

# FORM B: West Sussex County Council Education Site Suitability Checklist (School Sites)

For completion by developer.

|                                      |  |
|--------------------------------------|--|
| <b>Site Name and Address</b>         |  |
| <b>Postcode</b>                      |  |
| <b>Site Area (hectares)</b>          |  |
| <b>Proposed school size and type</b> |  |

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.

## Baseline Site Characteristics

Critical prior to land transfer. These characteristics must be met.

| Criteria   | Does Meet | Will Meet | Won't Meet | Evidence (Y/N) |
|--|-----------|-----------|------------|----------------|
| Early access to the site for WSCC employees and their agents to ensure site is fit for purpose, to undertake surveys and inspections prior to construction. Site to be clearly set out with tamper-proof markers |           |           |            |                |

## Utilities

| Criteria   | Does Meet | Will Meet | Won't Meet | Evidence (Y/N) |
|--|-----------|-----------|------------|----------------|
| Utilities are provided to the site boundary including gas, water, electricity, foul, and surface water discharge.  |           |           |            |                |
| Not crossed by or bounded by any powerlines. Any overhead or underground power cables and all infrastructure relating to them is outside the site's red-line boundary. |           |           |            |                |
| Free of underground pipes, cables, underground utilities and any easements relating to the same.   |           |           |            |                |

## Masterplan Considerations

| Criteria   | Does Meet | Will Meet | Won't Meet | Evidence (Y/N) |
|--|-----------|-----------|------------|----------------|
| Roughly rectangular in shape   |           |           |            |                |
| Sufficient width and length for size of an education facility in line with current Building Bulletins  |           |           |            |                |
| Centrally located within the overall development or area the school will serve   |           |           |            |                |
| Accessible from suitable Highways (not a cul de sac) and with safe, direct, and segregated walking & cycling routes                          |           |           |            |                |
| Well located in relation to other neighbourhood facilities and public realm  |           |           |            |                |
| Not crossed by any public rights of way or access wayleaves or other utility service   |           |           |            |                |
| Not affected by potential sources of light pollution e.g. major roads, car parks or industry   |           |           |            |                |
| Free of buildings and other surface structures   |           |           |            |                |
| Level with surrounding areas and with suitable points of level access (pedestrian and vehicular)   |           |           |            |                |
| Site sufficiently distant from any land use that could cause public anxiety, such as:  |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Chemical or petro-chemical production or storage</li> </ul>   |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Establishments storing or handling live viruses</li> </ul>  |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Facilities housing or treating people with a history of violence or a threat to children</li> </ul> |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Incinerators</li> </ul>   |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Sites currently or previously used for land fill or rubbish disposal</li> </ul>                     |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Aviation or high-speed transportation e.g., train lines, helipads or flight paths</li> </ul>        |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Major roads or traffic honeypots e.g., large retail outlets</li> </ul>                              |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Prisons or facilities for persons with a history of offending</li> </ul>                            |           |           |            |                |
| <ul style="list-style-type: none"> <li>• Phone or radio masts and transmitters</li> </ul>  |           |           |            |                |
| <ul style="list-style-type: none"> <li>• High voltage power lines</li> </ul>   |           |           |            |                |

| Criteria  | Does Meet | Will Meet | Won't Meet | Evidence (Y/N) |
|---|-----------|-----------|------------|----------------|
| • Firing ranges, premises storing live ordnance/ammunition or UXB sites                             |           |           |            |                |
| • Land or buildings with a use emitting a strong odour, e.g. the cordon sanitaire of a sewage plant |           |           |            |                |
| • Quarries or other major sources of dust   |           |           |            |                |
| • Premises housing dangerous animals, birds, reptiles or insects                                    |           |           |            |                |

## Ground Conditions

| Criteria   | Does Meet | Will Meet | Won't Meet | Evidence (Y/N) |
|--|-----------|-----------|------------|----------------|
| At least 30cm of clean topsoil, free from debris and/or other contaminants |           |           |            |                |
| Free from spoil and fly tipping  |           |           |            |                |
| Free from foundations, fuel tanks and other buried structures              |           |           |            |                |
| Free of soil and water table contamination                                 |           |           |            |                |
| Free of pollution, contamination, and other Public Health risk factors     |           |           |            |                |
| Outside any current or proposed 55db LAeq (30min) noise source or contour  |           |           |            |                |
| Free from radon or potential sources thereof                               |           |           |            |                |
| Free from filled spaces including mineral workings and land fill           |           |           |            |                |
| Free from invasive plants such as Japanese Knotweed                        |           |           |            |                |
| Air quality standards are met  |           |           |            |                |
| Free from encumbrances that may need to be removed                         |           |           |            |                |
| Free of void spaces including wells, sumps and pits                        |           |           |            |                |
| Not affected by ground gasses and vapours                                  |           |           |            |                |
| Free of items or structures of archaeological interest                     |           |           |            |                |

