

Reserved Matters Application – Design Statement
FNC0000 Project Wide
Full Sutton 2

664015-1275-PEV-FNC0000-XX-RP-A-9000
Issue Number P02
S3– Suitable for Comment
15/07/2021



Ministry of
JUSTICE

Security Classification:
OFFICIAL

Document History

Issue	Date	Comment	Author	Chk'd
P01	08/07/2021	First Issue. For RMA Submission.	SG	JLC
P02	15/07/2021	Updated for RMA Submission.	SG	JLC

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1.0 Introduction



Fig 01- Extract from Google Maps Imagery showing the existing site

The Ministry of Justice (MoJ) has appointed Perfect Circle to prepare detailed proposals for the new Adult Male Category C prison to be constructed on land adjacent to HMP Full Sutton.

The Local Planning Authority (LPA), East Riding of Yorkshire Council (ERYC), granted outline planning permission for the new prison in September 2019 (application ref: 18/04105/STOUT). The means of access to the proposed prison, and the scale of the development that was proposed (i.e. the maximum permitted floorspace) were also submitted for approval at the outline planning application stage.

- The approved means of access is via a new spur to be taken from the existing HMP Full Sutton estate road, with no requirement for a new access from Moor Lane.
- The maximum amount of development that is permitted by the outline planning consent is 59,500 sqm Gross External Area (GEA)

The outline planning permission did not approve:

- the layout of the site;
- the external material appearance of the buildings; or
- hard and soft landscaping works

These detailed matters were ‘reserved’ for later approval, although the MoJ provided ERYC with indicative plans and drawings at the time of the outline planning application which showed how it expected the new prison to be delivered. Before the new prison can be built the MoJ needs to provide the LPA with its detailed proposals for these ‘reserved matters’, and it is these detailed proposals that Perfect Circle is appointed to provide.

In drawing up the detailed proposals for the layout of the site, its landscaping, and the external appearance of the proposed buildings, regard has been had to the principles that were set out by the Indicative Material at the outline planning application stage, not least as those indicative proposals had been thoroughly tested in terms of their potential impacts on environmental and amenity based considerations.

The process of assessment carried out at the outline planning stage is described in the Planning Statement prepared by Avison Young (AY) in support of the reserved matters application. Moreover, the finalised proposals for layout and landscaping have been subject to further assessment via an updated ‘Landscape and Visual Impact Assessment’ (LVIA) which has been prepared by Ramboll.

This Design Statement is also submitted in support of the reserved matters application and explains how the principles that were shown on the indicative material submitted in support of the outline planning application have been tested, developed, and refined having regard to Her Majesty’s Prisons and Probation Services’ (HMPPS) operational requirements, and to site specific matters. There is also a comprehensive set of drawings which accompanies the reserved matters application and which should be considered alongside this document. The drawings include site plans, building footprint plans, building elevations, site sections, visuals and hard and soft landscaping strategy drawings.

All documents should be considered in the round because, collectively, they describe and assess the development as it is proposed to be constructed. Moreover, all should be considered in the context of the building designs having been developed to support the MoJ’s objective to build new custodial development which supports prisoner rehabilitation and reduces re-offending rates. They are the result of extensive consultation with MoJ, HMPPS and other project stakeholders engaged in the current new prison programme (‘the New Prison’s Programme’) and draw from the developments which are currently under construction at HMP Five Wells (formerly HMP Wellingborough) and at the former HMPYOI Glen Parva in Leicester.

2.0 Layout Evolution

2.1 Outline Planning Application Indicative Layout Plan

The outline planning application was supported by an Indicative Site Layout Plan which was prepared by MACE, prior to Perfect Circle's appointment, but which incorporated the then latest building designs which had been developed for delivery at HMP Five Wells and at Glen Parva, and which had been utilised in the reserved matters applications for both of those new prison developments. The Indicative Layout Plan organised the site according to established principles which see new prison developments organised around three principal zones.

