



BJ Collins

PROTECTED SPECIES SURVEYORS

PRELIMINARY ECOLOGICAL APPRAISAL

PROPOSED ARTIFICIAL SPORTS PITCH
THE HIGHFIELD SCHOOL
HIGHFIELD
LETCWORTH GARDEN CITY
HERTFORDSHIRE

A report to:

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Report to:	Surfacing Standards Limited
Report Title:	Preliminary Ecological Appraisal and BNG Cover Report for the Proposed Artificial Pitch at the Highfield School

Survey Site/Job:	The Highfield School, Highfield, Letchworth Garden City, Hertfordshire, SG6 3QA
OS Grid Reference:	TL21003138

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Surveyed by:	Barry Collins MSc MCIEEM

Architect/Agent:	Surfacing Standards Ltd
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RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) On the Lifespan of Ecological Reports and Surveys CIEEM.

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SUMMARY

This report provides the results of a preliminary ecological appraisal of the proposal to convert part of the existing modified grassland of the school playground to an artificial sports surface, with associated floodlighting at The Highfield School, Letchworth Garden City.

Habitats and sites - the proposal will have no impact upon any designated or non-designated local wildlife sites. The most valuable habitat on site is the hedgerows and trees on the east and west boundary of the affected section of playground, and these will be retained unaffected.

Bat commuting and foraging - There is the potential for bats to utilise the east and west boundaries which offer linear connectivity to valuable landscape in the local area.

To this end a separate stand-alone bat survey report has been prepared in association with this preliminary ecological appraisal.

There was no habitat adjacent to the proposal noted as being suitable for roosting bats, the buildings on site are a recent modern construction.

Common amphibians and reptiles - There will be no impact upon amphibians and reptiles from the proposal with the site being unsuitable for this group.

Hedgehog - this species is present in the residential gardens surrounding the school and some precautionary actions are required during the construction phase. There is no potential risk to other terrestrial mammals.

Nesting Birds - There is no breeding bird habitat that will be directly affected by the installation of the artificial turf pitch. However, common garden birds are likely to nest in the trees and hedges on the east and west boundaries and therefore there should be no impact upon these habitat features from the proposal. If there is any requirement for the removal of tree and shrub vegetation then this should avoid the breeding bird season of March to August inclusive. Works within this window would result in a requirement for further precautionary breeding bird surveys.

Scarce or Invasive Plant Species - No protected or notable plant species were noted on the development footprint. No schedule 9 invasive plant species were noted during the survey.

Further survey - If it becomes necessary to undertake any site clearance within the bird breeding season (March to September inclusive) then a nesting bird survey will be required in advance.

As reported above, a separate stand-alone phase II bat survey report has been prepared alongside this document.

1. INTRODUCTION

This report has been prepared by B J Collins Protected Species Surveyors Limited for Surfacing Standards Limited. It provides the results of a preliminary ecological appraisal of an area of amenity grassland where there is a proposal for a new artificial turf pitch. The amenity grassland is part of the school playground, comprising of a heavily modified and poached amenity grassland. The report was commissioned ahead of the proposed installation of an artificial turf surface in place of the existing amenity grassland.

The legislation with regard to relevant protected species can be found appended to this report (Appendix 1).

The site is located at The Highfield School, Highfield, Letchworth Garden City, Hertfordshire, SG6 3QA.

The preliminary ecological appraisal element of this report involved a systematic walkover of the site, undertaken in mid-September 2024. The objective was to assess the habitats on site with regards to habitats and species to inform the proposal.

The development plan involves the installation of a new, artificial turf surface over the existing modified grassland playground. The proposed artificial turf pitch will be floodlit for part of the evening and the impact from this upon bat species is dealt with by a second supplementary phase II bat survey report.

