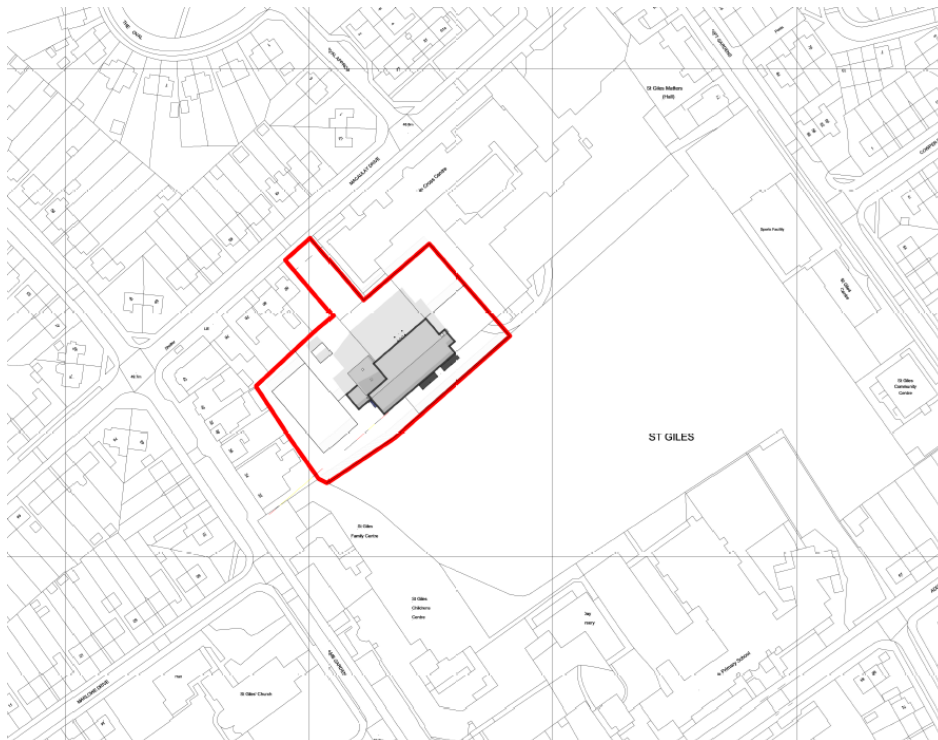


2018/0134/FUL Myle Cross

Plans

Site Location



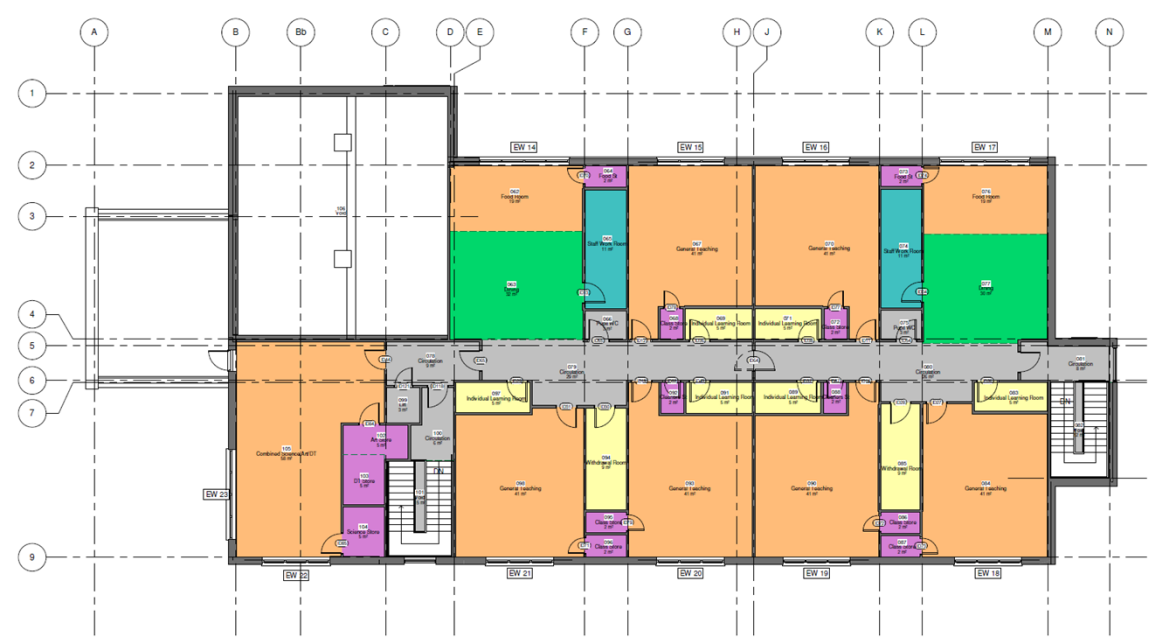
Site Layout



Ground Floor



First Floor



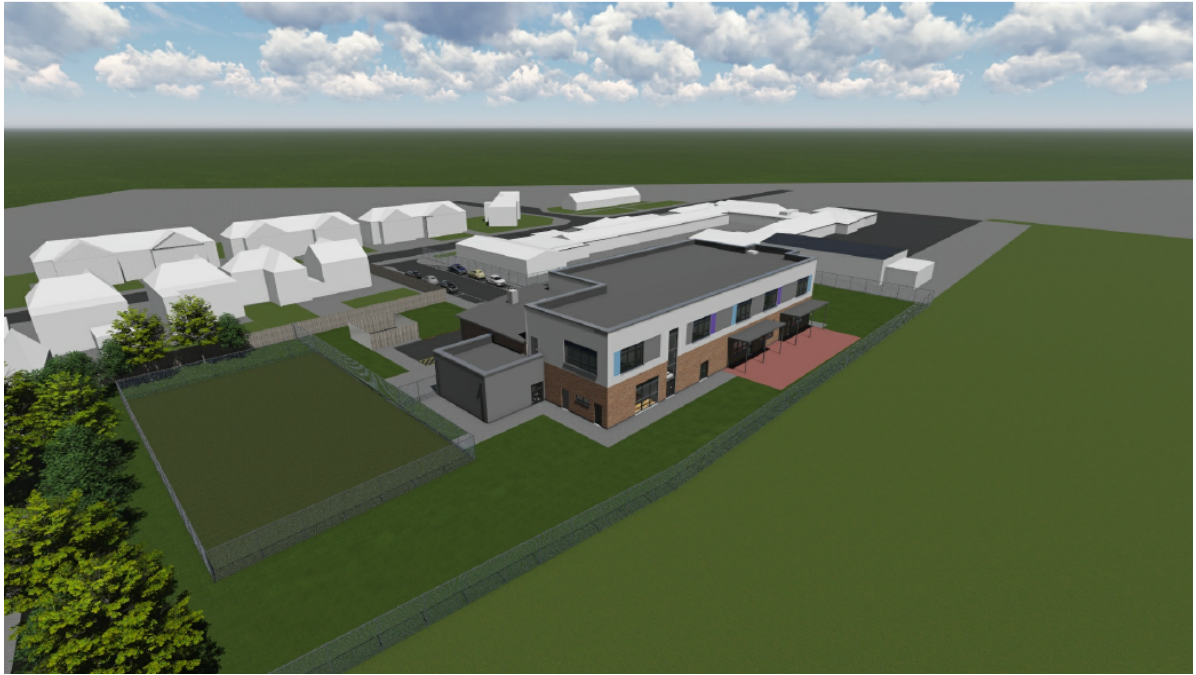
Elevations



Visualisations







Photos











Consultee Comments

From: LN Planning
Sent: Tue, 30 Jan 2018 11:25:51 +0000
To: Technical Team (City of Lincoln Council)
Subject: RE: 2018/0134/FUL

Dear Sir/Madam

Thank you for referring the above application, which was received on 30 January 2018.

This proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee. Therefore we have no comment to make on this application.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Kind regards,

Keri Monger

Sustainable Places – Planning Adviser | Lincolnshire and Northamptonshire

Environment Agency | Nene House, Pytchley Road Industrial Estate, Pytchley Lodge Road, Kettering, NN15 6JQ

keri.monger@environment-agency.gov.uk | LNplanning@environment-agency.gov.uk

Direct Dial: 020 847 48545 | Team Dial: 020 302 53536





LINCOLNSHIRE POLICE

POLICE HEADQUARTERS

PO Box 999

LINCOLN LN5 7PH

Fax: (01522) 558128

DDI: (01522) 558292

email

john.manuel@lincs.pnn.polic
e.uk

Your Ref: App. 2018/0134/FUL
Our Ref: PG//
Development Team
City Hall
Beaumont Fee
Lincoln
Lincolnshire
LN11 DF

31st January 2018

Re: School Building – Myles Cross Centre, Macauley Drive, Lincoln, Lincolnshire LN2 4EL

Thank you for your correspondence and subsequent plans received 30th January 2018 and the opportunity to comment on the proposed development. I have studied the online plans and would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the living and learning environment for users of this development.