1. The first zone is the **secure compound** which comprises the secure perimeter fence, internal fence lines and the various buildings that make up the prison. Typically, these functions are organised into a 'residential zone' containing houseblocks and outdoor exercise areas, and a 'support zone' containing all the necessary administrative and support buildings, visitor centre, kitchen, workshops and other space. That was the case at Full Sutton, with the Indicative Layout Plan showing the 'residential zone' located in the southern part of the site and the 'support zone' located in the northern part of the site.
2. The second zone comprises the **public zone** which generally, and in the case of Full Sutton, contains the site access, car parking and servicing areas, and the managed hard and soft landscaping elements associated with the prison entrance and car park.
3. The third is the **landscaped zone** which comprises land not required for either of the above purposes and which becomes available to accommodate structural landscaping elements designed to soften the appearance of the development as that landscaping matures over time.

The Indicative Masterplan is reproduced below for ease of reference.



Figure 02 - Proposed Site Plan - OPA Submission

Some key features of the Indicative Site Layout Plan are highlighted below.

- A single point of vehicular access to the new prison is proposed from the existing access road to HMP Full Sutton and its junction with Moor Lane, avoiding the need for a second access from Moor Lane. This remains the case and this single point of access will support all traffic movements (staff, visitors and servicing) to and from the new prison.
- The main access road wraps around an existing grassed mound with a visitor and staff car park either side of it.

- Car parking is shown in the northern part of the site, set back from Moor Lane behind existing landscaping, and an existing mound, and behind a new proposed landscaping zone/buffer. The landscaping zones have a primary purpose of providing opportunities to deliver planting which will, in time, serve to screen the development, but which will also offer opportunities to support biodiversity enhancements.
- The landscaping zone/buffer extends around the entirety of the western and southern boundaries of the site, connecting the existing landscaping area in the north with the existing landscaping area for HMP Full Sutton in the south.
- A more substantial additional area of landscaping is shown on the western side of the site where space permits.
- Existing planting to the west of HMP Full Sutton is shown retained, except where it is necessary to break through the tree belt to the north of the site to provide the access to the new prison via the existing HMP Full Sutton estate road.
- A secure perimeter fence encloses much of the site, except the car park and landscaping zones, with land within the secure perimeter fence divided into a northern zone, containing the prison entrance hub and various administration and support buildings (including the visitor centre, kitchen, healthcare and workshop / education buildings), and a southern zone including the houseblocks and associated outdoor facilities.
- Seventeen prison buildings were proposed including six houseblocks and with one Multi Use Games Area per houseblock. A separate energy centre was thought to be required and that was shown outside the secure fence line in the north-western part of the site.
- The existing ditch course running west-east across the site was shown culverted beneath the secure compound, and with new buildings set either side of it (and not straddling it) but retained in open channel to the west of the secure compound.
- A new ditch course is shown skirting the south-eastern, southern and western boundaries and connecting back to the culvert beneath Moor Lane. This was proposed at the time of the outline planning application as necessary mitigation for the loss of water vole habitat arising from the culverting of the ditch course. and contribution to site drainage strategy. The proposed ditch wraps around the south-west, south and south east the site, running parallel to the site boundary (red line).

2.2 The Detailed Site Layout Plan

We have noted that the Indicative Layout Plan submitted with the outline planning application incorporated buildings which had been designed for delivery across the New Prisons Programme, and which were the latest versions of those buildings at the time that the outline planning application was submitted. The

design of the houseblocks has not changed materially since then, although the design of the various support buildings has changed, so that those functions are now to be delivered in fewer buildings with larger footprints. HMPPS' operational standards have not changed since the outline planning application was approved, nor has the need to pay regard to the relationship of the proposed development with existing development outside its boundaries, and to work with site specific considerations including existing landscaping/planting, site drainage features and the area of wetland in the eastern part of the site.

