attached to the goal's back bar either in the correct positions as specified by the manufacturer, or integral to the goal. In all circumstances any equipment used to stabilise goals should be kept away from the immediate playing area to protect players and officials.

Due to uncertainty in types of ground and/or ground conditions, the use of pins, pegs, u-staples or screw in anchors on natural turf pitches is not generally recommended. However, if there is evidence that they are effective under the worst predictable ground conditions on the site in question, then they may be considered. Please refer to the goalpost manufacturer guidelines for the most appropriate form of stabilisation method.

9v9 Goalpost Funding

Funding for the purchase of new 9v9 Goalposts is now available through the Football Foundation. Eligibility criteria and further details can be obtained from the Football Foundation website at www.footballfoundation.org.uk.

Goalpost Safety

Several serious injuries and fatalities have occurred in recent years as a result of unsafe or incorrect use of goalposts. Please make sure that you follow this guidance to minimise the risk of injuries.

Goalpost Safety Guidelines

The Football Association, along with the Department for Culture, Media and Sport, the Health and Safety Executive and the British Standards Institution, would like to draw your attention to the following guidelines for the safe use of goalposts.

Several serious injuries and fatalities have occurred in recent years as a result of unsafe or incorrect use of goalposts. Safety is always of paramount importance and everyone in football must play their part to prevent similar incidents occurring in the future:

1 For safety reasons goalposts of any size (including those which are portable and not installed permanently at a pitch or practice field) must always be anchored securely to the ground or have a weighted back bar.
- Portable goalposts must be secured as per the manufacturer's instructions; this is also a requirement for the Laws of the Game.
- Under no circumstances should children or adults be allowed to climb on, swing or play with the structure of the goalposts;
- Particular attention is drawn to the fact that if not properly assembled and secured, portable goalposts may overturn; and
- Regular inspections of goalposts must be carried out to check that they are properly maintained.

2 Portable goalposts should not be left in place after use. They should be either dismantled and removed to a place of secure storage, or placed together and suitable fixings applied to prevent unauthorised use at any time.

3 The use of metal cup hooks on any part of a goal frame was banned from the commencement of season 2007-08 and match officials have been instructed not to commence matches where such net fixings are evident for safety reasons. Nets may be secured by plastic fixings, arrow head shaped plastic hooks or tape and not by metal cup hooks. Any metal cup hooks should be removed and replaced. New goalposts should not be purchased if they include metal cup hooks.

4 Goalposts which are "homemade" or which have been altered from their original size or construction should not be used under any circumstances as they potential pose a serious safety risk.

5 There is no BS/CEN standard for wooden goals and it is unlikely that wooden goals will pass a load or stability test. All wooden goals previously tested by independent consultants have failed strength and stability tests. The FA recommends that wooden goals should be replaced with compliant metal, aluminium or UPVC goalposts (this was updated in March 2012).



For reference, you should note that The FA and BSI, in conjunction with the industry, have developed standards for goalposts – BSEN 748 (2004) and BS 8461:2005+A1:2009. BS 8462:2005+A2:2012 (updated in March 2012). It is strongly recommended that you ensure that all goals purchased comply with the relevant standard. A Code of Practice BS 8461 has also been completed and copies of all of these standards are available from the BSI via their website at www.bsigroup.com.

Funding for the replacement of unsafe goals is available via the Football Foundation and eligibility criteria and further details can be obtained from their website at www.footballfoundation.org.uk.

The FA together with representatives from the industry, sports governing bodies and Government have prepared guidance notes for pitch users and pitch providers, which summarise the key priorities of the BSI's Code of Practice and provide further details on the information included above. These details are featured within the facilities section of The FA's website at TheFA.com/my-football.

REMEMBER TO USE GOALPOSTS SAFELY AT ALL TIMES

Line Marking

It is the duty of all facility providers to ensure that all the regulations are adhered to as The FA wants to promote the safe use of football facilities to improve everyone's experience of the game.

Various practices have been used in the past for the application of white lines to football pitches. The objectives of such practices has been to both reduce labour and materials costs whilst endeavouring to keep the lines visible for a greater length of time. Some of these practices have lead to injury and subsequent court action being taken against facility providers. You are therefore advised to study the following notes carefully.

Legislation

The main governing factors for marking out white lines are the same as that for other routine tasks in the workplace.

1 **Duty of Care**
Under the Health & Safety at Work Act 1974 every employer has a duty of care to ensure the workplace is safe for their employees, contractors, visitors, players, and spectators.

2. **The Control of Substances Hazardous to Health Regulations 1994 (COSHH)**
Regulations to prevent ill health from exposure to any hazardous substances present in the workplace.

3. **Risk Assessment**
You are required to carry out assessments on all tasks carried out in the workplace in relation to the nature of hazard, worst outcome, person(s) at risk, current precautions, estimated risk and further precautions.

If all three of the above are addressed satisfactorily this will automatically govern what to use for white line marking, ensure best practice and, above all, safety.

It is the duty of all facility providers to ensure that all the regulations are adhered to, as they are ultimately responsible. If line marking is carried out by contractors then a specification should be drawn up to include all the safeguards outlined in these guidance notes. This could also extend to including detailed specifications of all products to be used.



Suitable Line Marking Compounds

Permanent paints
Based on pigmented viscous liquid. These "paints" can be applied either in a diluted form or neat.

Powders
There are various non-toxic whiting powders available which are based on ground natural calcium carbonate and can he used wet or dry. They are safe to use provided COSHH principles are applied. Under COSHH the user would be required to wear gloves and eye protection and to wash off any contact with the skin as a precautionary measure. Most powders are supplied in a fine form.

Hydrated Lime (calcium hydroxide) should never be used for line marking. It is toxic and can give rise to chemical skin burns and irritations. It can cause serious damage to eyes and skin on contact in both its dry or wet form. Its use is not recommended under any circumstances.

Use of Herbicides to Reinforce Line Markings

Until The Food and Environment Protection Act, 1985 (FEPA) was introduced many groundsmen and club members used various herbicides mixed in with whitening compounds to keep the lines in longer and more visible during the playing season.

It is, however, only permissible to use a herbicide which is approved for use on sports turf, and this is likely to be a total herbicide. COSHH and Risk Assessment must be carried out prior to any application. A further governing factor is that the user must have obtained his/her Certificate of Competence in Use of Pesticides (PAI, PA2A or PA6A).

Any herbicide product for line marking must be used within the conditions of approval granted under The Control of Pesticide Regulations, 1986 (COPR), and as outlined on the product label. There should be no risk to players by contact or transfer of the active herbicide to any part of the body.

The addition of herbicides to whitening materials is not a recommended practice unless carried out by a competent, certificated person. Creosote is another compound used in the past to mark and reinforce line markings but it is not approved for use on sports turf under HSE – Control of Pesticide Regulations. Its use is therefore not recommended under any circumstances.

The use of Hydrated Lime, herbicide additives and creosote can also result in serious injury to players as it leads to an uneven playing surface. This can ultimately lead to actions against both clubs or individuals.

Line Marking (continued)

Where pitches are cross-marked, the lines should be clearly distinguishable.

Machines Available to Mark White Lines

Marking machines fall into the following categories:

1 **Dry Line Markers**
As the name implies, these are for applying dry powder compounds.

2 **Pressure Pump Markers**
A wheel driven pump forces marking fluid through a jet or spout directly onto the turf surface.

Laser guided line markers are capable of marking across natural or artificial turf. They produce a perfectly straight line every time, providing consistent quality allowing sports pitches to be marked in half the time of conventional methods.

3 **Electric Pump Markers**
These are battery driven to constantly maintain the required pressure and direct the liquid onto the turf surface.

4 **Belt Feed Markers**
These have a moving belt system which conveys a continual supply of liquid onto the turf surface by contact.

5 **Wheel Transfer Markers**
These convey the liquid via rotating wheel onto a tray and then via a sponge wheel directly onto the turf surface.



Multi-line Marking on Single Pitches

Where pitches are cross marked the lines should be clearly distinguishable. The FA recommends using blue for the 9v9 pitch.

An example of how a 9v9 pitch can be cross marked is included in the diagrams on pages 24 and 25.

Use of coned areas to divide pitches

A large number of Football Turf (3G Artificial Turf) pitches are now used for competitive match play at mini soccer and youth level. Sometimes it is difficult permanently mark out these types of pitches because of the wide range of uses they have. Suitable cones can be used to mark out a pitch in this instance.

It is acceptable to mark natural grass pitches for Mini Soccer and 9v9 by using flat cones.

Hints and Tips

- Find an appropriate piece of grass the right size.
- Use flat markers to highlight the goal area to help the goalkeepers.
- Move the portable goals to the right place and secure using the manufacturer's instructions.
- Explore using a 3G Football Turf pitch or commercial provider as a venue.
- Place the RESPECT barrier for the parents to stand behind.
- Mark out a small technical area near the halfway line for the coaches and subs to stand within.

RESPECT

Research has show that Designated Spectators' Areas have a beneficial impact on the behaviour of spectators and their impact on players and match officials.

The FA RESPECT Designated Spectators' Areas were introduced in 2008 as a response to concern at some touchline spectator behaviour – particularly in youth football. The area can be marked using an additional painted line, the use of cones or a roped-off area. The best results have come when use has been made of a temporary spectators' barrier system.

The areas draw the line which spectators should not cross. It deters them from standing on the touchline or infringing onto the pitch and creates a clearer distinction between those who are there to spectate and those with a responsibility to coach and manage. As a consequence, the experience of match officials and players has improved.

