

**SUPPLEMENTARY INFORMATION
PLANNING COMMITTEE 15 JULY 2020**

This report provides supplementary information following publication of the main report, for consideration by committee members in determining this application.

Agenda Item 005 - EDC/20/0051

Additional Consultee Comments

Crime Prevention Design Officer (13.7.20)

The Crime Prevention Officer can confirm that discussions are ongoing with the applicant/agent in regard to achieving BREEAM security credits for this development.

The officer notes the following:

1. The use of the Secured by Design SBD New Schools 2014 initiative is recommended.
2. Door sets and windows should be certified to the appropriate SBD standards, this being PAS24:2016 or higher (e.g. LPS1175:SR1).
3. Drop off area secured with rising bollards.
4. Cycle, scooter and bins stores, located behind the secure line. It is important that on bin collection days, the rear door sets of the bin store are secured, so that unauthorised persons cannot gain access behind the secure line, if the front door sets are open. The cycle, scooter and bin stores should be lit appropriately.
5. Secure 2m weldmesh boundary and secure line, joining the 3.5m weldmesh ball fencing to the east of the staff car park. I note the secure 2m weldmesh security fencing is located at the bottom of the earthen banking in several areas. It is very important that the banking does not compromise the fences security, in that the banking should not effectively act as a means to cross the fence line.
6. Planting. The soft landscaping plan shows a number of trees proposed around the perimeter, both inside and outside of the security line fencing. It is extremely important that these are located away from the fencing itself, so that they cannot be used as climbing aids over the fencing. Trees should ideally be fastigate and pruned so that there are no boughs below 2m. Any bushes or other planting should be no higher than 1m in height. This is to provide a 1m sight line across the site, to aid natural and informal security.
7. Access controlled "air lock" facility securing the main reception lobby area. This is essential.
8. The location of a visitor's toilet in the main foyer is to be commended as this will negate the need for visitors to bypass the secure air lock.
9. External lighting plan/report. Noted BS12464-2-2007 noted for the car parking areas, with 4m lighting column.
10. Hall. I note that the Hall will be available for functions and that it can be segregated off from the other parts of the school, by the access control measures within the Foyer area. It is very important that the door set leading outside from the SEN Dining area and the external door set leading outside from the Chair Store are fully secured and alarmed, when the Hall is in use by non-school activities. If these door sets are not secured, they may compromise the secure line.
11. CCTV is recommended to cover the following areas as a minimum: Main Entrance into the Foyer; car parking areas; all elevations; refuse/cycle and scooter stores.
12. Server room and IT equipment storage areas. Door sets for the server room and any equipment room/IT storage areas should be certified to PAS24:2016 specifications or higher (e.g. LPS1175 SR1).
13. Roof access hatch. This hatch must be appropriately secured and ideally alarmed.

14. Lightweight external canopies. It is important that any window above these canopies are appropriately security rated (e.g. PAS24:2016) as the canopies may act as climbing aids.

15. Nursery areas are behind the secure line.

16. If approved, site security is required for the construction phase. There is a duty for the principle contractor “to take reasonable steps to prevent access by unauthorised persons to the construction site” under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

Officer comment: The additional security requirements are noted and have been shared with the applicant. The imposition of additional conditions is not required.

Community Use Statement

Following publication of the main report the Maritime Academy Trust have submitted an updated Community Use Agreement and Lettings Policy for the school facilities. The Community Use Statement confirms that the school hall, classrooms, studio space and sports fields will be made available for hire. Providing there are no conflicting school activities, school premises will be made available from 6pm on weekdays and throughout the day on weekends. Opening and closing details will be agreed and detailed in the Hire Agreement. The facilities will not be available for religious groups or for social engagements involving consumption of alcohol.

Condition 17 deleted and replaced

The development hereby approved shall be managed and operated in accordance with the Ebbsfleet Green Primary School Premises Community Use Agreement (dated July 2020) and Ebbsfleet Green Primary School Lettings Policy and Procedures Document (dated July 2020) prepared by Maritime Academy Trust or any subsequently approved details.

Reason: To encourage community use of the building and to enhance community wellbeing.