

Completing Legal Agreements

1. Land registry compliant drawing

The County Council needs certainty regarding the location of site so requires:

1. A drawing showing
 - North point (plan to be orientated exactly north)
 - School site boundary marked in red and area stated in line with the area standards defined in the primary school brief / as agreed
 - Ordnance Survey data / grid lines and background survey data to enable the land to be transferred to be identified in relation to existing features.
 - prefer scale of 1:2500
 - Scale definition including scale bar
 - OS reference / license number
 - Ensure that notes such as "the scaling of this drawing cannot be assured" are not present on the drawing
2. CAD data capturing the above drawing that enables the site area to be verified

2. School plan showing location of services / access etc

The standard s106 terms require to reference a drawing that defines access points and indicative location of services.

A drawing showing:

- School site boundary marked in red and area stated in line with the standards defined in the primary / secondary school area schedules
- School frontage boundary, abutting highway, to be clearly annotated.
- Indicative layout of buildings and roads around the site.
- Approximate playing field area
- An indicative area illustrating the zone of potential buildings
- Levels (existing) and details of all existing features including trees
- North point with plan to be orientated exactly north
- Ordnance Survey data / grid lines
- Scale bar
- Service entry points including Telecom, communications, electricity, gas, and water for school provision only.

- Foul and surface water – ideally lowest point on site and two on frontage. Fire hydrant to be positioned midway along the schools main frontage
- Maximum noise level to boundary - 50dB LAeq 30mins maximum noise level at site boundary
- Coach layby (1 coach for primary 3 coaches upwards for secondary depending on size of school)
- Location of school keep clears zigzag road markings on the highway frontage shall be demonstrated

- Primary schools vehicular access (min 3 accesses).
 - All vehicular access points shall be level, lead directly from an unrestricted vehicular dedicated highway and be 10m wide (6m plus 2m pavement either side)
 - 2 of the vehicular access points shall be positioned at opposite ends of the school frontage with a further access strategically positioned to marry in with OCC's anticipated likely school layout.
 - Accesses are for maximising routes into the school from the surrounding road network for pupils arriving at the school; emergency access; staff parking; service areas; future maintenance; extension work; long-term flexibility; development changes, overtime, to the site and to ensure the operation of the school is not compromised during any works to the site.
 - Pedestrian Access Points – visitors (entrance), foundation (play space), KS1(play space) and KS2 (play space) etc to be in accordance with OCC's anticipated school layout

- Secondary school vehicular access (minimum 6 access points)
 - All vehicular access points shall be level, lead directly from an unrestricted vehicular adopted highway and be 10m wide (6m plus 2m pavement either side)
 - 2 of the vehicular access points shall be positioned at opposite ends of the school frontage with two further points for school coach entry and exit and a further two points strategically positioned to marry in with OCC's anticipated likely school layout.
 - Accesses are for maximising routes into the school from the surrounding road network for pupils arriving at the school; emergency access; staff parking; service areas; coach drop off; future maintenance; extension work; long-term flexibility; development changes, over time, to the site and to ensure the operation of the school is not compromised during any works to the site.
 - Pedestrian Access Points – visitors (entrance), foundation (play space), KS1(play space) and KS2 (play space) etc to be in accordance with OCC's anticipated school layout
 - Pedestrian access points must connect directly to the adopted public highway or adopted rights of way.

Preparatory works drawing - defining works to be done in lieu of funding

The plan outlining the works that the developer has to deliver in advance before land transfer in lieu of additional contributions and may include:

- Definition of existing and proposed levels in the adjacent road and the site
- Definition and specification of any works to be carried out to the land
- Fencing requirements – lettered for ease of reference in s106 agreement