The recommended arrangement is to mark out a Designated Spectators' Area on the opposite side of the pitch to club officials (manager/coaches etc) for spectators to stand behind.

This allows the manager/coaches of both teams to stand on the other side of the pitch, meaning players can better distinguish the advice from their team officials.

The Designated Spectators' Area should ideally start three yards from the touchline. The area should run the full length of the pitch. Ideally no spectators should be watching from behind the goal as this is not a designated spectator area. It is recognised however that the alignment of some public pitches does not allow for this set up in which case other appropriate arrangements should be made to best meet the guidance issued in this document.



An alternative form of marking a Designated Spectators' Area can be used, but you must ensure this is safe for both the spectators, the players and match officials. The FA strongly recommends you obtain formal agreement from the facility/pitch provider about which method of marking is most suitable for the pitch, before beginning any work or buying any new equipment. The safety of the players, officials and spectators is paramount. For further guidance, visit **www.footballfoundation.org.uk**.

To help implement the Designated Spectators' Area, The FA has endorsed a RESPECT Barrier Kit which is available from **www.touchlinelogos.com**.

A Football Foundation scheme to assist clubs and leagues to purchase touchline barriers will be available from Summer 2012.

Appendix 1: Pitch Layouts and Goalpost Dimensions

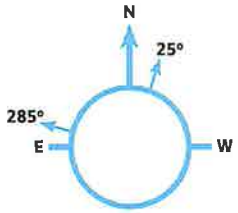
The following pages highlight the pitch layouts for all forms of the game, along with internal pitch markings and goal post sizes.

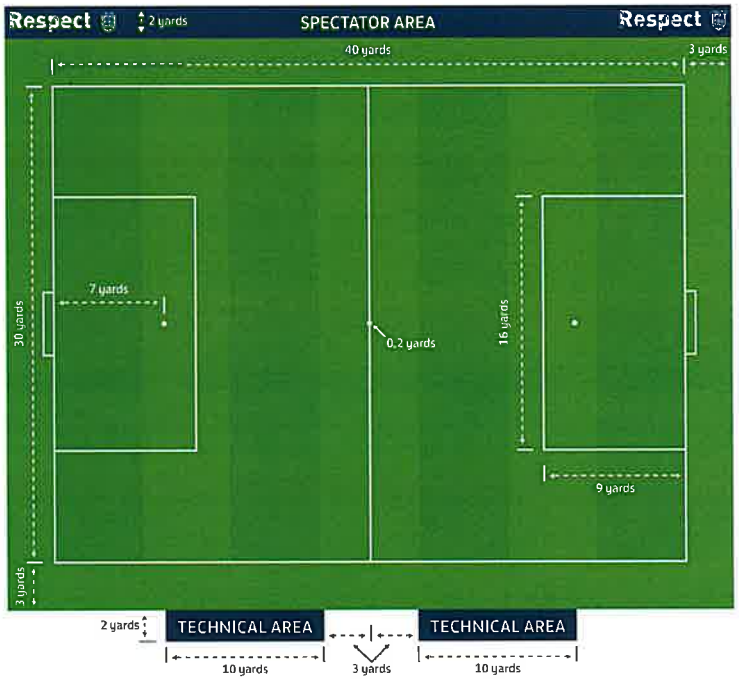
The spectator area can be marked out by using either a single white line or FA RESPECT logo barriers.

The technical are is for use by managers and coaches and should ideally be marked out using either white line marking or cones.

Pitch Orientation

The recommended main playing direction is approximately north (between 285° and 20°) / south, to minimise the effect of a setting sun on the players.





Mini Soccer U7 and U8 (5v5)

Recommended pitch size:
40 x 30 yards

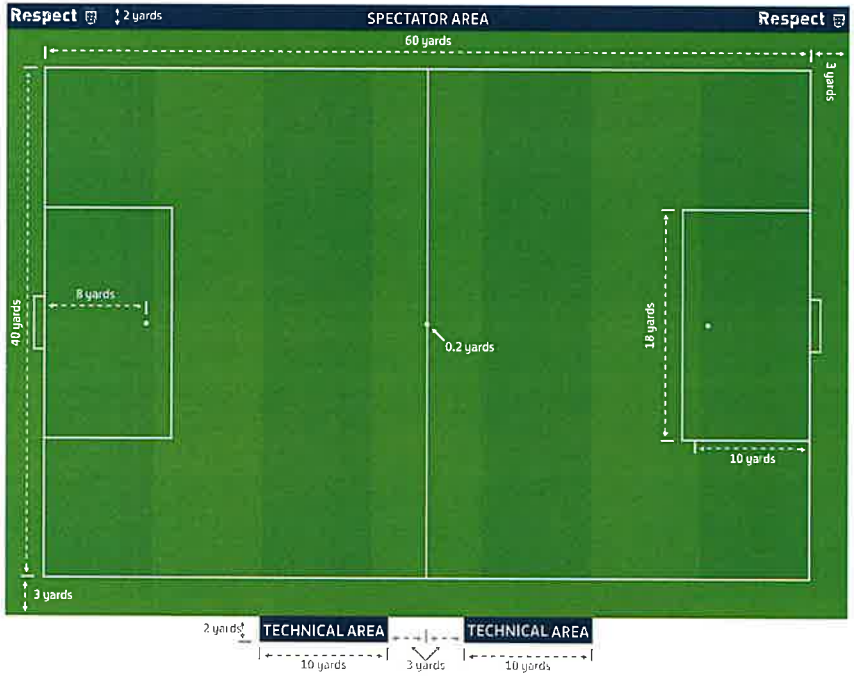
Recommended goalpost size:
6 x 12 feet

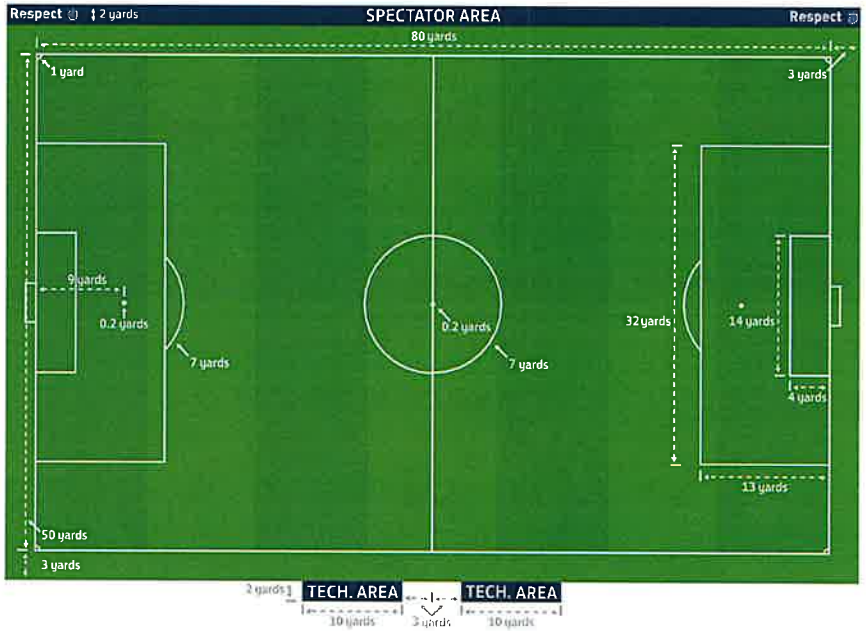
Note: The halfway line is also used as the retreat line when restarting play with a goal kick

Mini Soccer
U9 and U10 (7v7)

Recommended pitch size:
60 x 40 yards

Recommended goalpost size:
6 x 12 feet





U11 and U12
(9v9)

Recommended pitch size:
80 x 50 yards

Recommended goalpost size:
7 x 16 feet

U13 and U14 (11v11)

Recommended pitch size:
90 x 55 yards

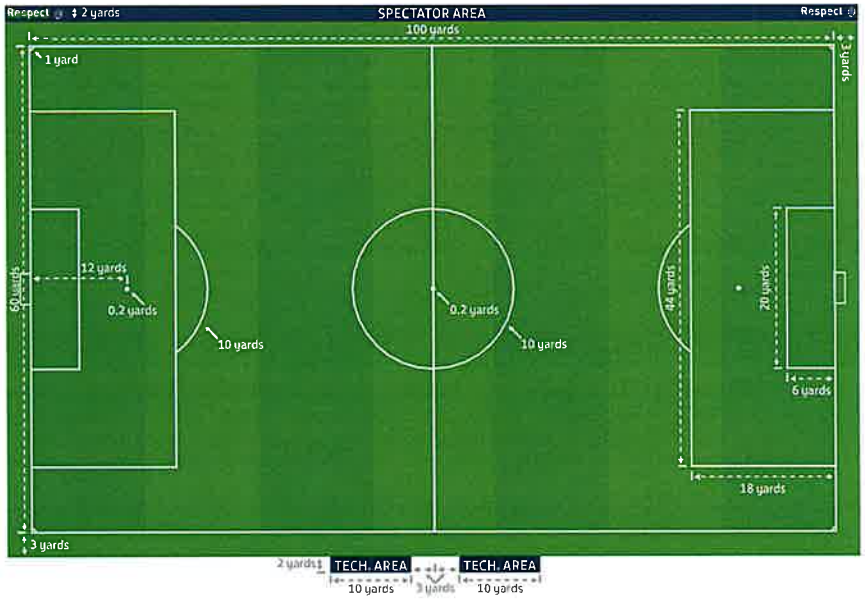
Recommended goalpost size:
7 x 21 feet or
8 x 24 feet
(please refer to table on page 4)



