

# Buckinghamshire County Council

## School Site Specification





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## Legal encumbrances or restrictive covenants and consents

- 1.0 The land shall be free of legal encumbrances or restrictive covenants or consents, etc.**
- 1.1 The developer will provide a title register from HM Land Registry.
- 1.2 The developer will provide a title summary from HM Land Registry.
- 1.3 The developer will provide a title plan from HM Land Registry.

**NB: Any further requirements regarding legal documentation, evidence or requirements to be established by BCC legal representatives.**

## Supporting construction of education buildings and outside spaces

### 2.0 The land shall be suitable for the construction of high-quality education buildings and outside spaces

The area of land that Buckinghamshire County Council requires for schools is based on current Department for Education Building Bulletins, the latest being BB103, and other relevant publications. To ensure the size of the overall site can accommodate the number/age range of pupils given for each individual school and allow expansion to accommodate any peaks in pupil numbers typical on new development, Buckinghamshire County Council will always use the maximum site area recommended. The Council is keen to encourage the co-location of other services (e.g. children centres, libraries, community centres, health centres, childcare facilities, adult learning, learning support units, places of worship, leisure facilities etc.). However, community use facilities on the school site (where use is intended during the school day) need to have a separate access and adult and pupil facilities should not be shared.

2.1 The land requires to be the correct size for the education facility proposed.

#### Primary

<b>Primary School Places (4-10) excludes pre-school</b>	<b>BCC Target Site Area (hectares)</b>
210 (1FE)	1.4
420 (2FE)	2.3
630 (3FE)	3.2
840 (4FE)	3.8
1050 (5FE)	4.9
1260 (6FE)	5.8

Table 1

The above table provides a framework for developers and is in accordance with the recommendations of BB103 for site areas and includes an additional area of 2939m<sup>2</sup> for coach drop off.<sup>1</sup>

#### Secondary

<b>Secondary School Places 11 -16 (includes sixth form)</b>	<b>BCC Target Site Area (hectares) (not including drop off assessment)</b>
450 places (3FE)	4.5
600 places (4FE)	5.6
750 places (5FE)	7.8
900 places (6FE)	9.0
1050 places (7FE)	10.1

<sup>1</sup> The target minimum BCC requirement is 125% of Maximum Net Site Area based on pupil number, BB13, plus an allowance for vehicular drop off which is required by the planning authority to be within the site boundary. The site areas exclude pre-school provision which will be established on an individual site basis dependent on provision.

1200 places (8FE)	11.3
1350 places (9FE)	12.4
1500 places (10FE)	13.5

Table 2

The above table provides a framework for developers and is in accordance with the recommendations of BB103 for site areas.<sup>2</sup>

2.2 Secondary sites will require a site-specific assessment of drop of requirements. An additional area will be agreed for each site. Figures in table 2 exclude this assessment which requires to be undertaken on a site specific basis.<sup>3</sup>

2.3 The land should be broadly level

Evidence by providing a topographical survey demonstrating a that no part of the site has falls exceeding 1:80, access to the land will also be provided for visual clarification. A declaration from the developer will also be required. Refer Appendix 6 BCC Topographical Survey Minimum Requirements.<sup>4</sup>

2.4 The land should be roughly rectangular in shape and must be sufficient in width and length for the size of the education facility proposed not exceeding a proportionality ratio (Length/Width) of 1.5.

2.5 The land must be capable of accommodating suitable sports pitches. For a playable surface, a consistent gradient of approximately 1 in 80 widthways is required.

The following pitch sizes need to be demonstrated to be achievable on the site, the number of each should be appropriate to the school size and age:

Age	Pitches - including run off areas		
	Width (metres)	Length (metres)	Area (hectares)
Primary	52	79	0.411
Secondary (11-15)	80	154	1.232
Secondary (11-18)	80	154	1.232

Table 3

The above table is derived from Sports England Comparative Sizes of Sports Pitches & Courts (Outdoor) September 2015 Update and covers the recommended provisions for Hockey, Rugby and Football.<sup>5</sup>

2.6 A 200m running track will be required for each primary school site. A minimum area of 0.35 Ha, with minimum dimensions of 73x48m will require to be accommodated within the site. A 400m

<sup>2</sup> The target minimum BCC requirement is 125% of Maximum Net Site Area based on pupil number, BB103.

<sup>3</sup> Vehicular drop off, required by the planning authority is to be within the site boundary.

<sup>4</sup> 1:80 is a Council derived fall.

<sup>5</sup> The most onerous requirement dictates the pitch size requirement in each case. The number of pitches to be demonstrated on the site plan should be agreed with the project officer.

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running track will required for each secondary school site. A minimum area of 1.641 Ha, with minimum dimensions of 177x93m will require to be accommodated within the site.<sup>6</sup>

- 2.7 The land should have a minimum depth of 300mm of certified clean topsoil across the whole site.<sup>7</sup>

Evidence by providing a ground investigation report including a soil quality and depth validation assessment demonstrating the required depth of clean topsoil exists over the whole site. Refer Appendix 2 BCC Ground Investigation Minimum Requirements and Appendix 19 BCC Soil Quality Minimum Requirements

- 2.8 The land should be free draining, should the ground investigations determine this is not the case, a developer contribution will be calculated by the Council to address this abnormal within the subsequent design of the site.

Evidence by providing a ground investigation report demonstrating the site is free draining. Refer Appendix 2 BCC Ground Investigation Minimum Requirements.

- 2.9 The ground conditions should be consistent and be proven to have adequate bearing pressures suitable for simple foundation types to be implemented such as trench fill/strip and pad bases. Should the ground investigation determine that more complex foundation types are required, a developer contribution will be calculated by the Council to address this abnormal within the subsequent substructure design.

Evidence by providing a ground investigation report demonstrating the sites suitability for simple foundation types. Refer Appendix 2 BCC Ground Investigation Minimum Requirements.

- 2.10 The land will be capable of accommodating a standard drop off provision within the site boundary. Refer Appendix 21 BCC Standard Drop off Diagram.<sup>8</sup>

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<sup>6</sup> Note the requirement for a running track will be set by BCC, if applicable for the specific site. This becomes the most onerous playing field requirement if required.

<sup>7</sup> This requirement is to ensure there is suitable growing medium for all type of soft landscaped areas. This figure is derived from industry best practices, it is not from a specific standard.

<sup>8</sup> This is derived from the Buckinghamshire County Council Planning requirement.

## School Location

### 3.0 The site shall be appropriately located for a school/early years & childcare facility to be established.

- 3.1 The site should be centrally located to the overall development or area the school will serve.<sup>9</sup>

Evidenced by providing a proposed development masterplan showing clearly the proposed site, the intended school building location and footprint and its relationship within the overall masterplan proposals. Refer Appendix 3 BCC Proposed Development Masterplan Minimum Requirements.

- 3.2 The site should be accessible from suitable highways and safe direct walking and cycling routes.<sup>10</sup>

Evidenced by providing a proposed development masterplan showing clearly the proposed site, the intended school building location and footprint and showing clearly the highways, paths and cycle routes in relation to the site. Also evidenced by providing a Highways Assessment Report. A developer contribution will be calculated by the Council to cover the implementation of any mitigation measures identified in the Highways Assessment. Refer Appendix 3 BCC Proposed Development Masterplan Minimum Requirements and Appendix 16 BCC Highways Assessment Minimum Requirements.