With these points in mind, some key observations in relation to the similarities between the indicative plan at the outline application stage, and the detailed Site Layout Plan submitted as part of the reserved matters application, are set out below.

- **Access** remains as per the outline planning consent and is to be from the existing access road to HMP Full Sutton and its junction with Moor Lane. Access and wider transport related matters do not form part of the reserved matters application, as these issues were tested and agreed at the outline planning application stage.
- **Car parking** remains in the same broad location, and with the same numbers proposed now as were tested at the outline planning application stage, but with minor changes to its layout.
- **The secure perimeter fence** is in a similar location to that shown previously, although its north-western corner has been chamfered, and its western alignment has been extended slightly to accommodate the revised building design and the detailed application of operational standards.
- The layout carries forward the **landscaping principles** set out at the outline planning application stage, with a landscaping zone proposed around the entire western boundary, and with a planted bund of between 2.0 and 3.5m height incorporated through a majority of the landscaping zone.
- The **ditch course** will now be infilled (although the new ditch will still be provided) which allows for the provision of an unbroken planting zone in the central-western part of the site.
- Six **houseblocks** are proposed in similar locations to those shown indicatively at the outline planning application stage, but with only three Multi-Use Games Areas, rather than the six proposed previously, and with those sited internally within the layout rather than next to the secure fence and the site boundary.
- **Support buildings** remain in the northern part of the site, albeit there are now fewer, larger footprint buildings.

Consequently, the general arrangement of the proposed development remains broadly as it was on the indicative material submitted at the outline planning application stage. There are, however, a number of differences, which we consider below.

Changes to the ‘Public Zone’

The site access remains as it was, but once within the site, the car-parking and circulation areas have been rationalised, enabling improved access for all users of the site, and improved arrangements for deliveries.

The bus stop and ‘turning loop’ for bus drop-off are now located further east, freeing up space for staff parking to the west. A covered cycle store is proposed opposite the bus drop off.

It will be possible for HGVs to safely turn around in the oversized ‘bell mouth’ that has been provided outside the main prison gate.

In addition, whereas the indicative layout plan showed an Energy Centre outside the secure compound, that is no longer proposed as the development has moved to a ‘decentralised’ energy strategy whereby necessary plant is provided with each building.

Changes within the ‘Secure Compound’

A key change is in relation to the number of buildings now proposed. There are now 12 buildings proposed in total (rather than 17) with a combined floorspace of 56,705 sqm, which is within the maximum GEA permitted by the outline planning consent.

The Entrance and Resource Hub and Central Services Hub buildings have been redesigned by combining related building functions which were proposed in more than one building at the outline stage.

The changes to the public zone noted above are made in association with the relocation of the Support Building further north, and the relocation of the Kitchen block further south, to create one larger vehicle compound. To further ensure that full vehicle access is achieved to the Workshop and Kitchen areas, additional space is provided to the south of the workshop for vehicle turning.

Proposed pedestrian routes from the free-flow compound to the Entrance and Resource Hub and Central Services Hub are improved with some requirement to cross vehicle compounds due to site restrictions.

To create space in the northern half of the compound (and the site more generally), it is proposed to remove two groups of trees to the east of the Entrance Resource Hub and Central Services Hub, increasing the available width of the site and enabling buildings to be positioned further to the north-east. This in turn creates space to allow the Houseblocks in the south to be sited to maintain and in places increase the width of the Landscaping Zones outside and to the west of the secure compound.

The Houseblocks remain arranged in pairs, but each pair is now served by a single Multi Use Games Area. The Houseblocks have been sited and orientated to reduce the area of compounds, freeing up space on site for other matters including landscaping.

The circulation areas between the house blocks have been reduced in width as far as possible to maintain areas set aside for landscape planting in the Planting Zones to the west.

All of these changes have meant that the ditch course cannot be maintained on its existing alignment in a culvert but is now to be infilled.