U15 and U16 (11v11)

Recommended pitch size:
100 x 60 yards

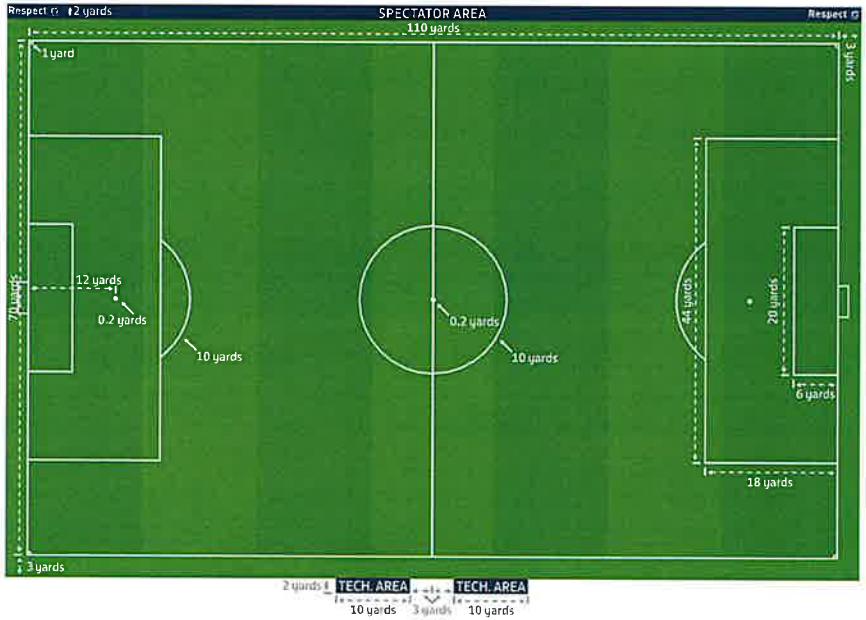
Recommended goalpost size:
8 x 24 feet

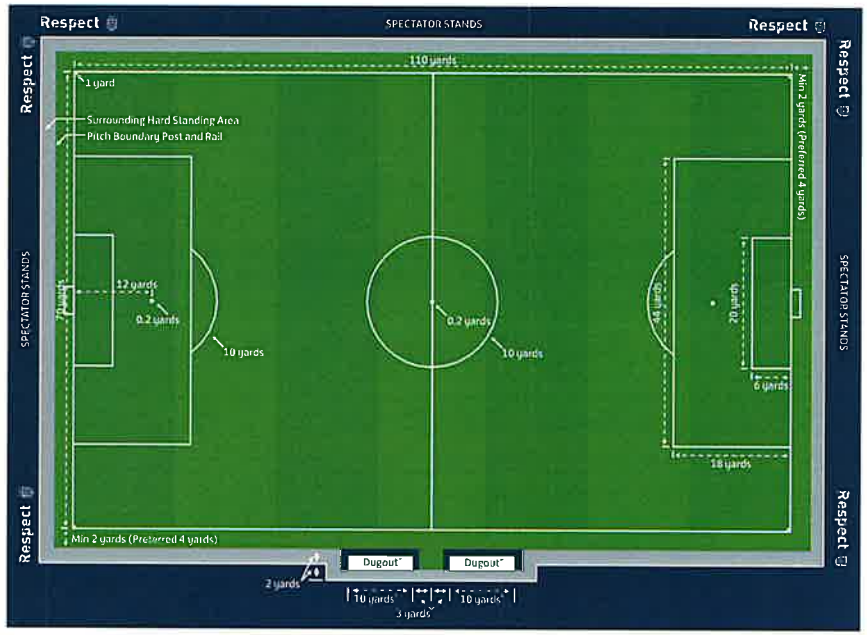


Over 18 and Adult Football

Recommended pitch size:
110 x 70 yards

Recommended goalpost size:
8 x 24 feet





Clubs Playing in the National League System

Steps 1-6

Recommended pitch size:
110 x 70 yards

Recommended goalpost size:
8 x 24 feet

* Please note that dugout size varies depending on the level of the league the club plays in. Details of the size of dugouts is detailed in The FA National Ground Grading Document A-G

Marking 9 v 9 on a Full Size Pitch

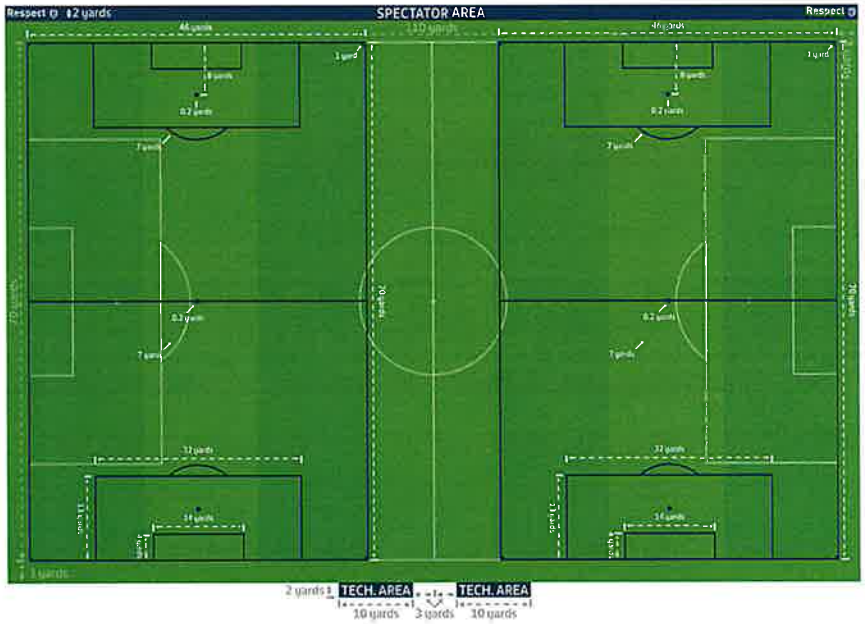
Option 1

Where there is limited space, there is the ability to mark out 9v9 pitches across a full size pitch lengthways.

Recommended pitch size:
74 x 50 yards
(on 110 x 70 yards)



Where pitches are cross marked the lines should be clearly distinguishable. The FA recommends using blue for the 9v9 pitch



Where pitches are cross marked the lines should be clearly distinguishable. The FA recommends using blue for the 9v9 pitch

Marking 9 v 9 on a Full Size Pitch

Option 2

Where there is limited space, there is the ability to mark out 9v9 pitches across a full size pitch

Recommended pitch size:
70 x 46 yards
(on 110 x 70 yards)

Whilst not the preferred choice, if there is more space available it is recommended to increase the length of the pitch to save on wear and tear around the goal mouths

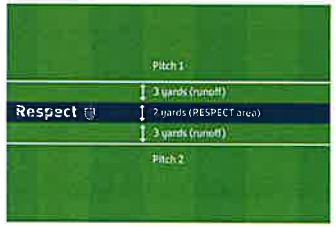
Appendix 2: Layouts for Multi-pitch Sites

Many pitches operate alongside each other. It is important that there is a minimum of six yards of clearance (three yards run-off from each pitch) between the two pitches to avoid player injuries. If a RESPECT spectator area is added, then this two-yard area is in addition to this six yards.

It is good practice, where it allows, to group spectator areas together to minimise damage to the pitch area and reduce maintenance costs. It is advisable to increase the depth of the spectator areas so that spectators can access neighbouring pitches via this walkway route.

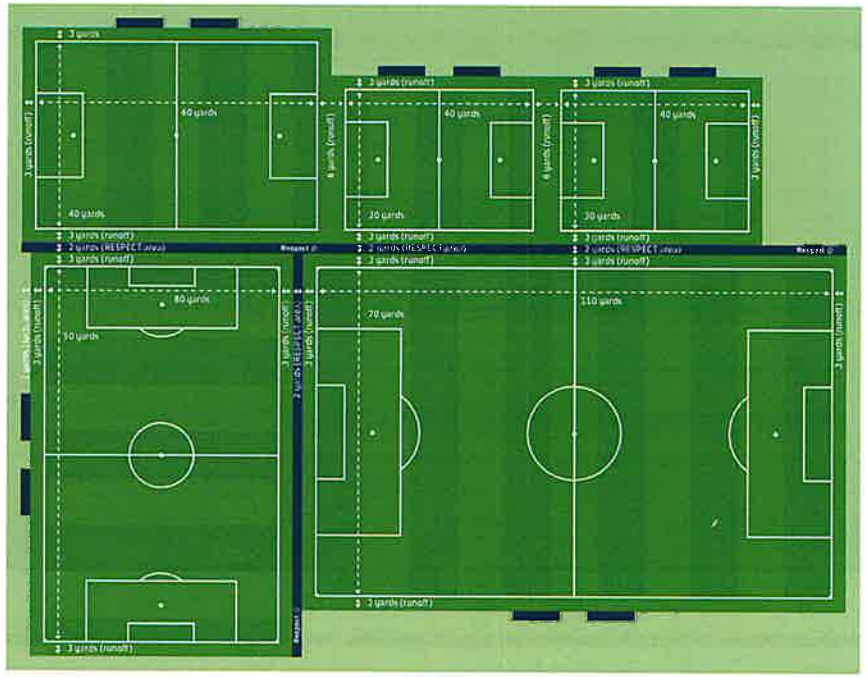
If the pitches are marked out in the same place year on year, consideration should be given to some type of ground re-inforcement so that wear of this area in the winter months can be managed. This area, if wide enough, could also be used as an access road for grounds maintenance equipment which is required to maintain the pitches.

