



Land off Broomfield Road, Stoke Holy Cross

Planning Permission 2016/2153

## Education Land Scheme

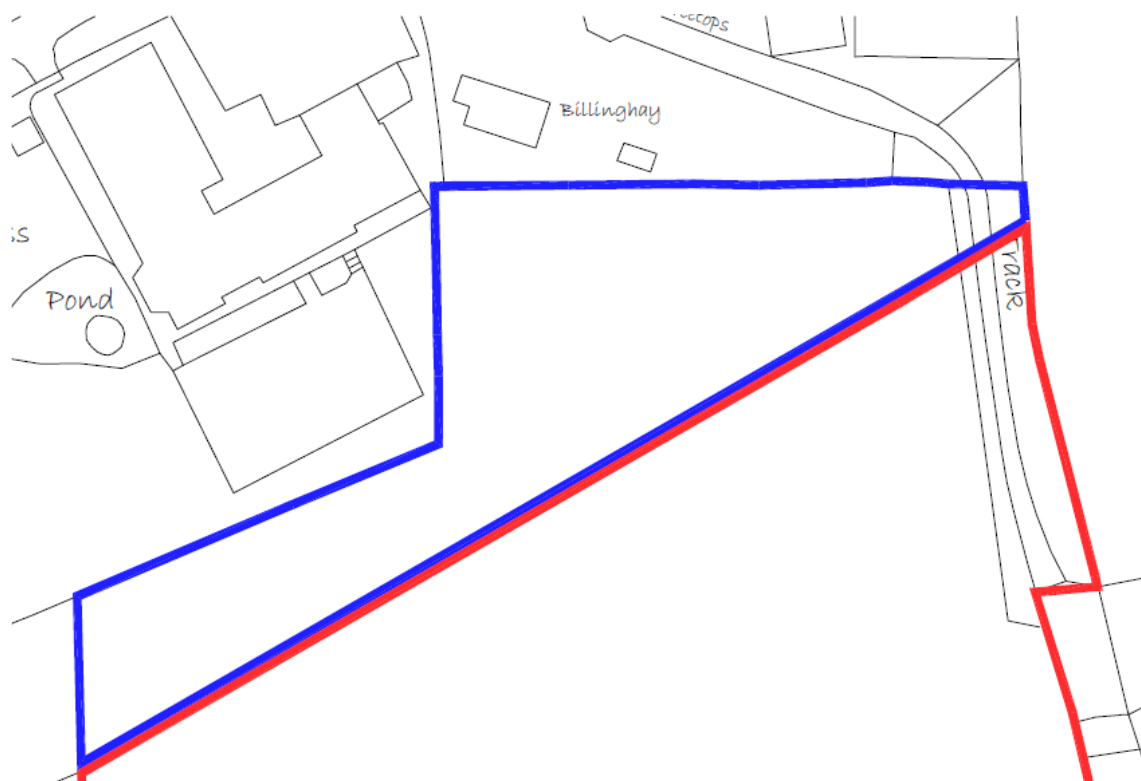
**“PLANNING PERMISSION - Residential Development and Change of use of former agricultural land to provide extended primary school grounds and construction of perimeter fence, pedestrian access, and associated hard and soft landscaping”.**

### **Background**

This “Education Land Scheme” has been prepared in accord with Schedule 4 of the Section 106 Planning Obligation attached to Planning Permission 2016/2153 granted by south Norfolk District Council on 16<sup>th</sup> June 2017.

The Section 106 Planning Obligation provides that the Education Land shall be transferred to the County Council having first been laid out and completed in accordance with the Education Land Scheme. The said scheme shall be approved by the County Council in advance of the occupation of the first dwelling on the Residential Land (Such approval not to be unreasonably withheld).

The maximum extent of the Education Land is shown in Blue on the plan below.





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This document has been prepared jointly and collaboratively by Jeannette Chaney, Robert Eburne, Steve Hurrell and Peter Barber.

All notes relate to the Education Scheme Plan as attached with this document. In this document the expression "the site" refers to the whole of the land to be transferred to the School by Hopkins Homes.

