

1.0 Purpose

- 1.1 This guidance is technical information for developers when considering school sites and section 106 contributions.
- 1.2 The Council has a baseline standard which it seeks to achieve and any deviation from this is the basis of additional section 106 contributions needed to address characteristics and resolve technical challenges with specific sites offered by developers.

2.0 Site Requirements

- 2.1 Where a developer is required to provide land to accommodate or provide for a new school, the Council will require the land to meet the following requirements:
 - Be sufficient for the size of school required, with ideally space for further expansion and in accordance with the latest guidance from the relevant bodies e.g. Department of Education Building Bulletins, Building Regulations etc.
 - Land that is suitable for the construction of a new school which is free from all constraints and obstructions e.g. covenants, contamination, overhead or underground utility lines and cables and any associated wayleaves, rights of way, conservation areas, Tree Preservation Orders, mine workings and/or mine shafts and fissures.
 - Any Public Rights of Way will be diverted prior to the land transfer.
 - The land should be provided with 300mm of suitable quality topsoil throughout.
 - The land should be free from invasive plant life and protected species of flora and fauna and is free from hazardous substances or to the extent that where there are any the relevant parts of the site has been remediated.
 - Land that has no adverse ground conditions including but not exhaustive of peat, running sand.
 - The land should be of regular shape, level, flat with a fall not exceeding 1 in 20, drained sufficiently so as not to require specialist dewatering.

- Should not be located on a flood plain or be subject to flooding.
- The developer is responsible for agreeing all tree removals with the Local District Council and for carrying out removals prior to site transfer.
- The site should be located with good means of access to encourage walking, cycling and scooting to school and agreed by the Council. The location within the site should be discussed and agreed at the earliest point in the design/master planning process.
- Be aware of relevant air quality standards and the appropriateness of the location for a school.
- Be fenced using fencing equivalent to British Standard BS1722-14:2006 part 14.

3.0 Site Access

The site must have:

- Unrestricted access to the school site for construction traffic and this should include temporary haul roads being constructed by the developer if necessary.
- The provision of lit access roads and paths and of an adoptable standard to ensure that pupils, parents, visitors and staff can access the school safely and easily following completion.
- The provision of a 3m footway in front of/adjacent to the entrance of the new school, guard rail, thermoplastic road markings and appropriate signage.
- There must be a separate pedestrian and vehicle access into the school site.
- The provision of off school site crossing zones to ensure safe means of access for all children/parents/visitors.
- The provision of vehicular parking and drop off points for parents to use within the curtilage of new school sites is not deemed necessary, e.g. where new schools are located within new housing developments. There may be exceptions, and these will be considered on a site by site basis.

4.0 Utilities and Services

The site must be fully serviced with all utilities including:

- Potable / drinking water, sprinkler water supply, electricity, gas, gravity fed foul sewers, gravity fed surface water drainage to a Sustainable Urban

Drainage System or mains drains, telecommunication and fibre optics (broadband) connection points.

- All services should be available at the boundary of the school site at least 9 months prior to the opening date for the school.
- The Council will provide details of the capacity requirements for drainage, sewerage, telecommunications, fibre optics (broadband), electricity, gas and water. This will be done sufficiently in advance to ensure that the services are available at least 9 months prior to the opening of the school.

5.0 Background Document

This guidance should be read in conjunction with the Council's 'Education Planning Obligations Policy Worcestershire' which is available from the Council's website

www.worcestershire.gov.uk