Spectator areas and walkways (minimum)



Spectator areas and walkways (preferred)





Example Layout for Multi-pitch Sites

Includes:
Full size (110 x 70);

9v9 (U11/U12, 80x50);

Mini Soccer U9/U10 (60x40);

2 x Mini Soccer U7/U8 (40x30)

Appendix 3: Further Advice and Information

For further information or guidance regarding any of the issues covered in this document, please contact you local FA Regional Facilities & Investment Manager (details overleaf).

Alternatively, visit **TheFA.com**, or email FacilitiesInfo@The FA.com.

More information about pitches and goalposts suitable for youth football is also contained in The FA specific age group documents and guidance 'Their Game' and can be found online at **TheFA.com/my-football/player/youth-football/youth-development-review**.

Notes

The FA Facilities and Investment Team Contact Details

Senior Manager
Peter Kay
Peter.Kay@TheFA.com

National Manager
Mark Pover
Mark.Pover@TheFA.com

Regional Managers

North West
Eamonn Farrell
Eamonn.Farrell @TheFA.com
07904 266696

North East & Yorkshire
Mark Coulson
Mark.Coulson @TheFA.com
07904 166858

West Midlands
Hannah Buckley
Hannah.Buckley@TheFA.com
07960 148340

East Midlands
Matt Bartle
Matt.Bartle @TheFA.com
07960 148357

East
Mark Liddiard
Mark.Liddiard @TheFA.com
07984 003466

London
Dylan Evans
Dylan.Evans @TheFA.com
07903 248817

South East
Stuart Lamb
Stuart.Lamb @TheFA.com
07932 391096

South West
Simon Wood
Simon.Wood @TheFA.com
07984 003460





The FA
Wembley Stadium,
Wembley,
London HA9 0WS

Postal Address:
The FA
Wembley Stadium,
PO Box 1966,
London SW1P 9EQ

Telephone:
0844 980 8200

Email:
FacilitiesInfo@TheFA.com

Visit:
TheFA.com/my-football

TheFA.com/my-football

SPORT ENGLAND

Creating a sporting habit for life



Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

September 2015 Update

© Sport England 2015

Introduction

This updated guidance, now with separate documents for indoor and outdoor sports, is intended to give an overview comparison of area requirements for an extended range of outdoor sports.

Following a period of consultation with the National Governing Bodies (NGBs) of sport, the updated information reflects the most up-to-date NGB facility requirements and has been fully endorsed by the NGBs at the time of publication.

This document has been designed to be used in conjunction with NGB guidance (with links provided to the sources of information included) and the Sport England 'User Guide'.

Users should always check with the relevant NGB for their most current criteria which may be updated from time to time.

Feedback from users wishing to report anomalies encountered, such as discrepancies with current or updated NGB criteria, can notify Sport England by email available at:

https://www.sportengland.org/website-feedback/

Contents

Outdoor sports covered in this guidance include the following - those which are new additions are indicated with an *:

Sport	page
American Football	4
Athletics	
Baseball	
Basketball (outdoor)	5
Bowls – Flat Green	
Bowls – Crown Green	6
Cricket	
Football	7
Football: Mini Soccer	
Hockey	8
'in$_2$Hockey' (seven-a-side)	
Lacrosse	9
Outdoor Netball	
Play Touch Rugby League *	10
Rounders	
Rugby League	11
Rugby Union	12
Softball *	13
Tchoukball	
Tennis	14
Wheelchair Rugby League *	
Wheelchair Tennis *	15

Guide to using this document

For sports which have associated downloadable 'Pitch Layouts' available from the Sport England (SE) website, links are provided as examples below:

Click here for SE **'Artificial Grass Pitch Layouts'**

Click here for SE **'Natural Turf Pitch Layouts'**

See also the 'Design and Cost' section of the SE website for related design guidance including:

- ***Artificial Surfaces for Outdoor Sports Design Guidance Note***
- ***Natural Turf for Sport Design Guidance Note***
- ***Selecting the Right Artificial Surface***

These are available at:

https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

The new level of play categories for each sport as agreed by the NGBs and Sport England are:

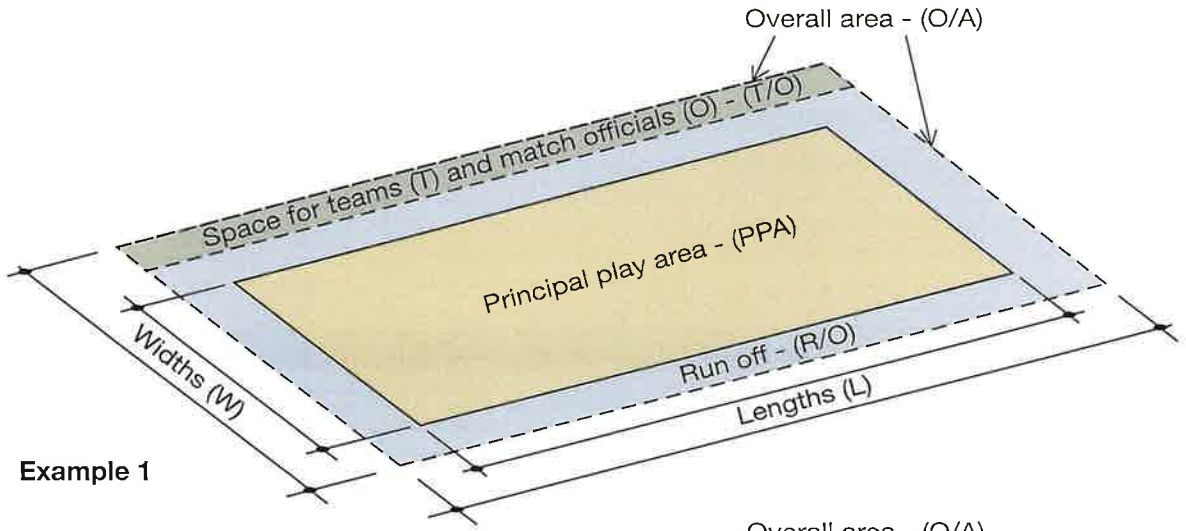
- ***Community** (previously 'Recreational')*
- ***Club** (as before)*
- ***Premier** (previously 'County & Regional')*
- ***(Inter)National** (previously 'National & International')*

Overall area (O/A) requirements, including dimensions for length and width for each level of play, include the following:

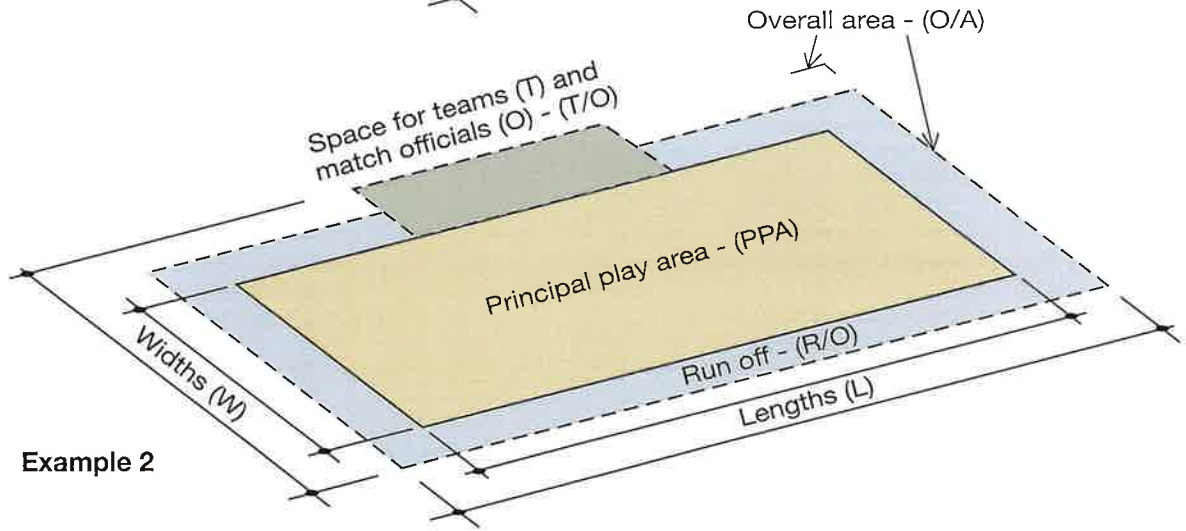
- ***PPA** (principal play area); **plus***
- ***R/O** (run offs); **plus***
- ***T/O** (space for teams (T) and match officials (O)); **when required***

Where a range of sizes are acceptable for any of the above, minimum (min), preferred (pref) and/or maximum (max) dimensions are listed