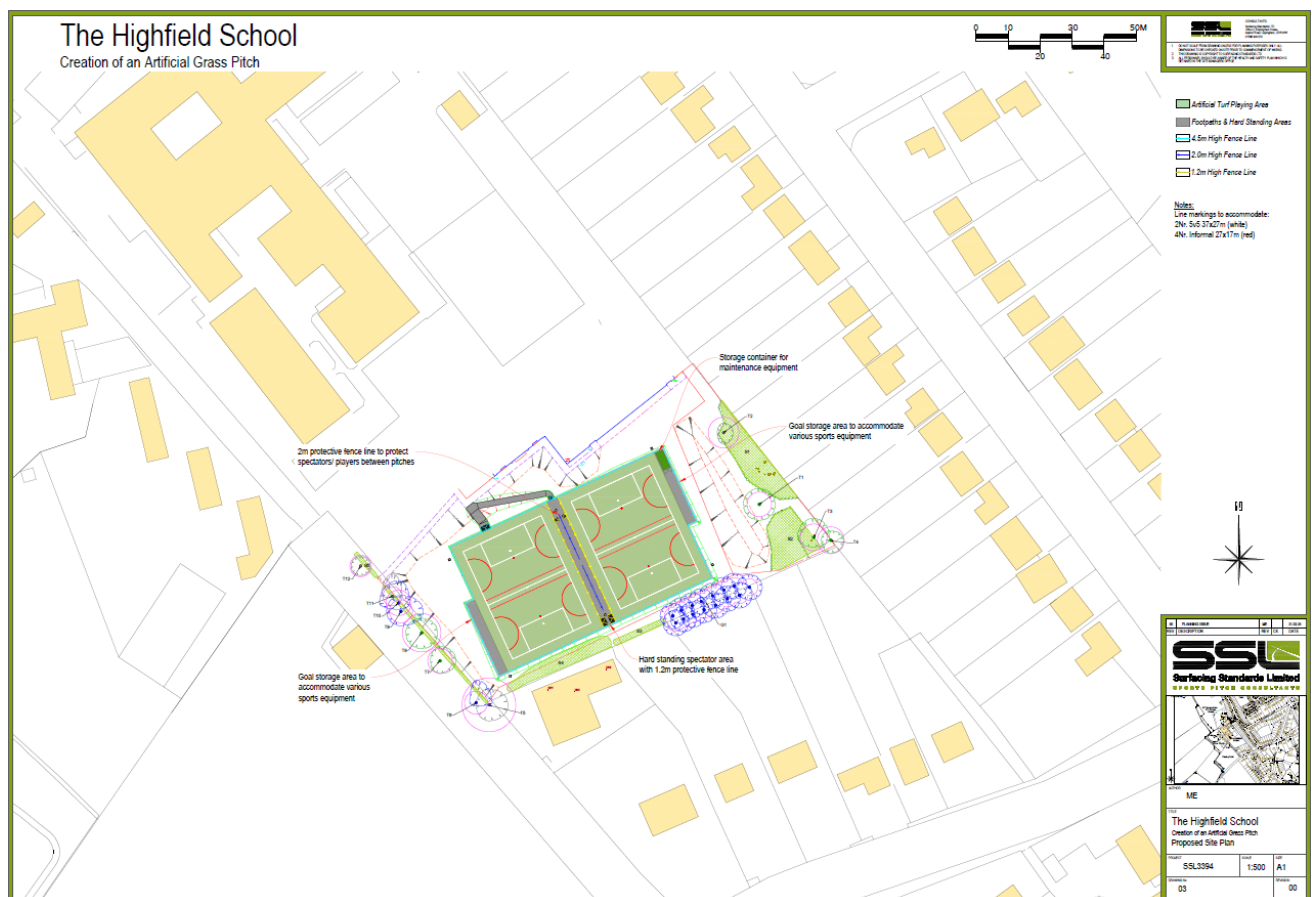


Figure 1: The proposed new artificial pitch at The Highfield School.

2. SITE DESCRIPTION

2.1 Location of the Proposed Artificial Turf Pitch

The area of playground is located on the Highfield School, located to the west of the town of Highfield, Letchworth Garden City. The immediate landscape surrounding the playground comprises of residential areas with mature gardens to the east and south-east, further playing fields to the south-west and areas of woodland to the north-west. The area of playing field sits to the south of the modern school complex.

The approximate location of the proposed artificial turf pitch is centred upon the OS Grid Reference: TL21003138.