Layout and Block Plan

The overall master plan and generic layout of the site is that of an open and secure development. But it is important that heightened awareness and thought should be given to the shell and fabric of any building contained therein and specifically issues of access control and resilience of the building structures proposed.

External doors

The Secured by Design minimum requirement for all external door sets is PAS 24:2016 (doors of an enhanced security). All external doors should benefit from a 'dusk to dawn' bulkhead light.

Accessible Windows

All ground floor and easily accessible glazing must incorporate one pane of laminated glass to a minimum thickness of 6.4mm (*See Glossary of terms*) or glass successfully tested to BS EN 356:2000 *Glass in building. Security glazing - resistance to manual attack* to category P1A unless it is protected by a roller shutter or grille. With effect from 1st January 2014 the Secured by Design requirement for all laminated glass in commercial premises will be certification to BS EN 356 2000 rating P1A unless it is protected by a roller shutter or grille.

Window retainers should be included on all accessible window sets.

The Main Door and Reception

An integrated access system throughout the development using vandal proof resistant proximity readers (biometric swipe cards) would allow for any security issues following staff or pupil exclusions. Should consideration be given to the use and application of prevailing biometric and voice recognition technology this should be discussed with the CPDA at the earliest opportunity.

This area should be well illuminated and welcoming with the entrance area having a clear view of the approaches to the entrance.

Where a separate automatically opening door is required for disabled access, use should be made of a proximity reader and /or biometric swipe card technology.

The use of an 'air lock' system whereby two sets of automatic doors are used, the first opening will allow a visitor through with the provision to control sighted access from the reception or by remote camera / intercom system. In such an environment it is not uncommon for unwanted access to be gained by way of 'follow through' access placing staff and students at risk of crime and anti-social behaviour.

CCTV System

A comprehensive monitored CCTV system should be included throughout the site with appropriate signage. Such a system could be remotely monitored at a central security location that does have 24 hour security.

Should it be considered appropriate a police response monitored system with installation to EN 50131-1, (PD6662 Scheme for the implementation of European Standards), or BS 8418 for a detector activated CCTV system.

A useful reference to help achieve this goal is the *CCTV Operational Requirements Manual 2009* ISBN 978-1-84726-902-7 Published April 2009 by the Home Office Scientific Development Branch available at this link [CCTV OR Manual](#)

Signage.

Effective use of directional and informative signage can do much to reduce the opportunity for any persons accessing the site and not knowing where they should be. Site maps and clear directions to the reception will reduce any opportunity for unwarranted trespass on the site.

Likewise an effective identity card/ badge system for all persons on the premises can significantly enhance security.

Vehicle parking.

Vehicle parking should ideally conform to the standards set out by the police service's 'Park-mark' criteria for safer parking, whilst not a requirement for Secure by Design status it is a good standard to achieve.

Use of Bicycles.

Secure bicycle parking should be made available within an appropriate roofed building (with all round surveillance that is within view (no more than 100 metres) of occupied buildings or CCTV) with ground bolted cycle stands. Galvanised steel bar construction (min thickness of 3mm) filled with concrete – minimum foundation 300mm with welded anchor bar. This facility should have adequate vandal resistant dedicated energy efficient lamps lighting during hours of darkness. www.bikeoff.org/design_resource . A design focussed and inviting cycle rack/shed would encourage safe and secure bike use where residents feel confident to leave their cycles.

Lighting

Lighting should be co-ordinated with an effective CCTV system and any light fittings protected against vandalism. The overall lighting scheme should be well considered and evenly distribute light avoiding dark shadows, provide good colour rendition, and not cause glare or light pollution and effectively support formal and informal surveillance within the block development and surrounding area.