Terminology used and dimensional criteria



Example 1



Example 2

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB			Website		Sport England (SE) weblinks
Level of play category		Community	Club	Premier	(Inter)National	
Area requirements		(L x W)	(L x W)	(L x W)	(L x W)	Notes
American Football		British American Football Association (BAFA)		http://www.britishamericanfootball.org/ and http://rules.bafra.org/rules/rulebook/2014/FieldDiagrams.pdf		
PPA (between end lines)	90 yard shortened pitch *	90.14 x 46.23 m min 95.10 x 48.77 m pref	all as Community	all as Community	all as Community	All dimensions based on BAFA 'Field dimensions' document. See http://rules.bafra.org/rules/field/FieldDimensions.htm *Shortened pitch dims include min end zones/limit lines. **Additional allowance is required for areas to each side of pitch centred on midfield through to both 25 yard lines for: • Restricted zone: 45.72 x 1.83 m • Coaching Box: 45.72 x 1.83 m • Team Area: 45.72 x 3.66 m min Pitch limit line (R/O) is set 3.66 m generally from the pitch. To the rear/sides of the Team Area, the limit line is set at 1.83 m. If space is at a premium, the 1.83 m margin can be excluded to the rear of the team area.
	100 yard full pitch	104.01 x 46.23 m min 109.73 x 48.77 m pref				
O/A **	90 yard shortened pitch *	93.61 x 53.16 m min 98.76 x 56.09 m pref				
	100 yard full pitch	110.94 x 53.16 m min 117.05 x 56.09 m pref				
		(R/O 3.46 m min, 3.66 m max)				
Athletics		UK Athletics (UKA)		http://www.ukathletics.net		Click here for SE 'Artificial Sports Surface Layouts'
PPA (see notes adjacent)		All athletics tracks up to premier standard covered by UK Athletics (UKA) are to be designed in accordance with the *'Code of Practice for the Construction and Maintenance of Athletics Tracks with Synthetic Surfaces'* published by the Sports and Play Construction Association (SAPCA) available at www.sapca.org.uk . Athletics tracks for International competition are to be designed to meet the requirements of the *'Track and Field Facilities Manual'* published by the International Association of Athletics Federations (IAAF). See also Sport England's Athletics Design Guidance Note and *Compact Athletics Facilities* documents available at: http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/other-design-guidance/				
O/A (see notes adjacent)						
Baseball		British Baseball Federation (BBF)		www.britishbaseball.org http://www.baseballsoftballuk.com/		Click here for SE 'Natural Turf Pitch Layouts'
PPA (Diamond)	U10*	18.29 x 18.29 m	all as Community	all as Community	all as Community	All sizes are metric conversions of imperical sizes * U10 category also includes PlayBall! ** Overall field dimensions vary including centre field, home run lengths and pitching distances depending on age/league/event category - see BBF website at: http://www.baseballsoftballuk.com/document/baseball-field-dimensions and http://www.baseball-softballuk.com/document/baseball-field-maintenance-a-general-guide-for-fields-of-all-levels . O/A dimensions include 18.29 m for foul line to fence line on two sides but exclude areas beyond the centre field on remaining sides. Minimum 12.2 m from foul line to dead ball line. Fence/ grandstand 18.29 m from base or foul line. Detailing of bases, fencing/ball arrest netting and batting cage should be discussed directly with the NGB. See Sport England *Natural Turf for Sport* Design Guidance Note available at http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/natural-turf-for-sport/
	U13	21.34 x 21.34 m				
	U16	27.43 x 27.43 m				
	Adult	27.43 x 27.43 m				
PPA (Diamond and home run)	U10*	60.96 x 60.96 m				
	U13	60.96 x 60.96 m				
	U16	76.20 x 76.20 m				
	Adult	99.05 x 99.05 m				
O/A (typically) **	U10*	79.25 x 79.25 m				
	U13	79.25 x 79.25 m				
	U16	94.49 x 94.49 m				
	Adult	117.35 x 117.35 m				

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Basketball (outdoor)	Basketball England (BE)		http://www.basketballengland.co.uk		
PPA *	26.0 x 14.0 m min (13.0 x 14.0 m half court) 28.0 x 15.0 m pref	N/A	N/A	N/A	Outdoor Basketball is only played at Community level. Sizes other than as listed may be variable depending on available facility size and should be discussed/agreed with the NGB. * For outdoor areas that are covered, clear height requirements for indoor basketball will apply - see SEs 'Basketball' Sports Data Sheet available at: http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/sports-halls/
O/A *	28.1 x 16.1 m min 32.1 x 19.1 m pref (R/O 1.05 m min, 2.05 m pref)	N/A	N/A	N/A	
Bowls – Flat Green	Bowls England (BE)		http://www.bowlsengland.com		Click here for SE 'Artificial Grass Pitch Layouts'
PPA	31.0 x 31.0 m min 40.0 x 40.0 m max	all as Community	all as Community	all as Community	Green size (PPA) allows for 6 no. rinks and excludes the perimeter ditch. The green must be either rectangular or square. The length of the green in the direction of play must be between 31 m and 40 m. Play usually rotates N/S and E/W – the green should therefore ideally be equal sided. Rink widths are 4.3 m min, 5.8 m max under World Bowls rules. The green must be surrounded by a ditch which must be between 0.2 m min and 0.38 m max width and depth from green level of 0.05 m min 0.20 m max. Perimeter bank vertical 0.23 m min above green level. Perimeter path outside ditch on all sides 1.5 m min, 2.0 m pref. The green must have a suitable level playing surface that must be either vegetation or an artificial surface approved by Bowls England. See SEs 'Artificial Flat Green Bowls Briefing Note 2013' available at: http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/ For further information on facility requirements, see the World Bowls website at http://www.worldbowls.com/ and the following reference documents: • *World Bowls Introduction to Lawn Bowls* • *World Bowls Laws of the Sport of Bowls* • *World Bowls Performance Standards for Flat Green Bowls Surfaces*
Incl. ditch	31.4 x 31.4 m min 40.76 x 40.76 m max				
O/A Incl. ditch and perimeter path	34.4 x 34.4 m min 44.76 x 44.76 m max				

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Bowls – Crown Green	British Crown Green Bowling Association (BCGBA)		http://www.crowngreenbowls.org/		
PPA*	*There are no formalised green sizes identified within the British Crown Green Bowling Associations rules and regulations. A maximum green size of 40.0 x 40.0 m is preferred, smaller greens are accepted and need not be square - minimum size should be considered as 25.0 m. Greens are not divided into rinks. The crown height though often 254 mm is variable, it need not be central on the green and a green can have two crowns. Level of play ranges between community, club and premier events.			N/A – International events are no longer played.	Proposals for a crown green bowls facility should be discussed with the NGB prior to finalising any design. Perimeter ditch requirements are un-formalised – a 0.3 m wide x 0.125 m deep (below green level) ditch may be acceptable and the ditch should be contained externally by a raised board top set 100 mm above green level.
O/A*					
Cricket	England and Wales Cricket Board (ECB)		http://www.ecb.co.uk		Click here for SE **'Natural Turf Pitch Layouts'**
PPA (p = pitch *) U13 Junior ** (1p = 19.20 x 3.05 m)	6p: 19.20 x 18.30 m 9p: 19.20 x 27.45 m	all as Community	as Community	as Community	* All sizes are metric conversions of imperial sizes. ** Other Junior reduced pitch lengths apply for: • U9: 16.46 m • U10: 17.37 m • U11: 18.29 m Boundaries are measured from middle stump of pitch in use: • Junior 36.58 m (40 yds) • Senior: 45.72 m (50 yds) min, 82.26 m (90 yds) max. Tables & wickets to be sited north to south inside 305° and 55°. International/Test match boundary requirements should be agreed with the ECB at the early design stages.
Senior (1p = 20.12 x 3.05 m)	6p: 20.12 x 18.30 m 9p: 20.12 x 27.45 m 12p: 20.12 x 36.60 m		6p: N/A 9p: 20.12 x 27.45 m 12p: 20.12 x 36.60 m	as Premier	
O/A (p = pitch *) U13 Junior **	6p: 92.36 x 88.41 m 9p: 92.36 x 97.56 m		as Community	as Community	
Senior	6p: 111.56 x 106.69 m 9p: 111.56 x 115.84 m 12p: 111.56 x 128.04 m		6p: N/A 9p: 111.56 x 115.84 m 12p: 111.56 x 128.04 m	as Premier	

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise	
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)	
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Football	The Football Association (FA)		http://www.thefa.com		Click here for SE **'Natural Turf Pitch Layouts'**
PPA	U11/U12: 73.0 x 46.0 m U13/U14: 82.0 x 50.0 m U15/U16: 91.0 x 55.0 m U17/U18 & Senior: 100.0 x 64.0 m	all as Community	all as Community	National: 100.0 x 64.0 m min 120.0 x 90.0 m max International: 100.0 x 64.0 m min 110.0 x 75.0 m max	Click here for SE **'Artificial Grass Pitch Layouts'** For U11/U12 up to U17/18 & Senior levels, PPA and O/A sizes are based on the FAs updated national pitch sizes stated in their 2012 document *'The FA Guide to Pitch and Goalpost Dimensions (Metric)'* which include 3 m min wide run offs. See also FA recommendations for multiple pitches and additional information for additional 'respect' designated spectator area zones.
O/A	U11/U12: 79.0 x 52.0 m U13/U14: 88.0 x 56.0 m U15/U16: 97.0 x 61.0 m U17/U18 & Senior: 106.0 x 70.0 m (All R/O 3.0 m min)			Refer to FA guidance	For National and International levels, basic pitch sizes are based on the FAs *Laws of the Game 2014-15* available at http://www.thefa.com/my-football/referee/laws-of-the-game Detailed discussions with the NGB should take place at the design stage of any project incorporating a football facility. See also FA weblink http://www.thefa.com/my-football/football-volunteers/runningaclub/yourfacilities/
Football: Mini Soccer	The Football Association (FA)		http://www.thefa.com		Click here for SE **'Natural Turf Pitch Layouts'**
PPA *	U7/U8: 37.0 x 27.0 m U9/U10: 55.0 x 37.0 m	all as Community	all as Community	all as Community (National only)	Click here for SE **'Artificial Grass Pitch Layouts'** * PPA and O/A sizes are based on the FAs updated national pitch sizes stated in their 2012 document *'The FA Guide to Pitch and Goalpost Dimensions (Metric)'* which include 3 m min wide run offs. See also FA recommendations for multiple pitches and additional information for additional 'respect' designated spectator areas zones.
O/A *	U7/U8: 43.0 x 33.0 m U9/U10: 61.0 x 43.0 m (All R/O 3.0 m min)				International play is currently outside FIFA rules – and subject to individual NGB's. There have been no England International games and limited National play.