### **Drainage**

Hopkins Homes to confirm how the new site is currently drained and how they will be arranging the future land drainage prior to handover including where the drainage will go, the method of infilling any drainage ditches currently on the site and identifying and draining any waterlogged areas. Prior to the transfer of the site, Hopkins Homes will ensure surface water drains away from the Education Land. They will also put in place a method of drainage which is capable of transmitting all the surface water from the Education Land to dispose of it appropriately and grant rights to the School/NCC to use Surface Water drainage.

### **Levelling and Seeding**

Remove existing vegetation and level the site to the existing land contours.

Confirm to the School the ownership of the trees on the boundary, undertake a tree survey to assess the safety of all trees on the site, provide a copy to the School and carrying out any works recommended to the trees.

Prepare the soil for seeding by de-stoning, breaking up the surface to a depth of 400 mm and tiling the surface to 200 mm.

Apply appropriate fertilizers and seed with grass seed especially prepared for sports fields with the site's soil characteristics.

Seasonal white line markings to provide for grass pitches and a grass 100 m running track will be the ongoing responsibility of the School.

### **Fencing and Pedestrian Access Gate**

Erect a fence along the perimeter of the whole site excluding only the boundary with the existing school grounds. The fence is to be a security barrier and consist of weld mesh panels finished in polyester powder coating, colour green, minimum of 1.8 m high with hollow section metal posts also finished in polyester powder coating, colour green and set in concrete at appropriate distances to provide a strong secure fence. The weld mesh fencing will become the property of the school and upon the transfer of the Education Land the maintenance of this and the Education land, in general, will become the responsibility of the school and or the County Council as part of the existing school grounds as appropriate.



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The School understands that on some boundaries with the new housing a close boarded fence will also be erected in addition to the security fence. The boarded fence is to be positioned outside the new security fence and ownership and maintenance of the boarded fence shall not to be the responsibility of the School.

Hopkins Homes to supply and install electrically operated single pedestrian gate clear minimum width of 1 metre to the same height and in the same materials as the fence. Gate to have secondary locking bolt that can be secured by a separate padlock. Electrical and communications wiring to be installed in underground duct ( min 600mm deep ) and routed to School main fuseboard as per route marked on plan ( 5483/electrics ) Electrical service manhole to be positioned close to existing Outdoor Classroom with 'pull throughs' for future expansion. Control switching to be sited in School office. Provision of CCTV monitoring of entrance gate.

The security fence, electrically operated gate and operating equipment, wiring and conduit are to be maintained by Hopkins Homes Ltd for a period of 2 years following installation. Any defects arising in this 2 year period will be rectified by Hopkins Homes at its expense.

### **Sail Canopy**

Hopkins Homes to supply and install Sail Canopy to Schools choice and specification in position as marked on plan. (TBC)

### **Hard playground area**

Install new hard surfaced Playground marked out for multi-sport use. Position as marked on plan to give an area 30.5 m x 15.25 m. The playground is to be a foundation, sub-base and hard surface suitable for general sports/games and finished in tarmac to fully comply with BS EN 1177. Ensure that there is a positive fall so that rainwater drains towards the proposed vegetable garden.

### **Removal of existing fencing and hedging (the current boundary of the School)**

Hopkins Homes are to undertake the work as specified.

The existing metal fencing and posts on the boundary to the existing school grounds are to be removed and disposed of.

Remove hedging and scrub to the boundary where shown on the plan. Prior to the work the School will clearly mark on the site the extent of the removal required via red paint or red/white tape banding.



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Some semi-mature trees along the current boundary near where the School anticipates that it will be providing a new polytunnel were planted "in memoriam" and the School wishes to investigate preserving them.

### **Safeguarding / Security**

Hopkins Homes are to undertake the work as specified.

In the event that the work removing the existing fence is undertaken while the School is operating temporary fencing (Heras or similar) will need to be erected within the current school grounds to provide a secure boundary until the work is complete and the work to the site is finished including the perimeter security fence.

### **Tree Removal**

The School will mark clearly for identification the trees that are to be removed at the school's existing boundary via red paint or red/white tape banding. Main felled trunks to be chain sawn to approx 300mm lengths and to remain on site for possible Forest School use, Roots and branches to be removed from site.

### **Raised Vegetable Beds**

Hopkins Homes to supply topsoil for Raised Vegetable Beds to allow construction and completion of this area to be carried out by the School.

**25<sup>th</sup> September 2017**