- 3.3 The site should be visually contained, or the masterplan proposals must visually contain the school so it does not adversely impact the existing character of the area of the proposed character of the area.<sup>11</sup>

Evidenced by providing a landscaping and visual impact assessment in addition to Proposed Development Masterplan and Proposed Site Plan which demonstrates how the site does or could through intervention be visually contained. A developer contribution will be calculated by the Council to cover the implementation of any screening requirements considered to be abnormal. Refer Appendix 17 BCC Landscape and Visual Assessment Minimum Requirements, Appendix 3 BCC Proposed Development Masterplan Minimum Requirements and Appendix 1 BCC Proposed School Site Plan Minimum Requirements.

- 3.4 The site should be well located in relation to other neighbourhood facilities and public realm.<sup>12</sup>

Evidenced by providing a proposed development masterplan showing clearly the proposed site, the intended school building location and footprint and highlighting the other neighbourhood facilities and public realm. Refer Appendix 3 BCC Proposed Development Masterplan Minimum Requirements.

- 3.5 The site must not be crossed by any public right of way or access wayleaves.<sup>13</sup>

Evidence by providing a public right of way and access wayleaves plan showing the proposed site and surrounding area describing all local public right of ways and access wayleaves together with a copy of the title register. Declaration from the developer will also be required.

<sup>9</sup> A centrally located school site is required to ensure the school is easily and sustainably accessible by the community it serves.

<sup>10</sup> The County Council has statutory duties to promote the use of sustainable methods of transport for all education and training related journeys, from pre-school age to post 16 students.

<sup>11</sup> All school benefit from privacy to external areas, to aid the safeguarding of children. In addition, larger school buildings can become incongruent and adversely affect the amenity of surrounding spaces. Visual containment, in this context, is the imposed or natural characteristics of the site leading to the fulfilment of these requirements.

<sup>12</sup> Facilities such as library, doctor's surgery, areas of parkland etc.

<sup>13</sup> This requirement is set to ensure safeguarding of children and staff and to maintain asset security.



Refer Appendix 4 BCC Proposed Public Right of Way and Access Wayleaves Plan Minimum Requirements.

- 3.6 The site should not be constrained adversely by existing heritage assets.<sup>14</sup>

Evidence by providing a Heritage Assessment demonstrating that no existing heritage assets adversely constrain development. A declaration from the developer will also be required. A developer contribution will be calculated by the Council to cover the implementation of any mitigation measures identified in the Heritage Assessment. Refer Appendix 19 BCC Heritage Assessment Minimum Requirements.

- 3.7 The site should not be liable to flooding.

Evidence by providing a Flood Risk Assessment, including Environment Agency flood zone designation. A declaration from the developer will also be required. Should the development be located within an area liable to flooding, a developer contribution will be calculated by the Council to address this abnormal within any areas of the design affected. Refer Appendix 5 BCC Proposed Flood Risk Assessment Minimum Requirements.

- 3.8 The site shall not be crossed or bounded by any power lines.<sup>15</sup>

Evidence by providing a topographical survey, access to the land will also be provided for visual clarification. A declaration from the developer will also be required. Refer Appendix 6 BCC Topographical Survey Minimum Requirements.

- 3.9 The site must not be crossed by and should be sufficiently distant from any gas mains.<sup>16</sup>

Evidenced by providing a utilities survey will be provided that demonstrates the site is clear of any utilities which will compromise development. The distance for a primary gas main to edge of the site should be greater than 3m. (I.E it is acceptable for a gas main to run parallel to the site in the adjacent highway, but not such that it impedes activity/construction on the school boundary). A declaration from the developer will also be required. Refer Appendix 7 BCC Utilities Survey Minimum Requirements.

- 3.10 The site must be outside the cordon sanitaire of any sewage works.

Developers will need to consult the local water company to establish whether the proposed development is affected by the cordon sanitaire of a water treatment facility. Evidenced by providing documentation from the local water company showing local sewage works and associated cordons. A declaration from the developer will also be required.

- 3.11 The site should be free of items or structures of archaeological interest.

Evidenced by providing an archaeological survey. A declaration from the developer will also be required. A developer contribution will be calculated by the Council to cover the implementation of any mitigation measures identified in the Archaeological Report. Refer Appendix 8 BCC Archaeological Survey Minimum Requirements.

- 3.12 The site must be free from protected species or habitats of special interest.<sup>17</sup>

<sup>14</sup> Existing heritage assets can constrain new developments, for example by placing offset requirements, height restrictions and sightline restrictions on new development.

<sup>15</sup> Due to a public perception that power lines may be linked to adverse health, the Council stipulates this as an absolute requirement.

<sup>16</sup> This requirement has been put in place to avoid works in association with gas supply interrupting school operations and the quality of teaching provided.

<sup>17</sup> Protected species or habitats of special interest can constrain new developments leading to increased cost of construction and may affect timescales for building works.

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An ecology survey will be provided, produced within 6 months of the date of land transfer. A declaration from the developer will also be required. A developer contribution will be calculated by the Council to cover the implementation of any mitigation measures identified in the Ecology Report. Refer Appendix 9 BCC Ecology Survey Minimum Requirements.

- 3.13 Where possible the site should not be part of a conservation area or subject to any special planning authority restrictions unless unavoidable due to the location of the development.<sup>18</sup>

Local plan maps highlighting the proposed site and describing the extent of conservation areas or other special planning restrictions are to be provided by the developer. A declaration from the developer will also be required. A developer contribution will be calculated by the Council to cover any abnormalities associated with enhanced design or specification resulting from conservation area location or special planning restrictions.

- 3.14 The site shall be level with all proposed points of access from areas of public realm for congregation ingress and egress at the start and end of the school day.<sup>19</sup>

Evidenced by providing a proposed development masterplan showing clearly the proposed site, the intended school building location and footprint together with outline proposed levels that can be compared against the topographical survey. A declaration from the developer will also be required. Refer Appendix 3 BCC Proposed Development Masterplan Minimum Requirements and Appendix 6 BCC Topographical Survey Minimum Requirements.

- 3.15 The site must be suitably fenced including gates at all proposed access points<sup>20</sup>

Evidence by providing a proposed boundary treatment plan, clearly defining the fencing and boundary treatment proposals. A declaration from the developer will also be required. A developer contribution will be calculated by the Council to cover any abnormalities associated with enhanced design or specification (for example screening, or planting) resulting from heritage, planning, visual impact mitigation measures. Refer Appendix 10 BCC Fencing and Gate Specification Requirements.

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<sup>18</sup> Conservation areas and special planning restrictions can constrain new developments, for example by requiring particular materials or architectural styles to be employed.

<sup>19</sup> Non-discriminative access for all is requirement for all sites in response to the Equality Act 2010.

<sup>20</sup> This pretransfer requirement is to ensure that the site is adequately protected from attempts of trespass from the point of transfer.

## Pollution and Contamination

### 4.0 The site and surrounding area should be free of pollution, contamination and other risk factors

4.1 The site shall be free of soil and water table contamination.

Evidence by providing a ground investigation report demonstrating the site is free of soil and water table contaminants. Any contamination requiring to be remediated to ensure the site is suitable for education provision will become pretransfer works for which the developer will bear the full cost. Refer Appendix 2 BCC Ground Investigation Minimum Requirements.