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Hockey	England Hockey (EH)		http://www.englandhockey.co.uk/		Click here for SE **'Artificial Grass Pitch Layouts'**
PPA	91.4 x 55.0 m	all as Community	all as Community	all as Community	Sizes are based upon International Hockey Federation (FIH) document *Rules of Hockey (January 2013)* available at: http://www.englandhockey.co.uk/page.asp?section=1146&sectionTitle=Rules+of+Hockey .
O/A	97.4 x 59.0 m min 101.4 x 63.0 m pref (R/O: 2.0 m sides, 3.0 m ends min and 4.0 m sides, 5.0 m ends pref)*				* For minimum run offs, a 1.0 m width of the side R/O and 2.0 m width of the end R/O (adjacent to the PPA) must be of the same playing surface as the PPA. For preferred run offs, a 3.0 m width of the side and end R/O's (adjacent to the PPA) must be of the same playing surface as the PPA.
'in2Hockey' (Seven-A-Side)	England Hockey (EH)		http://www.englandhockey.co.uk/		Click here for SE **'Artificial Grass Pitch Layouts'**
PPA	55.0 x 43.0 m	all as Community	all as Community	all as Community	*Sizes for 'in2Hockey' (formerly known as 'mini hockey') are based upon two pitches (with full size D's and goals) running transversely across a full-size FIH pitch (see 'Hockey' criteria above). ** EH do not provide specific safety run off (R/O) criteria for in2Hockey but are generally established by full pitch R/O provision. 5.0 m is the minimum R/O requirement between pitches. See 'Hockey' criteria above regarding the width of the side and end R/O's (adjacent to the PPA) that must be of the same playing surface as the PPA. For further information, see EH's *in2Hockey Advisory Guidelines* available at http://in2hockey.englandhockey.co.uk/game-guidelines.aspx .
O/A	(O/A: see notes adjacent*) (R/O: subject to main pitch R/O dimensions**)				

Abbreviations:

LxW	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Lacrosse	English Lacrosse Association (ELA)		http://www.englishlacrosse.co.uk/english-lacrosse-ngb/		
PPA *	91.4 x 55.0 m min *** 110.0 x 60.0 m pref	all as Community	all as Community ****	all as Community ****	* As of September 2015 all English Lacrosse pitches must conform to the new Federation of International Lacrosse (FIL) *Unified Pitch Markings* with the same PPA and O/A sizes for both men and women categories, but with respective line marking variations. ** O/A sizes include a 3.0 m minimum run off (R/O) to all sides generally and an additional 6.0 m (partially) along one side providing 9.0 m in total for T/O beyond PPA. *** FIL has developed a set of measurements for existing fields below preferred PPA sizes. Minimum sizes stated are based on an International Hockey Federation (FIH) field hockey pitch. However, further criteria for shorter or narrower pitches is also available at http://www.englishlacrosse.co.uk/lacrosse-rules-and-regulations/ and http://filacrosse.com/rules-field-dimensions/. **** For Premier and International levels, an artificial grass pitch (AGP) is the preferred surfacing. ***** For Community and Club level T/O criteria, see http://www.englishlacrosse.co.uk/clubs-university-lacrosse/ . Adjacent pitches (PPAs) should be separated by 6.0 m min.
O/A **	97.4 x 67.0 m min *** 116.0 x 72.0 m pref (R/O 3.0 m min) (incl. additional 6.0 m for T/O)*****				
Outdoor Netball	England Netball (EN)		http://www.englandnetball.co.uk/		Click here for SE 'Artificial Sports Pitch Layouts'
PPA *	30.5 x 15.25 m	as Community	N/A ***	N/A ***	Netball practice can be played on all courts (PPA) that are 30.5 x 15.25 m. When there is insufficient space for a full size court and minimum run offs, a formal risk assessment undertaken by the facility operator can establish if community or club competition may be allowed with the court retained at 30.5 x 15.25 m but with reduced run offs - see SE's *Netball* Design Guidance Note. Where courts are laid side-by-side with no division fencing or change in surfacing, a common run off 2.0 m (community) / 2.0-4.0 m (club) min wide can be used. * For covered courts, 7.5 m min clear height is required above the PPA as for indoor netball criteria. Above the run offs, the inner edge of structure/fittings can reduce from 7.5 m min at the highest point to 4.5 m min at the lowest point. ** Width range depending on inclusion of optional team and match officials (T/O) area. *** All Premier and World Championships are now played in indoor arenas on area or combined elastic floors.
O/A *	34.5 x 18.25 m (1.5 m side R/O and 2.0 m end R/O) (T/O not required)	34.5 x 18.25-20.25** m min 36.6 x 21.35-23.35** m pref (1.5 m side R/O and 2.0 m end R/O min 3.05 m R/O to all sides pref) (incl./excl. 2.0 m for optional T/O)			

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Play Touch Rugby League	Rugby Football League (RFL)		http://www.therfl.co.uk/index.php		
PPA (Basic pitch) *	70.0 x 50.0 m pref	all as Community	N/A	N/A	RFL refer to the following key areas (Sport England equivalents/abbreviations indicated in brackets): • Field of play (PPA - basic pitch) • In-goal (I/G) • Playing area (PPA - basic pitch incl. I/G) • Run offs (R/O) • Playing enclosure (O/A) * PPA basic pitch sizes taken between goal lines. ** PPA playing area including in-goal (I/G) areas beyond each end of basic pitch as indicated for the respective categories. The length and breadth of the total PPA are to be as near as possible to the preferred dimensions indicated. *** O/A includes PPA playing area including in-goal (I/G) areas and safety run off (R/O) margins as indicated. O/A excludes any provision for T/O or spectator viewing. See RFL *Rugby League Pitch Dimensions* document available at http://www.rflfacilitiestrust.co.uk for pitch criteria. For further information, refer to RFL's *Play Touch Rugby League Facility Guidance* available at: http://www.playtouchrugbyleague.co.uk/
PPA plus In-goal (I/G) areas (Playing area) **	80.0 x 50.0 m min 90.0 x 50.0 m pref				
O/A ***	80.0 x 54.0 m min 90.0 x 54.0 m pref				
In-goal (I/G) criteria	5.0 m min - 10.0 m max				
Run off (R/O) criteria	2.0 m min (to sides only)				
Rounders	Rounders England (RE)		http://www.roundersengland.co.uk/		
PPA *	Junior 20.0 x 12.0 m Senior 20.0 x 12.0 m	all as Community	all as Community	all as Community	* The PPA should not be placed in corners which will restrict the forward hitting area. ** Play usually takes place without boundaries, but if one is required: adults 50 m and juniors 30 m, measured from front right corner of batting square. In any multi-pitch layout, 10 m is required between pitches. See RE guidance and *Official Rounders Rules* available from http://www.roundersengland.co.uk/play/rules/ .
O/A **	Junior 60.0 x 40.0 m min Senior 100.0 x 60.0 m min				
	Note: Junior level PPA is under review at the time of publication - refer to RE website for current status.				

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Rugby League	Rugby Football League (RFL)		http://www.therfl.co.uk/index.php		Click here for SE **'Natural Turf Pitch Layouts'**
PPA (Basic pitch) *	U7/U8/U9: 50.0 x 30.0 m min 60.0 x 40.0 m pref	all as Community	N/A	all as Premier	Click here for SE **'Artificial Grass Pitch Layouts'**
	U10/U11 (11-a-side): 80.0 x 50.0 m pref		N/A		RFL refer to the following key areas (Sport England equivalents/abbreviations indicated in brackets):
	U12-Adult (11-a-side): 92.0 x 55.0 m min		N/A		• Field of play (PPA - basic pitch)
	U12-Adult: 100.0 x 68.0 m pref		as Community		• In-goal (I/G)
PPA plus In-goal (I/G) areas (Playing area) **	U7/U8/U9: N/A - no IGs		N/A		• Playing area (PPA - basic pitch incl. I/G)
	U10/U11 (11-a-side): N/A - no IGs		N/A		• Run offs (R/O)
	U12-Adult (11-a-side): 104.0 x 55.0 m min		N/A		• Playing enclosure (O/A)
	U12-Adult: 116.0 x 68.0 m pref		as Community		
O/A ***	****U7/U8/U9: 54.0 x 34.0 m min 64.0 x 44.0 m pref		N/A		* PPA basic pitch sizes taken between goal lines.
	U10/U11 (11-a-side): 84.0 x 54.0 m pref		N/A		** PPA playing area including in-goal (I/G) areas beyond each end of basic pitch as indicated for the respective categories. The length and breadth of the total PPA are to be as near as possible to the preferred dimensions indicated.
	U12-Adult (11-a-side): 104.0 x 59.0 m min		N/A		*** O/A includes PPA playing area including in-goal (I/G) areas and safety run off (R/O) margins as indicated for the respective categories. O/A excludes any provision for T/O or spectator viewing.
	U12-Adult: 116.0 x 74.0 m pref		as Community		
In-goal (I/G) criteria	U7-U11: N/A		N/A		See RFL *Rugby League Pitch Dimensions* document available at http://www.rflfacilitiestrust.co.uk for pitch criteria.
	U12-Adult (11-a-side): 6.0 m		N/A		Where multiple pitches are to be laid out in close proximity there is a requirement for a space of three metres between the outside lines of the run off areas. This is for both safety and to accommodate spectators.
	U12-Adult: 8.0 m		as Community		
Run off (R/O) criteria	U7-U11: 2.0 m (to all sides)		N/A		There is no requirement for additional space between in-goal areas other than to accommodate spectators and it is therefore discretionary.
	U12-Adult (11-a-side): 2.0 m (to long sides only)		N/A		
	U12-Adult: 3.0 m (to long sides only)		as Community		

