

Information required to assess the suitability of the site

1. Proposed location of the schools

As soon as the developer has identified a likely proposed site location of the school having taken into account the school site criteria (see Primary and secondary design criteria).

Prior to the site visit the developer is required to provide the County Council with the following scalable (where relevant) electronic information electronically via the Infrastructure Funding negotiator:

1. Contact details for the allocated developer/ agent who will be responsible for locating the school site
2. A development site plan with the boundary of the proposed school site clearly marked upon a copy of the masterplan with identifiable features shown (roads, existing buildings etc)
3. A topographical survey with site levels across the whole development area based on a 5m grid with 1m contours (in .dwg format) with:
 - a. The school site boundary defined
 - b. the location and status of known services and drainage runs in the vicinity of the site
 - c. all site features including hard standings, buildings, trees hedges and ditches
 - d. the location and status of any pedestrian routes
 - e. Location of any works or industry that could be considered detrimental to the school site such as electrical distribution / overhead power lines, sewage works, blast areas etc
4. Geo-environmental desk top study / site investigation
5. Ecological / environmental statements which could influence development
6. Hydrological and flood risk assessment with Flood risk plans superimposed onto the masterplan to show clearly where there is flooding potential.
7. Where a development lies close to major noise source (eg. Trunk road / motorways/ railways) noise survey data in a contour plan format with school site boundary defined

It is also desirable to receive

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8. Written confirmation that the site is free from encumbrances such as restriction on title, easements, covenants, rights of way, former uses etc.
9. Initial search information including evidence that claimed rights of way, easements, wayleaves and the like do not exist upon the proposed site

Site Visits

Development access arrangement must be made to enable the County Councils agents to carry out a visual inspection.

A site inspection must be arranged for relevant OCC representatives to visit the proposed new school site. The developer(s)' agent must obtain prior agreement from the landowner, and must be present during the site visit to ensure there is no trespassing/damage. A safe route and risk assessment should be shared with the OCC representative to ensure a safe route to and around the site.

2. Relationship to the Highway Network

As a part of the discussion with the County Council Transport Development team, the location of the school site and its relationship with the highway network must be taken into account and demonstrated:

1. A draft master plan drawing showing the location of the school within the development and indicating:
 - Coach laybys
 - Parents drop off zones within the adjacent highway network or through common parking areas serving the development
 - Access route to the school avoiding dead ends
 - Adjacent land use