A good lighting system can be cost effective and ensure that there will be a witness to any intrusion. It should allow staff, students and visitors to feel secure and safe within their living environment. Importantly it should make intruders feel vulnerable and that there is an increased likelihood of being challenged.

With regard to the lighting I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. Secured by Design has not specified this type of security lighting for a number of years following advice from the institute of Lighting Engineers and police concerning the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

External lighting must be switched using a photo electric cell (dusk to dawn) with a manual override.

Lighting (bulk head style) should be designed to cover all external doors.

Landscaping

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance.

Please do not hesitate to contact me should you need further information or clarification.

Should the applicant/ developers require further detailed advice or information please go to www.securedbydesign.com and access the current *SBD Commercial Guide 2015 V2* and *SBD New Schools 2014*.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel

Force Crime Prevention Design Advisor

John.manuel@lincs.pnn.police.uk

Dear Sir/Madam,

REFERENCE: 2018/0134/FUL

DEVELOPMENT: ERECTION OF A NEW TWO-STOREY SCHOOL

**LOCATION: LAND ADJACENT TO THE MYLE CROSS CENTRE, MACAULAY DRIVE,
LINCOLN, LINCOLNSHIRE, LN2 4EL**

Witham Third Extended Area - The Board has no comments on this application.

Regards,

Richard Wright

Engineering Services Technician

Office: +44 (0) 1522 697123

Fax: +44 (0) 1522 697064

Witham & Humber Internal Drainage Boards,

Dear Ms Meddings

The County Council supports the below planning application as Local Education Authority. The development will provide a valuable alternative provision school that is required to support the County's children.

Kind regards

Simon

Simon Challis
Strategic Development Officer
Corporate Property

Lincolnshire County Council | County Offices | Newland | Lincoln | LN1 1YL



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00026270
Local Planning Authority:	Lincoln City Council
Site:	Land Adjacent To The Myle Cross Centre Macaulay Drive Lincoln Lincolnshire LN2 4EL, LINCOLN - Glebe
Proposal:	Erection of a new two-storey school.
Planning Application:	2018/0134/FUL

Prepared by: Pre-Development Team

Date: 26 February 2018

If you would like to discuss any of the points in this document please
contact me on 0345 606 6087 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

Section 3 – Foul Sewerage Network

- 3.1 Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Section 4 – Surface Water Disposal

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

We request that the agreed strategy is reflected in the planning approval

Section 5 – Trade Effluent

- 5.1 The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without

consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Foul Sewerage Network (Section 3)

CONDITION

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

Surface Water Disposal (Section 4)

CONDITION

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website - <http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation>. For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: Highwayssudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0134/FUL

With reference to this application dated 19 January 2018 relating to the following proposed development:

Address or location

Land Adjacent To The Myle Cross Centre, Macaulay Drive, Lincoln, Lincolnshire, LN2 4EL

Date application referred by the LPA
30 January 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of a new two-storey school

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

HI03

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - on 01522 782070 for application, specification and construction information.

HI08

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

HP19A

The arrangements shown on the approved plan 70-002 Revision 6 dated 2017 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

To enable calling vehicles to wait clear of the carriageway of Macauley Drive and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

Case Officer:
Sarah Heslam
for Warren Peppard
Flood Risk & Development Manager

Date: 13 March 2018

Neighbour Comments

Norman Haigh

82 Macaulay Drive, LN2 4EL

Dear Sir

Thank you for your consultation regarding development application 2018/0134/FUL.

The foot print of the new school seems to cover an area of tarmac currently used as a carpark by twenty to thirty staff of the Myle Cross Centre and sometimes there is overspill onto an adjacent grass area. The yellow road paint which currently limits street parking will still be needed when the new school is built. Therefore where will existing car park users be accommodated if a further reduction of the school field is to be avoided?

Apart from the above it would appear from the details submitted with the application that most of the angles have been covered regarding the built environment. And at first I was inclined to think that there was no reason to make any representations regarding the application especially as the entrance to the new school on Macaulay Drive may well result in much of the long privet hedge being removed thereby improving the sight line when exiting my driveway which at present is very difficult.