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise	
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)	
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Rugby Union	Rugby Football Union (RFU)		http://www.englandrugby.com/		Click here for SE **'Natural Turf Pitch Layouts'**
					Click here for SE **'Artificial Grass Pitch Layouts'**
PPA (Basic pitch) *	U7: 20.0 x 12.0 m max/pref	N/A	N/A	N/A	
	U8: 45.0 x 25.0 m max/pref	N/A	N/A	N/A	
	U9: 60.0 x 35.0 m max/pref	N/A	N/A	N/A	
	U10: 60.0 x 35.0 m max/pref	N/A	N/A	N/A	
	U11/U12: 60.0 x 43.0 m max/pref	N/A	N/A	N/A	
	Senior 7/10/15-a-side: 100.0 x 70.0 m max/pref	as Community	as Community	94.0 x 68.0 m min 100.0 x 70.0 m pref	
PPA plus In-goal (I/G) areas (Playing area) **	U7: 30.0 x 12.0 m max/pref	N/A	N/A	N/A	
	U8: 55.0 x 25.0 m max/pref	N/A	N/A	N/A	
	U9: 70.0 x 35.0 m max/pref	N/A	N/A	N/A	
	U10: 70.0 x 35.0 m max/pref	N/A	N/A	N/A	
	U11/U12: 70.0 x 43.0 m max/pref	N/A	N/A	N/A	
	Senior 7/10/15-a-side: 144.0 x 70.0 m max	as Community	as Community	106.0 x 68.0 m min 144.0 x 70.0 m max	
O/A ***	U7: 36.0 x 18.0 m min	N/A	N/A	N/A	
	U8: 61.0 x 31.0 m min	N/A	N/A	N/A	
	U9: 76.0 x 41.0 m min	N/A	N/A	N/A	
	U10: 80.0 x 45.0 m pref	N/A	N/A	N/A	
	U11/U12: 80.0 x 53.0 m pref	N/A	N/A	N/A	
	Senior 7/10/15-a-side: 154.0 x 80.0 m max	as Community	as Community	116.0 x 78.0 m min 154.0 x 80.0 m max	
In-goal (I/G) criteria	U7-U12: 5.0 m	N/A	N/A	N/A	
	Senior 7/10/15-a-side: 6.0 m min - 22.0 m max	as Community	as Community	as Community	
Perimeter area (R/O) criteria	U7-U9: 3.0 m min ****	N/A	N/A	N/A	
	U10-U12: 5.0 m min *****	N/A	N/A	N/A	
	Senior 7/10/15-a-side: 5.0 m min *****	as Community	as Community	as Community	

RFU refer to the following key areas (Sport England equivalents/abbreviations indicated in brackets):

- Field of play (PPA - basic pitch)
- In-goal (I/G)
- Playing area (PPA - basic pitch incl. I/G)
- Perimeter area (safety run offs - R/O)
- Playing enclosure (O/A)

* PPA basic pitch sizes taken between goal lines.

** PPA playing area including in-goal (I/G) areas beyond each end of basic pitch as indicated for the respective categories. The length and breadth of the total PPA are to be as near as possible to the preferred (pref) dimensions indicated.

*** O/A includes PPA playing area (incl. I/G areas) and perimeter areas (R/O) as indicated for the respective categories. O/A excludes any provision for T/O or spectator viewing. Where the max/pref dimensions cannot be achieved, appropriate dimensions should be identified on a site by site basis using a common sense approach based upon the type, level and intensity of rugby activity that will take place.

**** Adjacent U7-U9 pitches should be min 5.0 m apart.

***** Where the required 5.0 m run off is not deemed 'practicable', an appropriate run off should be identified by undertaking a comprehensive risk assessment based upon the type, level and intensity of rugby activity and the surrounding physical environment.

For further information on full-size pitch criteria for Senior levels of play and general requirements, see the updated World Rugby *Laws of The Game* available from their website at http://laws.worldrugby.org/?section=5

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Softball - fastpitch (fp) / slowpitch (sp)	British Softball Federation (BSF)		http://www.britishsoftball.org/ http://www.baseballsoftballuk.com/		Click here for SE **'Natural Turf Pitch Layouts'**
PPA (Diamond) U10* (fp):	16.76 x 16.76 m	all as Community	all as Community	all as Community	All sizes are metric conversions of imperical sizes.
U12 (fp):	18.29 x 18.29 m				* U10 category also includes PlayBall!
U14 (fp):	18.29 x 18.29 m				Dimensions are based on women and girls fastpitch and mixed/co-ed slowpitch. Dimensions for men's fastpitch or slowpitch should be discussed directly with the NGB category. For further information, see BSF website at: http://www.baseballsoftballuk.com/document/softball-field-dimensions .
Over 14 / Adult (fp):	18.29 x 18.29 m				
Over 14 / Adult (sp):	19.81 x 19.81 m				
PPA (Diamond and home run) U10* (fp):	60.96 x 60.96 m				
U12 (fp):	67.06 x 67.06 m				
U14 (fp):	67.06 x 67.06 m				
Over 14 / Adult (fp):	67.06 x 67.06 m				
Over 14 / Adult (sp):	83.82 x 83.82 m				
O/A U10* (fp):	70.10 x 70.10 m				O/A dimensions include 9.14 m for foul line to fence line on two sides but exclude areas beyond the centre field on remaining sides.
U12 (fp):	76.20 x 76.20 m				
U14 (fp):	76.20 x 76.20 m				Minimum 7.62 m from foul line to dead ball line. Fence / grandstand 9.14 m from base or foul line. Detailing of bases, fencing/ball arrest netting and batting cage should be discussed directly with the NGB.
Over 14 / Adult (fp):	76.20 x 76.20 m				
Over 14 / Adult (sp):	92.96 x 92.96 m				See Sport England *Natural Turf for Sport* Design Guidance Note available at http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/natural-turf-for-sport/
Tchoukball	Tchoukball UK (TUK)		http://www.tchoukball.org.uk/		
PPA*	21.0 x 11.0 m min 23.0 x 13.0 m pref	all as Community	all as Community	all as Community	Tchoukball can be played outdoors, typically on the beach, sand based courts or on grass, as well as indoors (see respective 'indoor' version of this guidance).
O/A*	25.0 x 16.0 m min 27.0 x 18.0 m pref (R/O 2.0 m min) (T/O 1.0 m min to one side)				Outdoor Tchoukball is typically played 5-a-side. Games are shorter than for indoor Tchoukball and are normally 12-15 minutes or played in 3 sets with each set to 11 points. * Court sizes (PPA) for all levels can be anywhere between 21.0 x 11.0 m and 23.0 x 13.0 m depending on the venue and available space for run off (R/O) and teams/officials area (T/O) requirements. R/O requirements are 2.0 m min (to all sides) ** O/A sizes include an additional 1.0 m along one side for T/O. Each shooting 'D' is marked out with cones and has a radius of 3.0 m.