## Site Characteristics

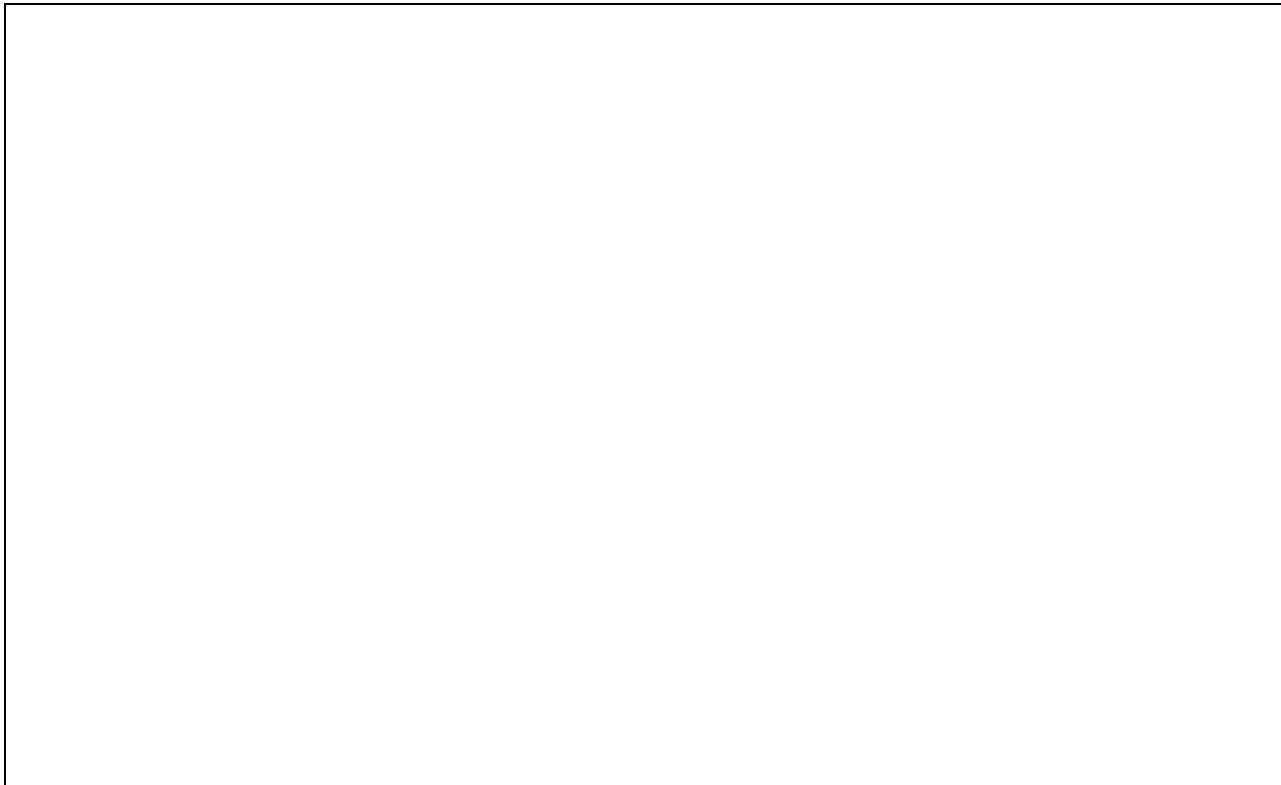
To be resolved in collaboration with WSCC Property & Assets prior to transfer.

Where the issue remains unresolved prior to transfer, it will be subject to abnormal costs in relation to the construction of the school.