Figure 2: The approximate location of area of school playground selected for the installation of the artificial turf pitch, encircled in yellow, in relation to habitats in the wider area, courtesy of Google Earth. (North to the top of page).

2.2 The Habitats

The area largely affected by the proposal comprises an intensively managed and impacted area of amenity grassland, forming a significant part of the playground associated with the school complex.

The proposal will see the heavily modified area of turf associated with this part of the playground, categorised under BNG as a natural surface, transformed to an artificial plastic grass surface. Biodiversity net gain is required given the scale of the proposal; this is dealt with under a separate report cover.

The following photographs identify the habitats affected by this proposal.



Photograph 1: showing the linear habitat on the east of the playground boundary.



Photograph 2: showing the western boundary of the area of playground.



Photograph 3: showing the area of grassland where the artificial pitch is proposed.

3. SURVEY METHODOLOGY

3.1 Desktop Study

The desktop study involved utilising the online government resource – MAGIC Map Application (<https://magic.defra.gov.uk/MagicMap.aspx>) – to undertake a search for designated wildlife sites.

A desktop study was carried out by Herts Environmental Records Centre for non-designated wildlife sites species within 1 km of the school playing field.

3.2 Preliminary Ecological Appraisal

The site was subjected to a Preliminary Ecological Appraisal (as per CIEEM, 2018). This involved systematically walking over the site and classifying each parcel of land, utilising the UK Habitat Classification survey methodology (Butcher et al, 2020), on the basis of vegetation into one of approximately 47 habitat types (Level 4) alongside a list of secondary codes which give information on the environment and management (Butcher et al, 2020) of those habitats.

Notes were made on the structure and composition of habitats and a search for any invasive non-native species such as Japanese knotweed (*Fallopia japonica*) and Indian balsam (*Impatiens glandulifera*) on the boundaries, was also carried out.

3.3 Surveyor Details

The above survey was undertaken by Mr B J Collins MSc MCIEEM (Natural England Class License: 2015-13152-CLS) and registered Low-Impact Class License Holder (RC110). An ecologist with over 20 years of experience. The assessment was carried out on the Friday, 13 September 2024

3.4 Limitations to Survey

The surveyor did not encounter any significant constraints upon the survey effort.

The ideal time to carry out a botanical survey is during the plant growing season (i.e. April-September) but the habitats across this site lack complexity and UKHabs state that surveys outside the growing season are sufficient to identify the correct UK Hab categorisation.

4. SURVEY RESULTS

4.1 Desk Study

4.1.1 Statutory Designated Sites

The search of the Magic Mapping Database for a 1km radius from the site did not identify any areas of Statutory Designation. Within 2 km of the site there are two Local Nature Reserves (LNR) comprising of Purwell Meadows LNR, some 1.6 km to the south-west and Norton Common LNR, some 1.7km to the north-east. There are no Sites of Special Scientific Interest (SSSI) within 1 km of the site.

This small scale development will have no impact upon any of these statutory designated sites.

Non-designated wildlife sites.

There are four local wildlife sites within 1 km of the proposed artificial pitch. All of these are associated with valuable grassland habitats and none are sufficiently close as to be adversely affected by the proposal.

The list of protected sites are included below:

- 12/001 Stotfold Road Verges - Road verges supporting species-rich calcareous grassland
- 12/002 Hitchin Railway Banks - Railway embankment supporting species-diverse calcareous grassland on chalk embankment
- 12/011 Letchworth Golf Course - There is a substantial area of unimproved neutral grassland of particular high wildlife value with flora of local and county importance
- 12/039 Keysheath Meadow - Meadow supporting old secondary neutral/calcareous grassland with hedges and scrub patches

4.1.2 Hertfordshire Ecological Network Mapping

This is a scheme which maps habitats on a countywide scale and ranks them for their potential to provide biodiversity significance. There are three separate rankings, high, medium and low and amongst the low ranking there are then a further three subcategories.

The site sits within an orange shaded area of the HEN map, concluding it to be within the zone with little biodiversity value (3c, no known habitats present, lower priority for habitat creation).

The associated phase II bat survey report for the project identifies that there is ecological connectivity for aerial species such as bats along a habitat boundary to the east of the proposal.