Figure 04 superimposes the footprints of the buildings proposed in the reserved matters application (in grey) over the footprints shown on the Indicative Site Layout Plan at the outline planning application stage (in red). The amalgamation of support buildings, together with the placement of houseblocks to ensure that HMPPS operational and security standards are met, has resulted in some buildings having moved further west, with a consequential change to the alignment of the secure perimeter fence. At the same time, the typical width of the landscape planting zones has been maintained albeit with some reduction of the area in the westernmost part of the site.

Changes to the ‘Landscaped Zone’

The principal changes outside the secure compound are as follows. To meet HMPPS operational and technical standards, a 15m zone of clear open ground is applied around the entirety of the secure perimeter fence.

The infilling of the ditch course means that there is no longer a need to maintain a section of the ditch in open watercourse (or at all) outside the secure compound and to the west of the site, meaning that this is now an unbroken planting belt not interrupted by the watercourse and avoiding views along the water course into the secure compound.

The width of the Planting Zones has generally been maintained at the typical widths anticipated at the outline planning application stage. This is considered further later in this Statement.

A key difference is the inclusion of an earth bund along the entirety of the western side of the site from the south-western tip of the car park, and along the southern side of the site. This increases to 3.5m in height where that is feasible in that part of the site where the bund may sit further from the secure perimeter. The bund will be planted with species that will be managed to provide a mix of woodland planting with shrub/understorey cover throughout to provide more immediate and effective screening at both higher and lower levels.

The new ditch is currently being excavated in accordance with the design and alignment approved by the LPA under a separate application for full planning permission.

The Workshop Building: The MoJ will submit a separate application for full planning permission for the workshop building at the same time as the submission of the reserved matters application (hence the workshop building is ‘greyed out’ on the Site Layout Plan). This is because the current design of the workshop marginally exceeds (by 1.49m) the height of either of the two workshop buildings which were shown indicatively at the outline planning application stage, and which have been combined into a single building in the reserved matters application. Condition 4 of the outline planning consent limited the maximum height of each of the buildings shown indicatively at the outline stage and so, because the combined workshop building exceeds the building heights indicated in Condition 4, it cannot be authorised through the Reserved Matters Application process. Importantly, however, the overall floorspace remains within the maximum that is permitted.

The CASU: The Site Layout Plan indicates the location and footprint of the Care and Segregation Unit (CASU) but is annotated to advise that the details of the CASU will follow. This is because the height of the CASU exceeds that allowed for in Condition 4 of the outline planning consent, and so it is not possible for it to be submitted as part of the reserved matters application (the reserved matters application must put forward details which are within the scope of the outline planning permission). To accommodate this, the MoJ will submit an application under s.96A of the Town & Country Planning Act (as amended) for a ‘non-material amendment’ to Condition 4 which will seek to increase the maximum height of the CASU (excluding plant) from 5.2m to 5.96m. On the assumption that the LPA grant the s.96A application within the 28 day determination period associated with such applications, the MoJ would at that point substitute the Site Layout Plan with one that includes the CASU and would submit the detailed building plans and elevations.