4.2 The site should be outside any current or proposed 55db LAeq (30min) noise source or contour.<sup>21</sup>

Evidenced by providing an acoustic report together with an acoustic exposure contours plan showing sources of local noise and exposure contours relative to the proposed school building location. Should the limit be exceeded a developer contribution will be calculated by the Council to cover any additional works associated with acoustic baffling or bunding required to bring the site within the limit. If mitigation measure occupy space on the site, this will also result in a requirement for increased site area. Refer Appendix 11 BCC Acoustics Minimum Requirements.

4.3 The site shall be free from radiation or potential sources thereof.

Evidenced by providing a radiation risk assessment demonstrating the site radiation levels are below maximum thresholds. A declaration from the developer will also be required. Any ground based radiation requiring to be remediated to ensure the site is suitable for education provision will become pretransfer works for which the developer will bear the full cost. A developer contribution will be calculated by the Council to cover any increase specifications to ensure the site is suitable for education provision. Refer Appendix 12 BCC Radiation Risk Assessment Minimum Requirements.

4.4 The site must meet appropriate air quality standards.<sup>22</sup>

Evidence by providing an air quality assessment evaluating the existing and future air quality of the site. A declaration from the developer will also be required. Refer Appendix 13 BCC Air Quality Assessment Minimum Requirements.

4.5 The site must be free from invasive plants.

Evidence by providing an ecology survey demonstrating the site is clear of invasive species. A declaration from the developer will also be required. Any invasive plants requiring to be treated and removed to ensure the site is suitable for education provision will become pretransfer works for which the developer will bear the full cost. declaration from the developer will also be required. Refer Appendix 9 BCC Minimum Requirements for Ecology Survey.

4.6 The site should not be affected by ground gasses and vapours.

Evidence by providing a ground investigation report demonstrating the site is not affected by ground gasses and vapours. A declaration from the developer will also be required. A developer contribution will be calculated by the Council to cover any increase specifications to ensure the

<sup>21</sup> The 55db LAeq (30min) limit is derived from BS8233:2014 as the upper limit for traditional external areas that are used for amenity space, and whilst established in relation to residential amenity has been adopted under BB93 Acoustic design of schools – performance standards.

<sup>22</sup> Poor indoor air quality can contribute to illness resulting in absence from school and acute health symptoms that decrease performance while at school.

site is suitable for education provision. Refer Appendix 2 BCC Ground Investigation Minimum Requirements.

- 4.7 The site should not be affected by potential sources of light pollution e.g. major roads, car parks or industry.

Evidence by providing a light pollution sources plan. A declaration from the developer will also be required. Refer to Appendix 14 BCC Light Pollution Sources Minimum Requirements.

## Addressing Public Anxiety

### 5.0 The site must be sufficiently distant from any land use that could cause public anxiety

The Council has a responsibility for protecting the health of children, including protecting them from environmental risks where they go to school. Children, particularly younger children, are uniquely at risk from environmental hazards.

A well located school enhances the educational process by providing a safe and healthy environment for children, teachers and other staff. Before siting a school, it is important to determine whether a potential school site is contaminated or could be impacted by contaminants from nearby sources.

A screening distance of 5000m has been established for the following sources which have been determined to contribute to public anxiety around school site placement. The intention of setting a screening distance is to establish all sources of potential harm within the defined distance so that each source can be further explored and assessed individually.<sup>23</sup>

#### 5.1 Chemical or petro-chemical production or storage.

Evidenced by providing a Site Location Plan highlighting any petro-chemical production or storage facilities clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.

#### 5.2 Establishments storing or handling live viruses.

Evidenced by providing a Site Location Plan highlighting any live virus handling facilities clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.

#### 5.3 Facilities housing or treating people with a history of violence or a threat to children.

Evidenced by providing a Site Location Plan highlighting any facilities housing or treating people with a history of violence or a threat to children clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.

#### 5.4 Incineration facilities

Evidenced by providing a Site Location Plan highlighting any incinerators clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.

#### 5.5 Sites currently or previously used for land fill or rubbish disposal.

Evidenced by providing a Site Location Plan highlighting any sites currently or previously used for land fill or rubbish disposal clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.

#### 5.6 Aviation or high-speed transportation e.g. train lines or helipads.

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<sup>23</sup> Locations proposed within these limits will warrant further consideration and are may not to be supported, or may require further mitigation, the costs of which will be borne by the developer.

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- Evidenced by providing a Site Location Plan highlighting any aviation or high-speed transportation locations clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.
- 5.7 Major roads or traffic honeypots e.g. large retail outlets.
- Evidenced by providing a Site Location Plan highlighting major roads or traffic honeypots clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.
- 5.8 Prisons or facilities for persons with a history of offending.
- Evidenced by providing a Site Location Plan highlighting any facilities for persons with a history of offending clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.
- 5.9 Phone or radio masts and transmitters.
- Evidenced by providing a Site Location Plan highlighting any phone or radio masts and transmitters clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.
- 5.10 High voltage power lines
- Evidenced by providing a Site Location Plan highlighting any high voltage power lines clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.
- 5.11 Firing ranges, premises storing live ordnance/ammunition or UXB sites
- Evidenced by providing a Site Location Plan highlighting any firing ranges, premises storing live ordnance/ammunition or UXB sites clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements and Appendix 17 BCC UXO Survey Minimum Requirements.
- 5.12 Land or buildings with a use emitting a strong odour
- Evidenced by providing a Site Location Plan highlighting any land or buildings with a use emitting a strong odour clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.
- 5.13 Quarries or other major sources of dust
- Evidenced by providing a Site Location Plan highlighting any quarries or other major sources of dust clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.
- 5.14 Premises housing dangerous animals, birds, reptiles or insects
- Evidenced by providing a Site Location Plan highlighting any premises housing dangerous animals, birds reptiles or insects clearly recording any offsets to the closest boundary of the proposed site. Refer Appendix 16 BCC Site Location Plan Minimum Requirements.

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## Site Impediments

### **6.0 The site must be free from impediments that may need to be removed**

6.1 The site should be free of buildings and other surface structures.

Evidence by providing a topographical survey demonstrating the site is free of buildings or other surface structures, access to the land will also be provided for visual clarification. A declaration from the developer will also be required. A developer contribution will be calculated by the Council to cover the cost of removal of any surface structures. Refer Appendix 6 BCC Topographical Survey Minimum Requirements.

6.2 There should be no trees on or abutting the site.

Evidenced by providing a topographical survey demonstrating the site is clear of trees, access to the land will also be provided for visual clarification. A declaration from the developer will also be required. There may be potential to accept some existing trees if it can be demonstrated by the developer that they do not restrict the school development and quality of provision, including affecting required site lines, and may lead to increased area requirement. Refer Appendix 6 BCC Topographical Survey Minimum Requirements and Appendix 18 Arboricultural Survey Minimum Requirements.

6.3 The site shall be free of pipes and cables (including any high-pressure pipes or high voltage cables within ten meters of the Education Site)<sup>24</sup>

Evidence by providing a utilities survey that demonstrates the site is clear of pipes and cables which may impede development. A declaration from the developer will also be required. Refer Appendix 7 BCC Utilities Survey Minimum Requirements.