4.1.3 Protected Species Licences

The search identified NO previously granted European Protected Species licences within a 1 km search radius of the Magic Mapping Database. There is a negative survey result for a pond for the specially protected great crested newt some 1.65 km to the south.

4.1.4 Records of Wildlife Species

The data search returned the following species records, only those species relevant to the proposal are included:

- There is one record of the specially protected great crested newt (*Triturus cristatus*) from within a kilometre of the site. This is historical, dating from 1984 with no exact grid reference available.
- There are records of hedgehog (*Erinaceus europaeus*) from the data search, the closest being 390 m away from the site. There are records of hedgehogs within the vicinity from the "big hedgehog map".

- There are 14 records of bats from the local area comprised of 2 species, the Common pipistrelle (*Pipistrellus pipistrellus*) and Noctule bat (*Nyctalus noctula*). This includes for several roosts of common pipistrelle bat with the most recent being from 2018 from West Road, comprising 25 individuals and located a minimum of 250 m from the site
- There are multiple records of protected/persecuted mammal species from the 1 km search area the closest of these being some 600 m from the site.
- There is only a single species of common amphibian recorded from the desktop study, common toad (*Bufo bufo*), the closest record some 390 m from the site.
- There are two common reptiles recorded from the 1 km search area, this includes for Common Lizard (*Zootoca vivipara*) and Grass Snake (*Natrix helvetica*), the closest record over 600 m from the site.
- There are no significant Bird records or habitat within 400 m of the site.

4.2 Preliminary Ecological Appraisal

4.2.1 Habitat Types

The following habitat types were recorded on or near to the survey area. The UKHab Alphanumeric codes have been provided in brackets beside each entry for reference.

Within the red line area of the proposed artificial pitch is only one habitat type:

- Modified grassland (g4 (106, 820, 823)) - Playground

The boundaries of the site comprise of:

- The western boundary, defunct hedgerow and steel security fence (h2a6 (521))
- The eastern boundary, intact hedgerow with trees (h2a6 (521))
- The southern boundary, a fence line (612)
- The northeast boundary, school buildings.
- The north-west boundary, a further area of amenity grassland (g4 (106,820,823))

4.2.2 Habitat Descriptions - inside the red line area

4.2.2.1 Modified grassland (g4 (611))

The principal habitat being impacted by the proposed artificial turf pitch is an area of modified grassland which is mown and used as part of the school playground. There is no evidence of regular selective herbicide treatment to the sward and as a result there is a range of species which will be removed by annual herbicides. There is a potential for less frequent mowing of this area of grassland indicated by some of the species present at the time of the survey.

The sward is typical in that it is dominated by perennial rye-grass (*Lolium perenne*), red fescue (*Festuca rubra* ssp.) and annual meadow-grass (*P. annua*). Herbs present included for ribwort plantain (*Plantago lanceolata*), yarrow (*Achillea millefolium*), common daisy (*Bellis perennis*), white clover (*Trifolium repens*), creeping buttercup (*Ranunculus repens*), ragwort (*Senecio vulgaris*), greater plantain (*Plantago major*), hawkbit species (*Leontodon* sp.) and frequent rosettes of bristly oxtongue (*Picris echioides*).

The habitat form is identified in photograph 3 overleaf:



Photograph 3 - showing the typical sward associated with the proposed pitch location

4.2.3 Habitat descriptions - The Boundaries of the Playing Field

4.2.3.1 Defunct hedgerow and steel security fence (h2a6 (521))

The western boundary of the proposed footprint comprises of a steel security fence with a defunct and remnant Hawthorn (*Crataegus monogyna*) and Blackthorn (*Prunus spinosa*) hedgerow within. The hedgerow has become dominated by a dense growth of Ivy (*Hedera helix*). The boundary contains overhanging canopies of adjacent trees or mature/semi mature trees themselves. This includes for a Field maple (*Acer campestre*), Ash (*Fraxinus excelsior*) and some overgrown Blackthorn. The base of the hedge is largely bare due to a 300 mm maintenance strip of bare ground created by total herbicide. Amongst the bare ground was regenerating creeping thistle (*Cirsium arvense*).