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category Area requirements	Community (L x W)	Club (L x W)	Premier (L x W)	(Inter)National (L x W)	Notes
Tennis	Lawn Tennis Association (LTA)		http://www.lta.org.uk		Click here for SE **'Artificial Grass Pitch Layouts'**
PPA *	23.77 x 10.97 m	all as Community	all as Community	all as Community	* PPA sizes indicated are for a standard doubles court.
O/A	34.75 x 17.07 m min 36.57 x 18.29 m pref (R/O min: 3.05 m sides, 5.49 m ends R/O pref: 3.66 m sides, 6.40 m ends)				A shared run off between adjacent courts is 3.66 m min or 4.27 m pref (e.g. a two-court area would be 34.75 x 31.77 m min or 36.57 x 33.53 m pref. See LTA document *'Key tennis dimensions'* available at: http://www3.lta.org.uk/clubs-schools/Resources---facility-guidance/
Wheelchair Rugby League	Rugby Football League (RFL)		http://www.therfl.co.uk/index.php	http://www.wheelchairrl.co.uk/	
PPA (Basic pitch) *	38.0 x 18.0 m min 40.0 x 20.0 m pref 45.0 x 22.0 m max	all as Community	all as Community	all as Community	Wheelchair Rugby League play can take place on both indoor and outdoor facilities which have appropriate surfaces for sports chair use. * PPA basic pitch sizes taken between goal lines.
PPA plus In-goal (I/G) areas (Playing area) **	42.0 x 18.0 m min 45.0 x 20.0 m pref 50.0 x 22.0 m max				** PPA playing area including in-goal (I/G) areas beyond each end of basic pitch as indicated for the respective categories. The length and breadth of the total PPA are to be as near as possible to the max/pref dimensions indicated.
O/A ***	46.0 x 22.0 m min 49.0 x 24.0 m pref 54.0 x 26.0 m max				*** O/A includes PPA playing area including in-goal (I/G) areas and safety run off (R/O) margins as indicated. O/A excludes any provision for T/O or spectator viewing.
In-goal (I/G) criteria	2.0 m min - 2.5 m max				See RFL *Rugby League Pitch Dimensions* document available at http://www.rflfacilitiestrust.co.uk for pitch criteria. Post height 4 to 5 m, post width apart: 3 m, crossbar height above floor: 2 m.
Run off (R/O) criteria	2.0 m (to all sides)				Surface must be hard, level and consistent to ensure good, safe running for wheelchairs. The centre, 4 and 8 metre lines must be clearly marked using (1) adhesive tape (on floor), (2) paint (on concrete) or (3) plastic cones or domes (placed 1 m outside touch lines). For further information, refer to Wheelchair Rugby League *Laws of the Game* available at: http://www.wheelchairrl.co.uk/downloads

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

Comparative Sizes of Sports Pitches & Courts (OUTDOOR)

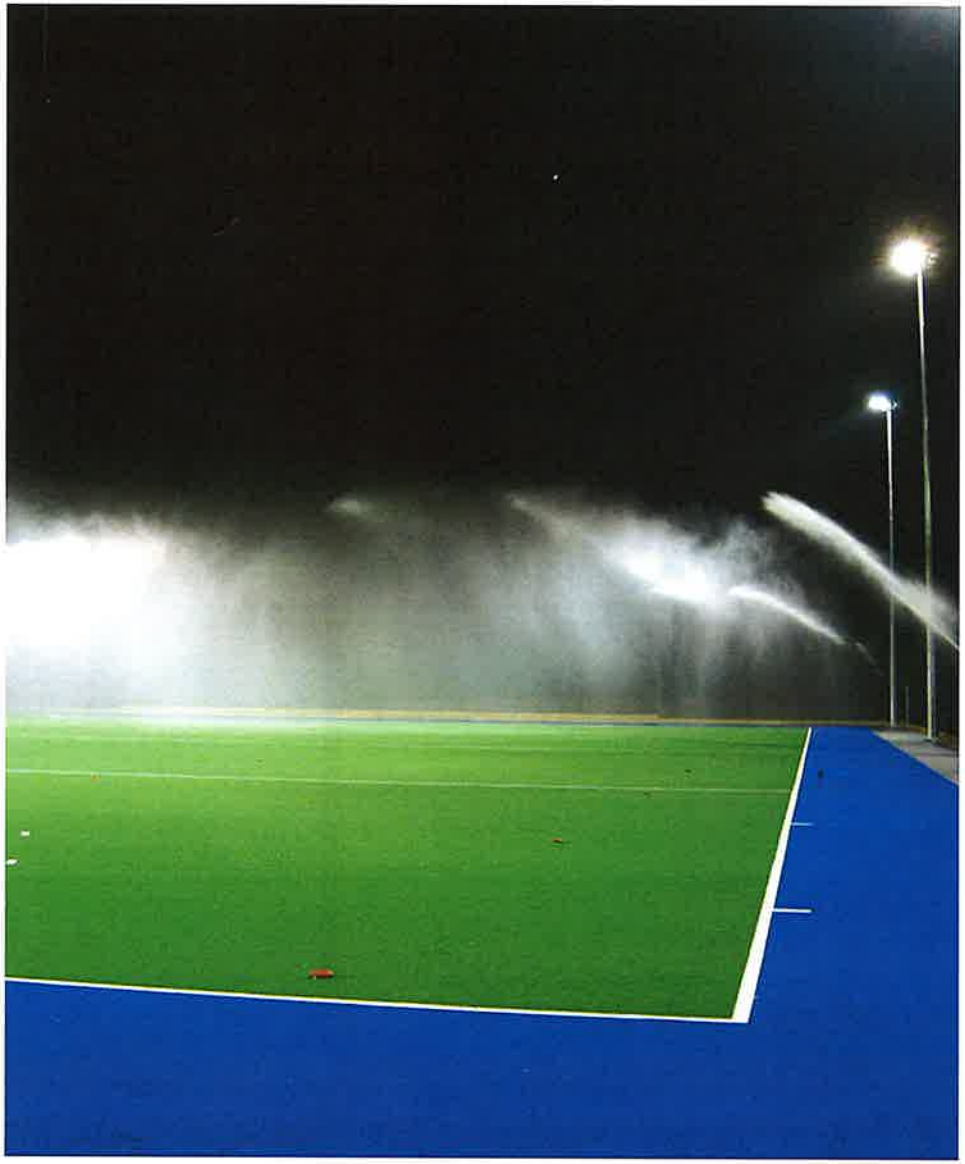
OUTDOOR SPORTS	NGB		Website		Sport England (SE) weblinks
Level of play category	Community	Club	Premier	(Inter)National	
Area requirements	(L x W)	(L x W)	(L x W)	(L x W)	Notes
Wheelchair Tennis	Lawn Tennis Association (LTA)		http://www.lta.org.uk		Click here for SE **'Artificial Grass Pitch Layouts'**
PPA (as for tennis)	For court information, see criteria for Tennis above.				
O/A (as for tennis)	Wheelchair tennis integrates very easily with the non-disabled game since it can be played on any regular tennis court, with no modifications to rackets or balls. Wheelchair tennis players are allowed two bounces of the ball and can play against other wheelchair tennis players as well as alongside or against non-disabled friends and family. For further information see: http://www.lta.org.uk/Tennis-Foundation/Tennis-for-Disabled-People/Wheelchair-Tennis/# and http://www.lta.org.uk/Tennis-Foundation/Tennis-for-Disabled-People/				

Abbreviations:

L x W	Length x width	incl.	Including	min	Minimum	O/A	Overall space incl. R/O and T/O (see below) as applicable unless stated otherwise		
m	Metres	excl.	Excluding	max	Maximum	R/O	Run off(s): the area outside the court or pitch (PPA)		
NGB	National Governing Body	PPA	Principal play area	pref	Preferred	T/O	Space for teams (T) and match officials (O)	N/A	Not applicable

© Sport England 2015

SPORT ENGLAND



Alternative Languages and Formats:

This document can be provided in alternative languages, or alternative formats such as large print, Braille, tape and on disk upon request.

Call the Sport England switchboard on 08458 508 508 for more details.

Prepared by:

Sport England and Abacus Cost Management Ltd (Design Services)

Acknowledgements:

Sport England thank the National Governing Bodies of Sport for their contribution to this guidance and MSc - Consultants for photographic material.

User Guide:

Before using this design guidance note for any specific projects all users should refer to the *User Guide* to understand when and how to use the guidance as well as understanding the limitations of use.

Click here for **'User Guide'**

Click here for current **'Design and Cost Guidance'**

Issue Tracker:

006a/b	Updates and reformatting into separate indoor/outdoor documents: September 2015
005	Updates to Indoor Basketball court/run-off sizes / Outdoor Football: April 2011
004	Updates to indoor court sizes, hyperlinks, NGB's and rebranding: February 2009
003	Third Issue: July 2007
002	Consultation issue: April 2007
001	Initial Publications: July 2006

Sport England
1st Floor, 21 Bloomsbury Street
London WC1B 3HF

Tel : +44 (0)8458 508 508

Awarding funds from The National Lottery®

© Sport England, September 2015

Further Information:

To find out more about Sport England and to get the latest news and information about our various initiatives and programmes, please go to www.sportengland.org

Annex 4

Vacant Buildings Methodology

Vacant Buildings Credit Methodology

Step 1: Calculate the Credit

Calculate the VBC to be applied. This is the net increase in floorspace as a proportion of the total floorspace to be provided.

The information that the applicant should provide (and which should be agreed by the planner) is:

- Total proposed area of floorspace
- Existing area of floorspace of vacant buildings

The areas should be provided in sqm and should be the Gross Internal Area.

The following equation can then be used to determine the proportion of the full policy AH requirement that the developer should provide after VBC has been applied:

$$\frac{\text{Total Proposed Floorspace} - \text{Existing Vacant Floorspace}}{\text{Total Proposed Floorspace}}$$

Step 2: Apply VBC to the full AH Policy requirement

Multiply the proportion calculated in Step 1 by the full AH policy requirement:

Example Calculation:

Total Proposed Floorspace: 5000 sqm

Existing Vacant Floorspace: 1000 sqm

Proportion of the full policy AH requirement that the developer should provide after VBC has been applied $= \frac{5000 - 1000}{5000} = 0.8$

This proportion should then be applied to the full AH policy requirement, whether on-site or Commuted Sum:

On-Site Provision	**Commuted Sum**
Full Policy Requirement = 20 units AH Requirement with VBC applied = 0.8 x 20 = 16	Full Policy Requirement = £45,000 AH Requirement with VBC applied = 0.8 x £45,000 = £36,000