6.4 The site must be free of ponds, ditches or water courses

Evidenced by providing a topographical survey demonstrating the site is clear of ponds, ditches or water courses, access to the land will also be provided for visual clarification. A declaration from the developer will also be required. Refer Appendix 6 BCC Topographical Survey Minimum Requirements.

6.5 The site must be free from foundations, fuel tanks and other buried structures.

Evidenced by providing a Ground Investigation report which demonstrates the site is clear of these types of impediments. A declaration from the developer will also be required. Any below ground items requiring to be removed to ensure the site is suitable for education provision will become pretransfer works for which the developer will bear the full cost. Refer Appendix 2 BCC Ground Investigation Minimum Requirements.

6.6 The site must be free from spoil and fly tipping.

Evidenced by providing a topographical survey demonstrating the site is clear of spoil and fly tipping, access to the land will also be provided for visual clarification. A declaration from the developer will also be required. Refer Appendix 6 BCC Topographical Survey Minimum Requirements.

6.7 The site should be free from filled spaces including mineral workings, land fill, wells, sumps and pits.

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<sup>24</sup> This requirement ensure the school site is outside of any wayleaves associated with utility supplies.

Evidenced by providing a Ground Investigation report which demonstrates the site is clear of filled spaces, mineral workings and land fill. A declaration from the developer will also be required. A developer contribution will be calculated by the Council to cover the cost of increased specifications or mitigations measures which require to be implemented in order to ensure the site is suitable for education provision. Refer Appendix 2 BCC Ground Investigation Minimum Requirements.

- 6.8 There must be no current or proposed adjoining land use that may disrupt the normal functioning of a school or early years & childcare facility, detract from learning or place anyone associated with the establishment at risk.

A land uses plan will be provided that records the current surrounding land uses. A detailed search of any pending planning permissions will also be provided. Refer Appendix 15 BCC Land Uses & Plan Searches Minimum Requirements.



## Supporting Information

### 7.0 Supporting Information and Collateral Warranties

The developer is required to provide the set of survey and other information listed below that have a transferable warranty to Buckinghamshire County Council and our consultants and on which our contractors can rely upon. Refer 5.3 of BCC Education Land Schedule for detailed requirements.

1. Proposed Site Plan (Refer Appendix 1)
2. Ground Investigations Survey (Refer Appendix 2)
3. Proposed Development Masterplan (Refer Appendix 3)
4. Proposed PROW and Access Wayleaves Plan (Refer Appendix 4)
5. Flood Risk Assessment (Refer Appendix 5)
6. Topographical Survey (Refer Appendix 6)
7. Utilities Survey (Refer Appendix 7)
8. Archaeological Survey (Appendix 8)
9. Ecology Survey (Appendix 9)
10. Proposed Boundary Treatment Plan
11. Acoustics Report (Refer Appendix 11)
12. Radiation Risk Assessment (Refer Appendix 12)
13. Air Quality Assessment (Refer Appendix 13)
14. Light Pollution Sources Plan (Refer Appendix 14)
15. Land Uses Plan (Refer Appendix 15)
16. Site Location Plan (Refer Appendix 16)
17. UXO Survey (Refer Appendix 17)
18. Arboricultural Survey (Refer Appendix 18)
19. Heritage Assessment (Refer Appendix 19)
20. Partner organisation plans for area.

#### 7.1 Schedule of required plans

- Proposed Site Plan
- Proposed Development Masterplan
- Proposed PROW and Access Wayleaves Plan
- Proposed Boundary Treatment Plan
- Light Pollution Sources Plan
- Land Uses Plan

#### 7.2 Schedule of BCC Appendices

Appendix 1 BCC Proposed School Site Plan Minimum Requirements  
 Appendix 2 BCC Ground Investigation Minimum Requirements  
 Appendix 3 BCC Proposed Development Masterplan Minimum Requirements  
 Appendix 4 BCC Proposed PROW and Access Wayleaves Plan Minimum Requirements  
 Appendix 5 BCC Proposed Flood Risk Assessment Minimum Requirements  
 Appendix 6 BCC Topographical Survey Minimum Requirements  
 Appendix 7 BCC Utilities Survey Minimum Requirements  
 Appendix 8 BCC Archaeological Survey Minimum Requirements  
 Appendix 9 BCC Ecology Survey Minimum Requirements  
 Appendix 10 BCC Fencing and Gate Specification Requirements  
 Appendix 11 BCC Acoustics Minimum Requirements  
 Appendix 12 BCC Radiation Risk Assessment Minimum Requirements  
 Appendix 13 BCC Air Quality Assessment Minimum Requirements  
 Appendix 14 BCC Light Pollution Sources Minimum Requirements

Appendix 15 BCC Land Uses & Plan Searches Minimum Requirements  
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Appendix 18 BCC Arboricultural Survey Minimum Requirements  
Appendix 19 BCC Soil Quality Minimum Requirements

## Checklists

### 8.0 Education Site Specification Suitability Checklist

Site Name and Address:	Postcode	
	Site Area (hectares)	

Please tick one column for each criterion. Supporting evidence must be provided for each answer as part of a Land Compliance Study. Please use the final column to signpost your evidence and any accompanying studies.

CRITERIA		Does Meet	Will Meet	Won't Meet	Evidence Provided
<b>1.0</b>	<b>The land shall be free of legal encumbrances or restrictive covenants or consents, etc.</b>				
1.1	Title register from HM Land Registry has been provided.				
1.2	Title summary from HM Land Registry has been provided.				
1.3	Title plan from HM Land Registry has been provided.				
<b>2.0</b>	<b>The land shall be suitable for the construction of high-quality education buildings and outside spaces</b>				
2.1	The land should be the correct size for the education facility proposed.				
2.2	A site-specific assessment of drop of requirements has been provided. An additional area for drop off has been agreed with BCC.				
2.3	The land should be broadly level.				
2.4	The land should be roughly rectangular in shape and must be sufficient in width and length for the size of the education facility proposed not exceeding a proportionality ratio (Length/Width) of 1.5.				
2.5	The land should be capable of accommodating suitable sports pitches.				
2.6	The site should be able to accommodate a 200m running track in the case of primary sites and a 400m running track in the case of secondary sites.				
2.7	The land should have a minimum depth of 300mm of certified clean topsoil across the whole site.				
2.8	The land should be free draining, or a developer contribution has been agreed.				