Photograph 4 - the western boundary of the proposed pitch

4.2.3.2 The southern boundary, a fence line (612)

The southern boundary of the playing field comprises of a timber boarded fence, behind which is a tall unmanaged vegetation strip comprised of managed and unmanaged hedgerow including for field maple, blackthorn, hawthorn, ivy and Portuguese laurel (*Prunus laurocerasus*). There is then a gap in the vegetation terminating in a small plot of woodland on the adjacent property garden which comprised of mature holly (*Ilex aquifolium*), hazel (*Corylus avellana*), beech (*Fagus sylvatica*), unmanaged hawthorn, ash, sweet chestnut (*Castanea sativa*) and a Eucalyptus (*Eucalyptus* sp.).



Photograph 5 - the southern boundary of the affected area of playing field

4.2.3.3 The eastern boundary, intact hedgerow with trees (h2a6 (521))

The eastern boundary of the affected area of playing field comprises of an unmanaged band of hedgerow. The strip of vegetation comprises of bramble scrub (*Rubus fruticosus* agg.), a Lime (*Tilia x europaea*), cherry (*Prunus padus*), overgrown hawthorn, hazel, ornamental apple (*Malus domestica*), elder (*Sambuca nigra*), field maple and poplar (*Populus* sp). The ground flora comprises of a range of ruderal species including for false oat-grass (*Arrhenatherum elatius*) and Nettle (*Urtica dioica*).

The boundary is shown in the photograph 6 overleaf:



Photograph 6 - the eastern boundary of the affected section of playing field

4.2.3.4 The eastern boundary, drainage swale (606, 106)

Between the mown area of playing field and the eastern boundary hedgerow is a drainage swale segregated from the playing field area by a low timber fence. At the time of the survey this area had been mown, with the cuttings being left to compost. The sward is dominated by cock's-foot grass (*Dactylis glomerata*), and false oat-grass. Herbs within the sward included for ox-eye daisy (*Leucanthemum vulgare*), ribwort plantain, Yorkshire fog (*Holcus lanatus*), bristly oxtongue, thistle (*Cirsium arvense*), ragwort, creeping buttercup, yarrow and coltsfoot (*Tussilago farafara*).

The swale area is shown in the photograph 6 overleaf:



Photograph 6 - the swale on the east boundary of the affected area of playing field

4.3 Habitat off-site with potential for BNG compensation

4.3.1.1 Modified grassland (g4(106,823))

To the northeast of the proposed pitch is an area of compacted sandy ground that forms part of the wider school playground. It is dominated by red fescue and perennial ryegrass, with ribwort plantain, daisy, dandelion (*Taraxacum officinale* agg.), creeping thistle, storksbill (*Erodium cicutarium*), pineapple weed (*Matricaria chamomilla*), white clover and bristly oxtongue.



Photograph 7 - the area of playing field with the potential to be offered up as BNG compensation.

4.4 Habitat Map



Figure 3: aerial photograph showing the existing habitats associated with the proposed artificial pitch at The Highfield School

4.5 Fauna and Flora

4.5.1 Amphibians and Reptiles

There is no habitat on the site suitable for amphibians or reptiles. The site is isolated from records of these species and the playground area is heavily used. If present, there is some potential for common reptiles associated with the dense hedgerow and tall vegetation on the eastern boundary, but no records from the adjacent gardens.

The potential impact upon amphibians and reptiles is considered negligible in the absence of records and suitable habitat.

4.5.2 Badger, Hedgehog and Fox

There are records of hedgehog in the local vicinity and access for this species to forage over the playground. It is considered likely that fox accesses and utilises the school grounds for foraging.

There is no potential impact upon badger or fox from the development proposal. There is considered to be a limited potential risk to hedgehogs during the construction phase, in the absence of the mitigation included within this document.

4.5.3 Bats

There is a proposed floodlighting scheme for the new artificial pitch and this may have an impact upon bats and other nocturnal flying animals. There is a stand-alone phase II bat survey report prepared to assess this potential impact.

The potential impact upon bats is described within a separate stand-alone report.

4.5.4 Nesting Birds

Nesting bird habitat is provided by the boundaries of the site and there is no proposal to impact upon these habitats.