However according to Doc 4, *Brief, Section 1.03*, the alternative provision is for pupils who have been excluded from their school of choice and directed to alternative off-site provision to improve their behaviour. The proposed school is specifically for 56 children aged 5 to 16 who are currently in temporary accommodation in both Lincoln and Gainsborough and will predominantly arrive and leave by taxi. It will not be for local children unless their behaviour is bad enough to warrant exclusion. Therefore although the built character of the estate is not likely to be impacted by this new development the social character of the estate could be.

The Special Education Consortium (SEC) said in a written statement to the House of Commons Education Select Committee 6th Feb 2018, that, "the way Pupil Referral Units (PRUs) and alternative provision (AP) are used both by local authorities and schools to manage the behaviour of the most disadvantaged and vulnerable children is not fit for purpose. While PRUs and AP can be used to provide a more therapeutic environment for children who are experiencing difficulties, in too few cases is there a focus on providing a suitable and high quality education."

And also;

"There are major flaws in the way children can be placed in PRUs and AP, the quality of the education they receive there, and the arrangements in place to safeguard them. This is not simply a failure of individual services: it is a failure of the whole system to adequately plan provision for this group of children."

In his oral evidence to the Ctte, Matthew Dodd, co-ordinator and policy advisor to SEC explained that in the Children and Families Act there is a system in place for children with Special Educational needs. There is a legal process to go through before children can be placed in PRUs or AP. But when children are referred to AP for behaviour problems by schools there is just not that level of regulation- it just happens, sometimes well and sometimes very poorly.

Therefore there are two ways in which children can be placed in AP schools. On the one hand there is a well-regulated and inspected system of mainly younger children that have been in care from an early age and looked after by the state and an older group placed in AP because of a school's lack of ability to control their behaviour which is not regulated or inspected.

Emma Hardy MP raised concerns in the Ctte. about the use of extremely strict, rigid, no excuse behaviour policies used by some large academy chains particularly in the North leading to increasing numbers of children being excluded and put in AP especially around year 4; the implication being that schools were concerned about bad behaviours dragging down their exam results and Ofsted rating.

Kiran Gill, Associate Fellow of the Inst., of Public Policy Research, said in her evidence to the Cttee. that "exclusions are rising year on year. One of the key stats was that there were 7000 permanent exclusions in the last academic year and at any one time there were 48000 in AP. That is one in every 200 pupils. That is quite a large part of our educational system and, at the moment, it is not quite working the way it should. What we have seen over recent years is increasing numbers who are excluded in the years running up to their GCSE's and not reintegrated back into mainstream provision."

Two years ago a raft of students were excluded by an academy on the Southern fringe of the City because their academic performance was not up to the standard expected.

Given the arguments above about the increasing use of AP for the wrong reasons austerity cuts are also impacting significantly on school budgets at the present time. Only recently 4000 head teachers marched on Westminster prior to the 2017 Chancellor's Autumn budget to plead for more cash in order to avoid teacher redundancies. Fewer teachers inevitably results in bigger class sizes and therefore teachers become overworked and class control more difficult.

Furthermore since Luke Walmsley was stabbed to death by another student at the John Birbeck secondary school near Louth in November 2003 serious incidents seem to have been on the increase as one reader pointed out in a letter to the Lincolnshire Echo on January 25th 2018. The following week the same paper carried stories of two separate school incidents concerning a shooting and a stabbing in the north of the county. Therefore it seems to me that alternative provision could rapidly become an expanding market.

In past years, when a significant number of tenants were accepted from some London boroughs, they did not always get on with some residents on the estate which resulted in some very unwelcome publicity. However the estate has been very peaceful in recent years mainly thanks to the excellent policing team, council staff and volunteers based at the neighbourhood centre on Swift Gardens. But owing to recent cuts to council budgets the neighbourhood centre finally closed its door at the end of 2017.

It would be regrettable if the character and status of the estate was damaged again if an unwelcome incident were to happen at the new school just as the supporting social structures of the community have been weakened by Austerity cuts particularly if the school became widely known as the St Giles sin bin.

St Giles estate is a very compact area bounded on all sides by main roads. It has a very distinctive townscape and landscape which gives it a clear identity.

There would be immediate implications for property values and anyone living on the estate applying for a job or wanting to move house. In the digital world we live in today it is very easy to find out what a neighbourhood is like both from official statistics and from social media.

Therefore I firmly believe that this proposal/application should go before the full Planning Committee because it could have a big impact on the character of the estate.

Norman Haigh

21/02/2018