CRITERIA		Does Meet	Will Meet	Won't Meet	Evidence Provided
2.9	The ground conditions should be consistent and have adequate bearing pressures suitable for simple foundation types or a developer contribution has been agreed.				
2.10	The land should be capable of accommodating a standard drop off provision within the site boundary.				
<b>3.0</b>	<b>The site shall be appropriately located for a school/early years &amp; childcare facility to be established.</b>				
3.1	The site should be centrally located to the overall development or area the school will serve.				
3.2	The site should be accessible from suitable highways and safe direct walking and cycling routes.				
3.3	The site should be visually contained, or the masterplan proposals must visually contain the school, so it does not adversely impact the existing character of the area of the proposed character of the area.				
3.4	The site should be well located in relation to other neighbourhood facilities and public realm.				
3.5	The site should not be crossed by any public right of way or access wayleaves.				
3.6	The site should not be constrained adversely by existing heritage assets.				
3.7	The site should not be liable to flooding.				
3.8	The site should not be crossed or bounded by any power lines.				
3.9	The site should not be crossed by and should be sufficiently distant from any gas mains.				
3.10	The site should be outside the cordon sanitaire of any sewage works.				
3.11	The site should be free of items or structures of archaeological interest.				
3.12	The site should be free from protected species or habitats of special interest.				
3.13	Where possible the site should not be part of a conservation area or subject to any special planning authority restrictions unless unavoidable due to the location of the development.				
3.14	The site should be level with all proposed points of access from areas of public realm for congregation ingress and egress at the start and end of the school day.				
3.15	The site should be suitably fenced including gates at all proposed access points				
CRITERIA		Does Meet	Will Meet	Won't Meet	Evidence Provided

<b>4.0</b>	<b>The site and surrounding area should be free of pollution, contamination and other risk factors</b>			
4.1	The site shall be free of soil and water table contamination.			
4.2	The site should be outside any current or proposed 55db LAeq (30min) noise source or contour.			
4.3	The site shall be free from radiation or potential sources thereof.			
4.4	The site must meet appropriate air quality standards.			
4.5	The site must be free from invasive plants.			
4.6	The site should not be affected by ground gasses and vapours.			
4.7	The site should not be affected by potential sources of light pollution e.g. major roads, car parks or industry.			
<b>5.0</b>	<b>The site must be sufficiently distant from any land use that could cause public anxiety</b>			
5.1	All chemical or petro-chemical production or storage locations within 5000m have been identified.			
5.2	All establishments storing or handling live viruses within 5000m have been identified.			
5.3	All facilities housing or treating people with a history of violence or a threat to children within 5000m have been identified.			
5.4	All incineration facilities within 5000m have been identified.			
5.5	All sites currently or previously used for land fill or rubbish disposal within 5000m have been identified.			
5.6	All aviation or high-speed transportation e.g. train lines or helipads within 5000m have been identified.			
5.7	Major roads or traffic honeypots e.g. large retail outlets within 5000m have been identified.			
5.8	Prisons or facilities for persons with a history of offending within 5000m have been identified.			
5.9	Phone or radio masts and transmitters within 5000m have been identified.			
5.10	All High voltage power lines within 5000m have been identified.			
5.11	All firing ranges, premises storing live ordnance/ammunition or UXB sites within 5000m have been identified.			
5.12	All land or buildings with a use emitting a strong odour within 5000m have been identified.			
5.13	All quarries or other major sources of dust within 5000m have been identified.			
5.14	All premises housing dangerous animals, birds, reptiles or insects within 5000m have been identified.			
<b>6.0</b>	<b>The site must be free from impediments that may need to be removed</b>			
6.1	The site should be free of buildings and other surface structures.			
6.2	There should be no trees on or abutting the site.			

6.3	The site shall be free of pipes and cables (including any high-pressure pipes or high voltage cables within ten meters of the Education Site)				
6.4	The site must be free of ponds, ditches or water courses.				
6.5	The site must be free from foundations, fuel tanks and other buried structures.				
6.6	The site must be free from spoil and fly tipping.				
6.7	The site should be free from filled spaces including mineral workings, land fill, wells, sumps and pits.				
6.8	There must be no current or proposed adjoining land use that may disrupt the normal functioning of a school or early years & childcare facility, detract from learning or place anyone associated with the establishment at risk.				

**If you have answered 'Will Meet' in relation to any criteria, please give details below or on a separate sheet.**

Please give details of any current or proposed adjoining land use that me disrupt the normal functioning of a school or early years & childcare facility, detract from learning or place anyone associated with the establishment at risk.

Please give any other details you know about, that may make this land unsuitable for a school or early years & childcare facility or may add to the cost of building or establishing one on the site.

**DECLARATION**

I confirm that the information I have given represents full disclosure of the facts and I have taken all necessary steps to ensure it is accurate beyond reasonable doubt. Should any information become evident in the future, that may have altered the response I have given, I will bring these facts to Buckinghamshire County Council's attention Immediately.

SIGNED:

Print name:

Continuation

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ON BEHALF OF:	
DATE:	

## Appendices



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## 9.0 Appendix 1 BCC Proposed School Site Plan Minimum Requirements

The School Site plan must:

1. Include a title block.
2. Be drawn to a recognised scale and indicate the scale of the drawing in the title block.
3. Indicate the drawing title in the title block.
4. Indicate the drawing number in the title block.
5. Indicated the drawing revision in the title block.
6. Provide a scale bar for visual reference.
7. Provide a north arrow.
8. Show the full extent of the site.
9. Show all buildings, roads and footpaths on land adjoining the site.
10. Show the position of all trees and vegetation on the site, and those on adjacent land.
11. Show the extent and the type of any hard surfacing.
12. Show the boundary treatment including walls or fencing where this is proposed.
13. Include a key to all line types, drawing references, suffixes, symbols and annotations.
14. Include a site boundary line and confirmation of site area.
15. Be based on OS information including OS grid reference.
16. Show the proposed notional footprint of the school building, number of storeys and its area.
17. Demonstrate the proposed notional site access arrangements which must coordinate with the development masterplan, including pedestrian, vehicular and maintenance access.
18. Show the proposed notional playing field zone and its area.
19. Include contour lines at min 0.5m intervals and indicate their level.
20. Indicate curb lines, centerlines of streets, and street names that are adjacent to the property lines.
21. Draw the outlines of any structures located on the site and label them.
22. Use appropriate symbols for all surface materials.
23. Dimension all relevant features to the site boundary.
24. Indicate any existing entrances into the site.

A validation exercise will be undertaken by the Council or its representatives against these requirements.

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## 10.0 Appendix 2 BCC Ground Investigation Minimum Requirements

The purposes of ground investigation reporting is to demonstrate that the site offered is suitable for education development and to identify any abnormal ground conditions for which pretransfer works or additional financial contributions may be required from the developer. All reporting is to be undertaken in two phases, and to follow the guidance provided within the following;

- CLR11: Model procedures for the Management of Land Contamination
- CIRIA Report C552 Contaminated Land Risk Assessment, A guide to Good Practice
- BS10175: Investigation of potentially contaminated sites – Code of Practice
- Specification for Ground Investigation (Second Edition) produced by the Site Investigation Steering Group and published by Thomas Telford Services
- BS EN 1997-2:2007 Eurocode 7 Part 2: Ground Investigation and Testing

The Phase 1 geo-environmental assessment will include, as a minimum:

1. Ordnance survey mapping
2. Aerial photography
3. Site history (previous site uses, previous developments etc.).
4. Review of Unexploded Ordnance (UXB)
5. Assessment of the anticipated underlying geology
6. Assessment of the hydrogeology and surface water features
7. Assessment of historic mining/quarrying
8. Identification of mineral resources and extraction sites in the vicinity of the site.
9. Assessment of regulatory data including permit/licences, discharge consents, pollution incidents, water abstraction and ground water quality.
10. Assessment of natural ground contaminative hazards
11. Assessment of geo-hazards
12. Assessment of potential migration pathways for contamination
13. Assessment of potential receptors
14. Assessment of plausible contamination linkages
15. To identify special precautions and procedures to be taken during operations on the site itself (such as investigations)
16. To provide information from which an effective (Phase 2) site investigation could be designed

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **11.0 Appendix 3 BCC Proposed Development Masterplan Minimum Requirements**

1. Include a title block.
2. Be drawn to a recognised scale and indicate the scale of the drawing in the title block.
3. Indicate the drawing title in the title block.
4. Indicate the drawing number in the title block
5. Indicated the drawing revision in the title block.
6. Provide a scale bar for visual reference.
7. Provide a north arrow.
8. Show the full extent of the site.
9. Show all existing and proposed buildings, roads and footpaths
10. Show the extent of all trees and vegetation within the masterplan
11. Indicate the proposed school site location with a boundary line.
12. Include a key to all line types, drawing references, suffixes, symbols and annotations.
13. Be based on OS information including OS grid reference.
14. Show the proposed notional footprint of the school building within the masterplan context.
15. Demonstrate the proposed notional site access arrangements which must coordinate with the site plan, including pedestrian, vehicular and maintenance access, including drop off provision.
16. Include contour lines at appropriate intervals and indicate their level.
17. Use appropriate symbols for all surface materials.