So long as all works avoid any impact upon tall grass associated with the swale and the adjacent hedgerows and trees, there will be no impact upon breeding birds.

If there is any requirement to impact upon tall vegetation during the breeding bird season of March to August, then in advance the ecologist should be consulted for further advice.

So long as works avoid any of the boundary features then there will be no impact upon breeding birds.

4.5.5 Floral Species

No protected or notable plant species; or invasive plant species; were noted on the footprint of the proposed artificial pitch nor were any expected given the habitat type.

There were no invasive plant species identified during the survey.

The proposal will have no impact upon scarce habitats.

5. ECOLOGICAL EVALUATION

5.1 Designated Nature Conservation Sites

There will be no impact upon statutory designated conservation sites or non-designated wildlife sites from the proposal.

The proposal will have no impact upon any nature conservation sites.

5.2 Habitats

The only habitats to be affected by the development proposal are areas of modified grassland, comprising frequently mown areas.

The habitat of greatest conservation value is that of the mature trees and hedges to the east and west of the site which have the potential to provide for nesting birds and foraging/commuting bats.

The potential impact upon the habitats “on site” is negligible.

5.3 Protected/ Notable Species

5.3.1 Floral Species

There are no scarce plants on site and no invasive species were located. **There is no potential impact from the development upon notable or constraints from invasive plant species.**

5.3.2 Faunal Species

5.3.2.1 Amphibians and reptiles

The pitch footprint is of negligible potential for amphibians and reptiles

The evaluation of risk for amphibians and reptiles is considered to be negligible.

5.3.2.2 Badger and Hedgehog

Terrestrial mammals in this vicinity comprise hedgehog, red fox and badger. The only species considered likely to occur on the playground that could be affected by the proposal is hedgehog.

This potential risk occurs during the construction phase and precautionary actions are provided within this document.

The evaluation of risk to red fox and badger is considered to be negligible. The potential impact upon hedgehog is low, in the absence of precautionary mitigation.

5.3.2.3 Bats

The potential impact upon bats is described within a stand-alone phase II bat survey report which assesses the abundance of bat activity on the east and west boundaries, along with the species present and the potential impact from the proposed floodlighting scheme.

The potential impact upon bats is described within a stand-alone phase II survey report

5.3.2.4 Nesting Birds

A variety of birds are likely to nest in the trees and hedgerows to the east and west of the proposal.

It is recommended that the boundary vegetation is retained undisturbed and as existing and left unmanaged to continue to provide this biodiversity value.

The evaluation of risk to breeding birds, so long as the boundary trees and hedges remain unaffected, is considered to be negligible.

5.4 Mitigation Measures

The nature of the site is such that it is considered unnecessary to mitigate with regards to biodiversity beyond actions described with regards to impacts from the sports turf pitch floodlighting scheme, and potential impact upon hedgehogs during the construction phase.

Compensation actions will be required as part of biodiversity net gain legislation, this is described within a separate statutory metric calculation tool and covering report.

6. RECOMMENDATIONS

6.1 Mitigation Recommendations

6.1.1 Habitats

There is only an area of wildlife poor habitat affected by the proposed pitch installation. Associated with this preliminary ecological appraisal is a statutory biodiversity net gain metric which sets out the extent of biodiversity loss.

The eastern boundary habitat is the most valuable for wildlife and this must remain unaffected by the physical installation for the new facility.

6.1.2 Faunal Species

6.1.2.1 Hedgehog

There will be a minimal potential risk to hedgehog from the new artificial pitch facility, the risk principally during the construction phase.

Once development commences, if any trenches dug during works activities are left open overnight, then they should be left with a sloping end or ramp to allow any animal that may fall in a route to escape.

Any pipes over 100mm in diameter should be capped off at night to prevent animals entering.

If any animals are located in excavations during works, then they should be carefully placed into a clean receptacle, such as a bucket, and translocated to a safe environment outside of the area of works. This is the dense hedge bottom to the east of the sports pitch. If any hedgehogs are found, they should be handled with gloved hands.