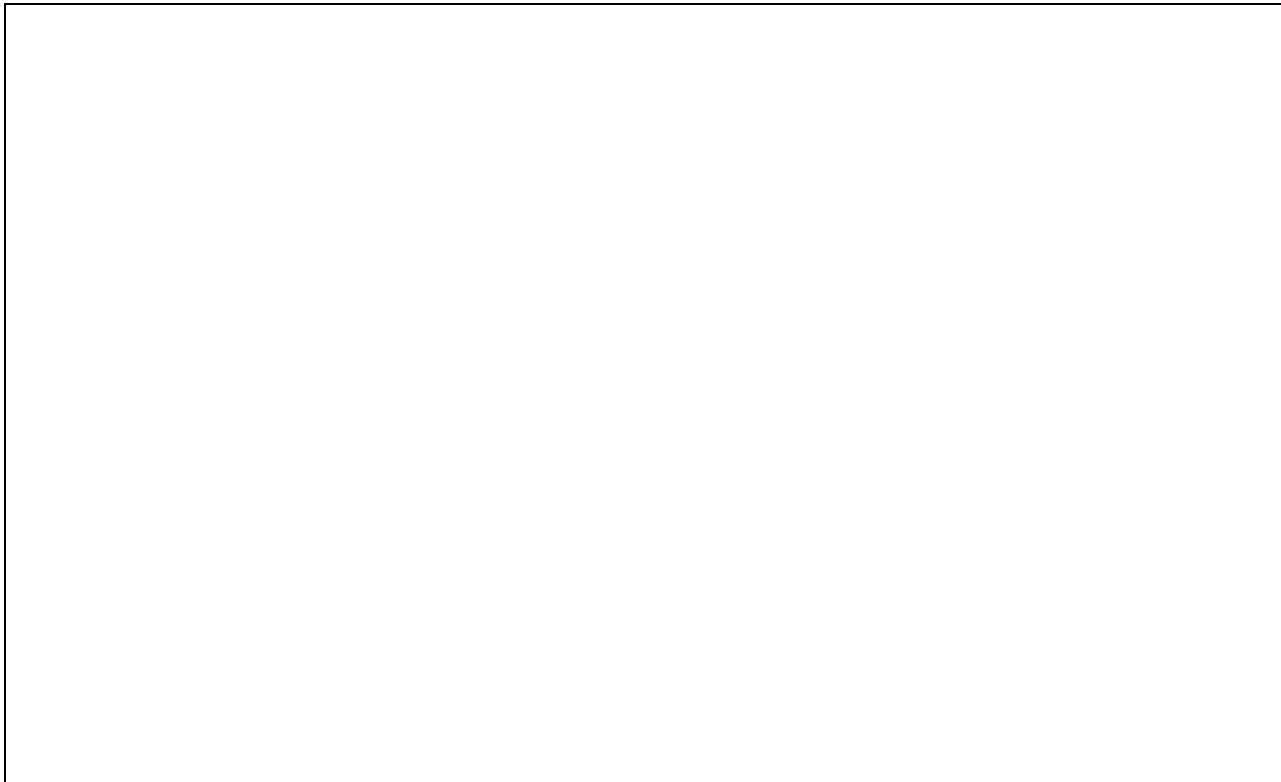
| Criteria  | Does Meet | Will Meet | Won't Meet | Evidence (Y/N) |
|---|-----------|-----------|------------|----------------|
| No trees on or abutting the site with reference to TPOs, ancient woodland or trees located such that they compromise efficient layout |           |           |            |                |
| Broadly level ground with a gradient across the site of between 1:60 and 1:100  |           |           |            |                |
| Standard trench fill/strip foundations can be used  |           |           |            |                |
| Free from protected species or habitats of special interest, e.g. bats, dormice, newts etc  |           |           |            |                |
| Free of ponds, ditches, or water courses  |           |           |            |                |
| Does not require specialist acoustic fencing at any point along the boundary of the site  |           |           |            |                |
| Not part of a conservation area or subject to any special planning authority restrictions   |           |           |            |                |
| No covenants are in place in relation to the land   |           |           |            |                |
| No special arrangements or restrictions on the land have been negotiated formally or informally with neighbouring parties             |           |           |            |                |
| Free draining across the whole site and not liable for flooding or record of previous flooding  |           |           |            |                |

If you have answered 'Will Meet' in relation to any criteria, please give details of how and when the criteria will be met below or on a separate sheet.

Please give details of any 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.



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 West Sussex County Council's attention immediately.

|               |             |
|---------------|-------------|
| SIGNED:       | PRINT NAME: |
| ON BEHALF OF: |             |
| DATE:         |             |

## Supporting Information

The developer is required to attach to the completed checklist a set of survey information listed below that have a transferable warranty that West Sussex County Council or our contractors can rely upon. It would be expected that the developer would already have much, if not all, of this information.

1. Ordnance Survey map or drawing and historical documents on previous use.
2. Topographical Survey of area.
3. Ground Conditions Study including local geology maps.
4. Soil and Ground Water Contamination Study.
5. Flood Risk Assessment including Environment Agency flood zone designation.
6. Habitat, Arboriculture and Ecology Study including site walkover report.
7. Planning Policy documents including relevant planning history.
8. Noise Assessment against criteria in DfE Building Bulletin 93 or equivalent.
9. Air Quality Assessment including reference to Air Quality Management Areas.
10. Partner organisation plans for area.
11. Utilities to the site boundary including gas, water, electricity, foul and surface water discharge. Documentary evidence to be provided.
12. CAD drawings (DWG as well as PDF format) to be provided prior to sign off of Section 106 Agreement to ensure site is fit for purpose.