A validation exercise will be undertaken by the Council or its representatives against these requirements.

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## 12.0 Appendix 4 BCC Proposed PROW and Access Wayleaves Plan Minimum Requirements

1. Include a title block.
2. Be drawn to a recognised scale and indicate the scale of the drawing in the title block.
3. Indicate the drawing title in the title block.
4. Indicate the drawing number in the title block
5. Indicated the drawing revision in the title block.
6. Provide a scale bar for visual reference.
7. Provide a north arrow.
8. Show the full extent of the masterplan.
9. Show all existing and proposed buildings, roads and footpaths
10. Indicate the proposed school site location with a boundary line.
11. Include a key to all line types, drawing references, suffixes, symbols and annotations.
12. Be based on OS information including OS grid reference.
13. Show the proposed notional footprint of the school building within the masterplan context.
14. Demonstrate the proposed notional site access arrangements which must coordinate with the site plan, including pedestrian, vehicular and maintenance access.
15. Use appropriate symbols for all surface materials.
16. Describe all public footpaths.
17. Describe all public bridleways.
18. Describe all restricted byways.
19. Describe all byways open to all traffic.
20. Describe all roads and there category (A,B,C etc)
21. Describe all unclassified roads
22. Describe all footways
23. Describe all cycleways
24. Detail any access wayleaves and extent

A validation exercise will be undertaken by the Council or its representatives against these requirements.

### **13.0 Appendix 5 BCC Proposed Flood Risk Assessment Minimum Requirements**

The purposes of flood risk assessment is to demonstrate that the site offered is suitable for education development and to identify any abnormalities for which pretransfer works or additional financial contributions may be required from the developer.

The flood risk assessment will comprise as a minimum:

1. Introduction including background and site description
2. Screening study
3. Conclusions and recommendations
4. Site location plan
5. Landform drawing
6. Environment agency flood risk maps
7. Extracts from the strategic flood risk assessment
8. Greenfield run off calculations (if applicable)
9. Indicative method of surface water disposal (with supporting infiltration rate tests)
10. Mitigation, management and compensation measures
11. Off site impacts
12. Residual risks

The assessment must be carried out in accordance with the requirements of the National Planning Policy Framework Technical Guidance on Flood Risk, EA Standing Advice, Supplementary Planning Guidance within the London Plan, relevant District Council Strategic Flood Risk Assessment (SFRA) and Surface Water Management Plan (SWMP).

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## 14.0 Appendix 6 BCC Topographical Survey Minimum Requirements

### General

- The site survey must relate to the Ordnance Survey National Grid (OSTN02 projection) and to OS Datum Newlyn using GPS satellite surveying equipment.
- The surveyed site shall be placed within the Ordnance Survey extract.

### General survey data and requirements

1. The survey shall comprise the following, all of which shall be shown on the completed survey. (Within the defined Site Survey Extents drawings, indicated above)
2. All site boundaries with types of construction (i.e. hedges, wall fences) including height and width of boundary feature where possible.
3. The outline of any existing structures and site buildings noting eaves height and ridge/parapet level.
4. Footpaths, hard and soft landscape areas, roads, car parks and service yards including the identification and naming of changes in surfacing material i.e. paving flags, block paving, tarmac, concrete, grass etc.
5. Mature trees giving species, girth, canopy spread and height, together with all other significant vegetation.
6. Overhead cables, and all visible evidence of utility services apparatus and basement structures.
7. All visible service box covers, manholes, covers, gullies and street furniture.
8. All drainage runs, gullies, channel drains manholes and inspection chambers including pipe sizes, pipe materials, manhole cover levels and manhole pipe invert levels and manhole / inspection chamber diameters.
9. General oversite (and road) levels with coverage at maximum 10 metre intervals together with levels on all drainage manhole covers. Levels should record kerb, road edge and crown heights and sufficient levels to identify any significant changes in gradient, embankments, cutting slopes etc.
10. Adjacent sections of road(s) showing up to the far kerb line of the adjacent sections of roads indicating kerb lines, crossovers, levels, (channel and kerb) all street furniture, and any other relevant features.
11. Additional levels to define any major irregularities in the terrain, e.g. embankments, ditches, retaining walls.
12. On most sites, contours are shall be at 5.0 metre intervals; however where the terrain is flat the contour interval shall be increased to 0.5 or 1.0 metre contours.
13. All levels and details shall be recorded to an accuracy compatible with plan production at 1:200 or 1:500 scale.
14. All site station survey markers are to be left in place. Survey stations shall be nails in hard landscaping areas and steel pins with concrete surround in soft areas. The site survey stations shall be clearly marked on the completed survey plans with coordinates values in metres to 3 decimal places and height A.O.D. in metres to 3 decimal places.
15. The internal floor levels of the existing buildings and finished floor level at all external door openings around the buildings.
16. Data to be supplied in BIM file format or Revit compatibility (rvt; IFC or 3D .dwg – incorporating X,Y,Z coordinates ensuring use of solids and not polymesh's).
17. All photographs and videos taken during survey should be submitted with the survey.
18. A validation exercise will be undertaken by the Council or its representatives against these requirements.

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **15.0 Appendix 7 BCC Utilities Survey Minimum Requirements**

The purposes of utility survey is to demonstrate that the site offered is suitable for education development and to identify any abnormalities for which pretransfer works or additional financial contributions may be required from the developer.

The utility survey will comprise as a minimum:

1. Introduction including background and site description
2. Methodology
3. A schedule of existing assets held by the statutory authorities in the vicinity of the site
4. A schedule of contact details for each asset owner identified
5. Statutory authority plans and records describing routes and locations
6. A ground penetrating radar survey (GPR) the output of which should comprise an annotated drawing in DWG and PDF format illustrating the services locations, depth, type, size and direction if applicable.

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **16.0 Appendix 8 BCC Archaeological Survey Minimum Requirements**

The purposes of archaeological survey is to demonstrate that the site offered is suitable for education development and to identify any abnormalities for which pretransfer works or additional financial contributions may be required from the developer.

The desk based archaeological survey will comprise as a minimum:

1. Introduction and scope of study
2. A review of planning background and development plan framework
3. Description of geology and topography
4. Archaeological and historic background
5. Site conditions and proposed development
6. Conclusions and recommendations
7. Comparative assessment
8. Asset sensitivity assessment
9. Overall magnitude of change
10. Significance of effects
11. Site location plan
12. HER Plot
13. Historical mapping
14. Aerial photography

A validation exercise will be undertaken by the Council or its representatives against these requirements.