6.1.2.2 Nesting Birds

The hedgerows and trees to the east and west boundaries of the site should be left unaffected, as should any trees on the boundaries. This is as they have the potential to support nesting birds.

If it becomes necessary to undertake any tree or shrub clearance and within the bird breeding season (March to August inclusive) then a nesting bird survey will be required in advance.

Note that the discovery of a bird's nest would lead to the requirement to delay any work in that immediate vicinity and an area of approximately 5m around and above. Any area of vegetation supporting nesting birds would have to be cordoned off and the cordon must remain in place until the young have hatched and have fledged and have left the nest.

6.2 Further survey requirements

6.2.1 Bats -foraging and commuting

There is a separate stand-alone phase II bat survey report prepared to cover the potential ecological impact from the installation and operation of a sports turf floodlighting scheme.

This report is included under separate cover.

7. REFERENCES

HERC (2024) Background Ecological Data Search; The Highfield School, Herts Environmental Records Centre. Desktop study completed 30/10/2024

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). *The UK Habitat Classification User Manual Version 1.1* at <http://www.ukhab.org/>

Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Edition, Bat Conservation Trust, London.

Chartered Institute of Ecology and Environmental Management, 2013. *Guidelines for Preliminary Ecological Appraisal*. CIEEM.

Surfacing Standards (Eastman M, 2024) The Highfield School - Artificial Turf Pitch -project code SSL3394 04 - Proposed AGP Plan (31.03.25)

Ukhab Ltd (2023). UK Habitat Classification Version 2.0

APPENDIX 1: PROTECTED SPECIES LEGISLATION

Plants

All wild plants are protected against unauthorised removal or uprooting under Section 13 of the Wildlife and Countryside Act 1981 (as amended). Plants listed on Schedule 8 of the Act (e.g. triangular club rush and Deptford Pink) are afforded additional protection against picking, uprooting, destruction and sale. Bluebell is protected against sale only.

Common Amphibians and Reptiles

Common amphibian and reptile species (i.e. common frog, common toad, smooth newt and palmate newt) are afforded partial legal protection under UK legislation, i.e. Schedule 5, Section 9 (5) of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. This legislation prohibits sale, transportation and advertising for sale.

European Hedgehog

Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended) which prohibits killing or taking of individuals.

The hedgehog is also listed as a Priority Species for conservation action under the UK Biodiversity Action Plan. Under the NERC Act 2006, the hedgehog is categorised as a 'Species of Principal Importance' for biodiversity. Listing as a Biodiversity Action Plan priority and 'Principal Importance' species reflects concerns that hedgehog numbers are in decline and that some protection should be afforded to hedgehog habitat through the planning system.

Bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat.

With regard to artificial illumination of foraging and commuting habitats, it is also an offence to disturb the animals such that it impairs their ability to survive, or such that it impairs their ability to hibernate or migrate.

Birds

The bird breeding season generally lasts from early March to September for most species. All birds are protected under the Wildlife and Countryside Act (1981) (as amended) and the Countryside & Rights of Way Act 2000. This legislation makes it illegal, both intentionally and recklessly to:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird while it is being built or in use;
- Take or destroy the eggs of any wild bird; and
- Possess or control any wild bird or egg unless obtained legally.

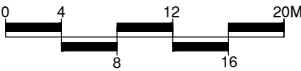
Birds listed under Schedule 1 of the Wildlife and Countryside Act (1981) (as amended) (e.g. barn owl) are afforded additional protection, which additionally makes it an offence to disturb a bird while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

APPENDIX 2 – ARTIFICIAL PITCH SCHEME

The proposed development is included overleaf:

The Highfield School

Creation of an Artificial Grass Pitch

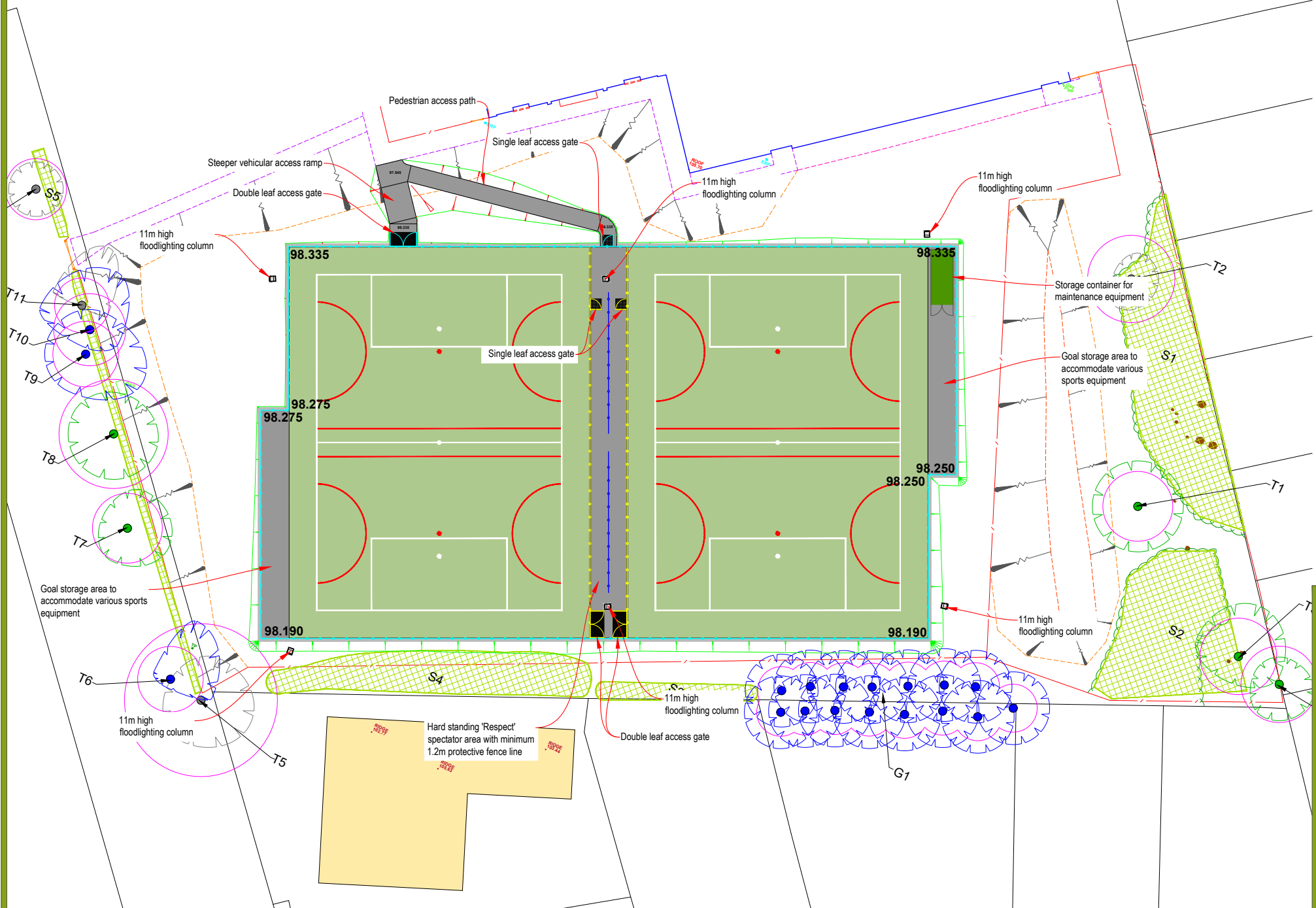


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REMOVED IN THE SITE MANAGER'S OFFICE.

- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- 4.5m High Fence Line
- 2.0m High Fence Line
- 1.2m High Fence Line

Notes:
Line markings to accommodate:
2Nr. 5v5 37x27m (white)
4Nr. Informal 27x17m (red)



NO	PLANNING ISSUE	REV	DESCRIPTION	REV	DATE
10	PLANNING ISSUE	ME		OK	31.03.25

SSL
Surfacing Standards Limited
SPORTS PITCH CONSULTANTS

AUTHOR: ME

TITLE: The Highfield School
Creation of an Artificial Grass Pitch
Proposed AGP Plan

PROJECT	SCALE	SHEET
SSL3394	1:200	A1

DRAWING NO	REVISION
04	00