## **17.0 Appendix 9 BCC Ecology Survey Minimum Requirements**

The purposes of ecology survey is to demonstrate that the site offered is suitable for education development and to identify any abnormalities for which pretransfer works or additional financial contributions may be required from the developer.

The ecology survey will comprise as a minimum:

1. An introduction including background and terms of reference
2. Methodology & technical approach including:
  - Desk survey
  - Site survey
  - Site assessment
  - Constraints and limitations
3. Results and discussion including:
  - Habitats
  - Species
  - Ecological evaluation
  - Assessment of impacts
4. Recommendations including further surveys
5. Impact assessment methodology
6. Chart of bat roosting probability and value to bats
7. Protected and notably important species legislation and protection
8. Habitat map showing locations of any identified habitats
9. Protected and notably important Moths recorded within the data search area

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **18.0 Appendix 10 BCC Fencing and Gate Specification Requirements**

Prior to transfer to Buckinghamshire County Council all school sites must be fenced in accordance with the following specification:

1. Perimeter fence must be continuous to the whole site perimeter.
2. Comprise a 1.8 metre high welded mesh polyester powder coated (conforming to BS1722-16:1992) fence with vertical wire diameter of at least 5mm and horizontal wire diameter of at least 7mm conforming to BS 1722 Part 14:2001 'specification for open mesh steel panel fences Category 1 (general purpose fences up to 2.4m high)'
3. Include gates at all highway access points
4. Where congruent to vegetation or soft landscaping the fence must be supplemented by rabbit-proof fencing that shall be a minimum of 0.9m in height. The rabbit-proof fencing must be constructed with wire netting, to be 18-gauge (1.2mm diameter) with 31mm hexagonal mesh conforming to the appropriate British Standard and European DIN Standard. The base of the fence must be turned outwards from the school site by a minimum of 150mm and buried with clean topsoil. The specification for the rabbit fencing, including all posts, struts and stakes must also be in accordance with CIRIA report C645 'A Guide to Rabbit Management'.
5. Where fencing is supplemented by landscaping as pretransfer works. New tree and shrub planting should also be protected with individual rabbit guards. Species should be considered carefully to ensure that plants will not prove a burden to the school either in terms of maintenance, safety and or security.

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## 19.0 Appendix 11 BCC Acoustics Minimum Requirements

The purposes of acoustics report is to demonstrate that the site offered is suitable for education development and to identify any abnormalities for which pretransfer works or additional financial contributions may be required from the developer.

The acoustics report will comprise as a minimum:

1. Introduction including:

- Context
- Scope
- Details of site visit

2. Policy context

3. Assessment methodology including:

- Calculation of Road traffic noise (CRTN, 1988)
- Noise units and indices
- Traffic data
- Assessment receptors

4. Baseline noise conditions

5. Assessment results and discussion

6. Asset sensitivity, magnitude of change and significance of effects

7. Conclusions, recommendations and mitigation measures to meet the 55db LAeq (30min) noise source

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **20.0 Appendix 12 BCC Radiation Risk Assessment Minimum Requirements**

The purposes of radiation risk assessment is to demonstrate that the site offered is suitable for education development and to identify any sources of radiation both on the land or in the vicinity which represent a risk to children, staff and visitors.

The risk assessment should assess:

1. The nature of the source
2. Estimate of radiation dose rates
3. Likelihood of the spread of contamination
4. Advice from manufacturer or supplier
5. Engineering control/design measures
6. Consequences of failures in engineering controls
7. Steps to prevent / control accidents

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## 21.0 Appendix 13 BCC Air Quality Assessment Minimum Requirements

The purposes of the air quality assessment are to demonstrate that the site offered is suitable for education development with respect to existing and future air quality.

Air Quality Assessment will include as a minimum:

1. Policy context, taking account of all relevant national and local policies and relevant Defra technical guidance relating to air quality, including evaluation of the site.
2. Recording and assessment of baseline conditions
3. Assessment methodology including:
  - The selection of assessment criteria and liaison with the environmental health department of the relevant local authority on the proposed scope of work for assessing air quality impacts. This will include an evaluation of local authority monitoring data and Defra background air quality data; and
  - Dispersion modelling (using ADMS-Roads) to predict future pollutant concentrations at the site for comparison with the air quality standards and objectives set for the protection of human health. The assessment must determine whether on-site mitigation would be required to protect future occupants of the facility from poor air quality. The ADMS Roads modelling will be verified against existing monitoring data for the area (where relevant data exists).
  - Dispersion modelling (using AERMOD) of on-site energy centre emissions to determine the potential impact on air quality at the proposed facility. The significance of the predicted impacts would be determined in accordance with the IAQM/EPUK Planning Guidance.
4. Assessment Results
5. Assessment Sensitivity, Magnitude of Change and Significance of Effects of Assessment
6. Conclusions

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **22.0 Appendix 14 BCC Light Pollution Sources Minimum Requirements**

The purpose of assessing light pollution sources is to demonstrate that the site offered is suitable for education development and to identify any abnormalities for which pretransfer works or additional financial contributions may be required from the developer.

A site plan meeting the requirements of Appendix 1 should be provided clearly annotated with:

1. Locations of light pollution sources both on or in the vicinity of the site.
2. Identification of type of light source
3. Assessment of any negative impact of the pollution source.
4. Identification of any mitigation measures

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **23.0 Appendix 15 BCC Land Uses & Plan Searches Minimum Requirements**

The purpose of assessing existing and future land use is to demonstrate that the site offered is suitable for education development and to identify any abnormalities for which pretransfer works or additional financial contributions may be required from the developer.

A land uses plan meeting the requirements of Appendix 1 will be provided annotated to show:

1. All current surrounding land uses.
2. The storey heights of surrounding developments.
3. Results of a detailed search of any pending planning permissions will also be provided.

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **24.0 Appendix 16 BCC Site Location Plan Minimum Requirements**

The site location plan must:

1. Include a title block.
2. Be drawn to a recognised scale and indicate the scale of the drawing in the title block.
3. Indicate the drawing title in the title block.
4. Indicate the drawing number in the title block
5. Indicated the drawing revision in the title block.
6. Provide a scale bar for visual reference.
7. Provide a north arrow.
8. Show the sufficient vicinity of the site.
9. Show all buildings, roads and footpaths on land adjoining the site.
10. Include a key to all line types, drawing references, suffixes, symbols and annotations.
11. Include a site boundary line
12. Be based on OS information including OS grid reference.

A validation exercise will be undertaken by the Council or its representatives against these requirements.



## **25.0 Appendix 17 BCC Landscape and Visual Assessment Minimum Requirements**

The purposes of Landscape and Visual Assessment is to demonstrate that the site offered is suitable for education development and to identify and abnormals for which pretransfer works or additional financial contributions may be required from the developer.

The landscape and visual assessment will comprise as a minimum:

1. Introduction
2. Methodology
3. Development principles plan
4. Description of baseline situation
5. Description of proposed development
6. Potential landscape and visual effects
7. Conclusions
8. Location plan and landscape character
9. Aerial photograph and photograph viewpoints
10. Landscape constraints and opportunities assessment
11. Visual envelope and visual receptors assessment

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## **26.0 Appendix 18 Arboricultural Survey Minimum Requirements**

The purposes of Arboricultural Survey is to demonstrate that the site offered is suitable for education development and to identify and abnormalities for which pretransfer works or additional financial contributions may be required from the developer. It may also result in the requirement for additional land to be provided.

The Arboricultural Survey in accordance with BS5837:2012 will include the following:

1. A survey of all trees on and in the immediate vicinity of the site marking their location accurately on a plan meeting the requirements of Appendix 1.
2. Tree Details – Including Reference Number, Species, Size, Spread and Girth;
3. Details of any TPO's.
4. A schedule of all trees including assessment of quality, longevity and any initial maintenance requirements.
5. A tree constraints plan showing the constraining effect of trees including influence distances
6. Identification of any trees which for health and safety reasons should be removed.

A validation exercise will be undertaken by the Council or its representatives against these requirements.

## 27.0 Appendix 19 BCC Soil Quality Minimum Requirements

The levels of any compound in the soil, to a depth of at least three metres below the final soil level, shall not exceed figures set for residential end use as defined by the Soil Guideline Values (SGV) derived using the Contaminated Land Exposure Assessment (CLEA) model and published by the Environment Agency and also the Generic Assessment Criteria values published by Land Quality Management and the Chartered Institute of Environmental Health at the time of the assessment. Any contaminants leaching from the site must not exceed the levels published in the United Kingdom Environmental Quality Standards (statutory and proposed).

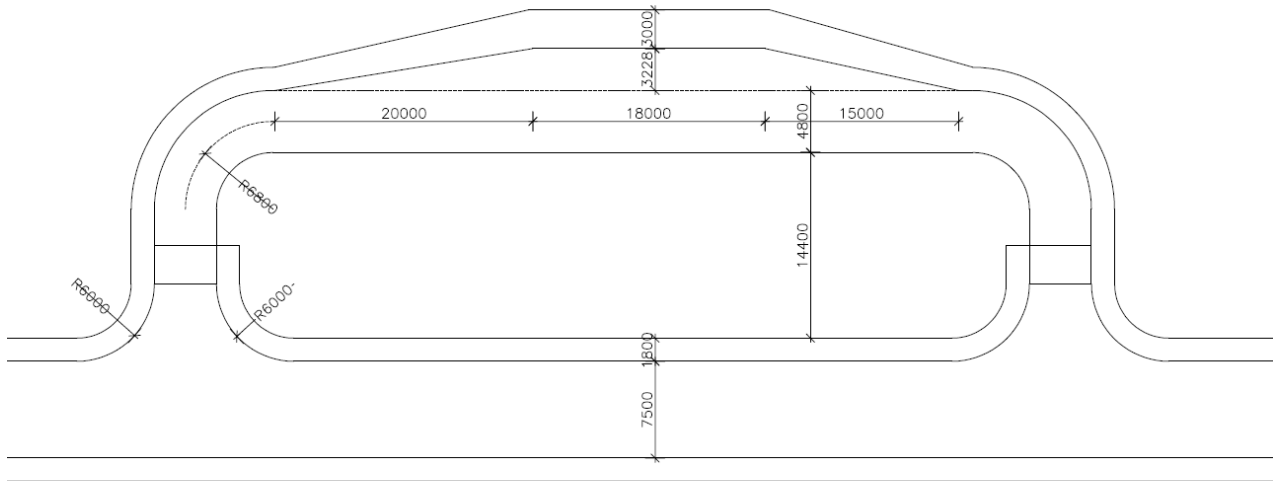
### Retained or Imported Top Soil Minimum Specification (established from BS 3882:2015)

Acceptable soil texture class as defined by figure 1, BS 3882:2015.  
 Content of coarse fragments classified as >2 mm: 30% m/m  
 Content of coarse fragments classified as >20 mm: 10% m/m  
 Content of coarse fragments classified as >50 mm: 0% m/m  
 Mass loss on ignition Clay 5% to 20%: 3-20%  
 Mass loss on ignition Clay 5% to 20%: 5-20%  
 pH of the topsoil (measured in water): 5.5 to 8.5  
 Total nitrogen >0.15 % m/m  
 Extractable phosphate: 16 to 140 mg/L  
 Extractable potassium: 121 to 1 mg/L 500  
 Magnesium: 51 to 600 mg/L  
 Carbon:nitrogen ratio: <20:1 121 to 1 500 mg/L  
 topsoil electrical conductivity: 3 300  $\mu\text{S} \cdot \text{cm}^{-1} \text{ F}$ )  
 Content of potentially phytotoxic zinc pH <6: <200  
 Content of potentially phytotoxic zinc pH 6 to 7: <200  
 Content of potentially phytotoxic zinc pH >7: <200  
 Content of potentially phytotoxic copper pH <6: <100  
 Content of potentially phytotoxic copper pH 6 to 7: <135  
 Content of potentially phytotoxic copper pH >7: <200  
 Content of potentially phytotoxic nickel pH <6: <100  
 Content of potentially phytotoxic nickel pH 6 to 7: <135  
 Content of potentially phytotoxic nickel pH >7: <200  
 Content of visible contaminants >2 mm: <0.5 m/m  
 Content of visible contaminants of which plastics >2 mm: <0.25 m/m  
 Sharps: 0

## 28.0 Appendix 20 BCC Land Pre-transfer Works/Requirements

<b>The site must provide suitable vehicular and pedestrian access for both construction and final use i.e.</b>
Access to all parts of the site for investigation purposes
Usable vehicular/plant access suitable for construction and commissioning purposes
Adopted public highway with suitable vehicular access to service buildings
Separate suitable vehicular access to service the playing field
Access to both ends of the site for emergency purposes
Direct pedestrian access to facilitate 'safe routes to school'
A safe pedestrian realm to which children can egress at the end of the school/pre-school day
Traffic calming or 20mph speed limits on surrounding roads
Three metre wide footways surrounding and on major routes to the facility
Safe and direct cycle routes usable by the population to be served by the new facility
Nearby links into the public transport network
<b>The development must provide suitable utility connections to the boundary including...</b>
Water
Electricity
Gas
Telecommunications and broadband including fibre
Foul sewers
Surface water drainage
<b>The developer must include suitable boundary treatment including...</b>
Fence
Gates
Screening from overlooking
Planting

**29.0 Appendix 21 BCC Standard Drop off Diagram**



Standard drop off diagram utilised to calculate minimum additional area requirement for primary school sites.

Area = 0.294 ha

### 30.0 Additional site requirements to consider

#### 30.1 Utility Requirements

Places	210	315	420	630
Electrical (three phase)	100KVA 200amps	130KVA 200amps	150KVA 200amps	200KVA 300amps
Gas (21mbar at meter)	230KW/HR	300KW/HR	400KW/HR	550KW/HR
Water (domestic)	50mm 1.5L/S	65mm 2.0L/S	65mm 3.0L/S	65mm 4.2L/S
Water (sprinkler system)	A 100mm mains connection pressurised system is required, storage tank with pumps to fill the tank in 36 hours.			
Telecom ducts (90 mm)	2	2	2	3

N.B. Advice should be sought from Buckinghamshire County Council's Infrastructure Delivery team and the appropriate project manager before relying on these estimates.