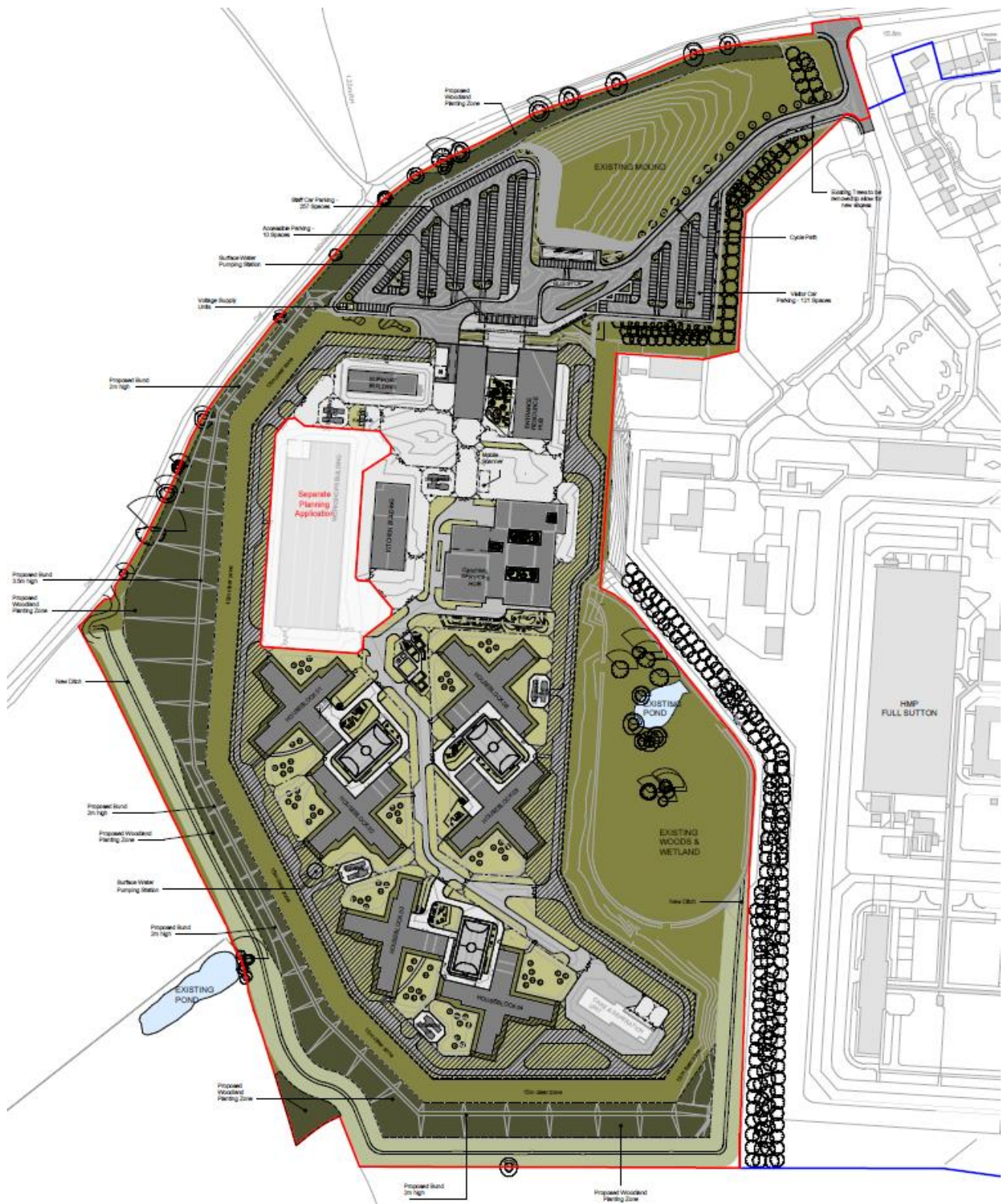


Figure 03 - Proposed Site Plan – RMA

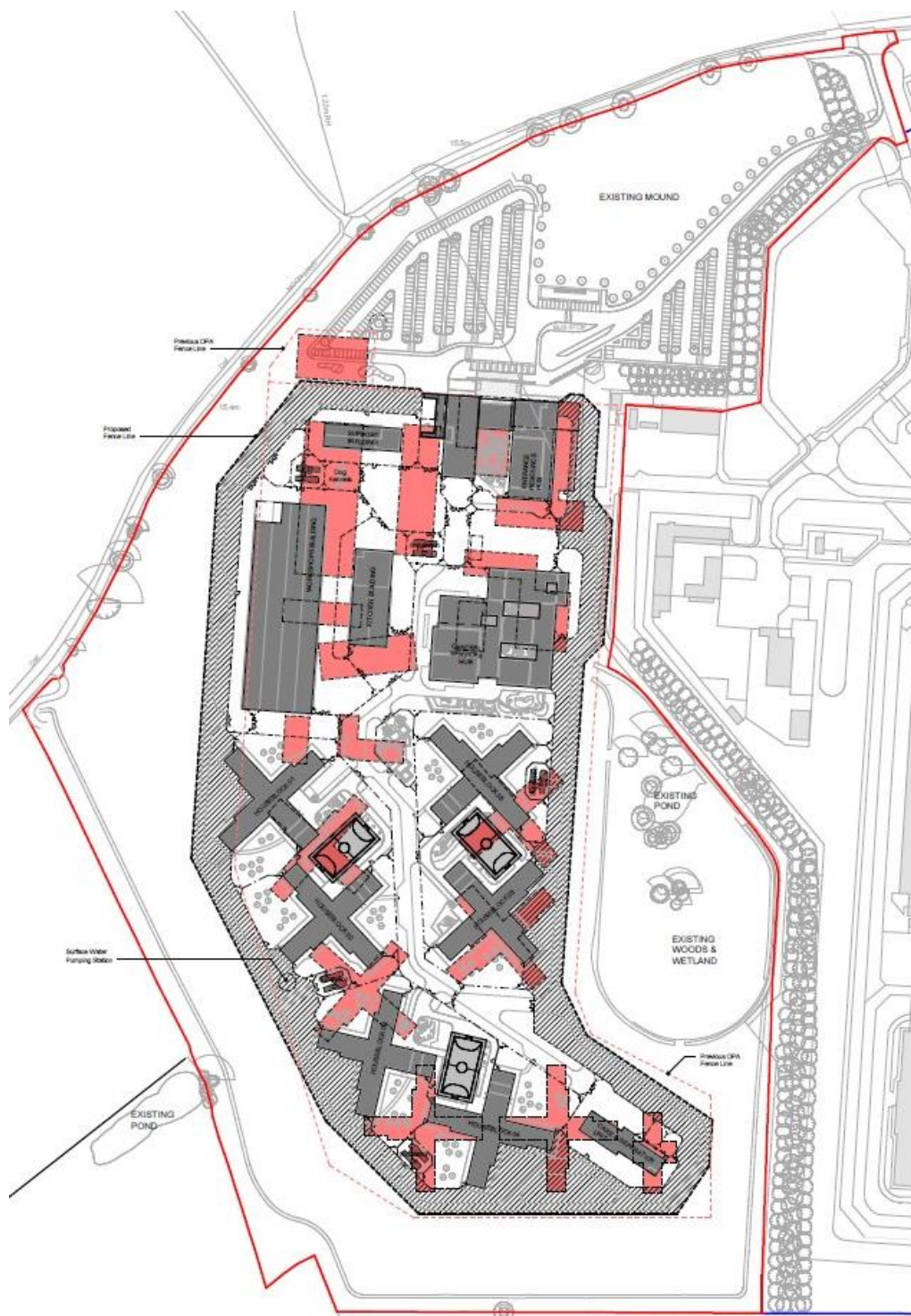


Figure 04 – Proposed Reserved Matters Site Plan with Indicative Building Footprints from the Outline Application added in red

3.0 Building Development

The indicative material submitted with the outline planning application included a variety of building types and functions which would together comprise the new prison development. Whilst the number, siting, orientation and design of the buildings was not for approval, the material indicated that all buildings would be between 5.2m and 12.5m high from ground floor level to the top of any roof structure (and excluding rooftop plant).

Since then, the footprint, layout, and form of all the proposed buildings has been tested and developed further by The Perfect Circle design team, to meet the MoJ's objectives in relation to its new custodial developments. This process has drawn from research and extensive consultation with an internal 'stakeholder group' (including prison governors, HMPPS and others) and has, in some cases, led to a move away from the traditional building forms used in a prison environment.

The most significant changes in building footprints since the consideration of the outline planning permission relate to the Entrance and Resource Hub, the Central Services Hub and the Workshop building.

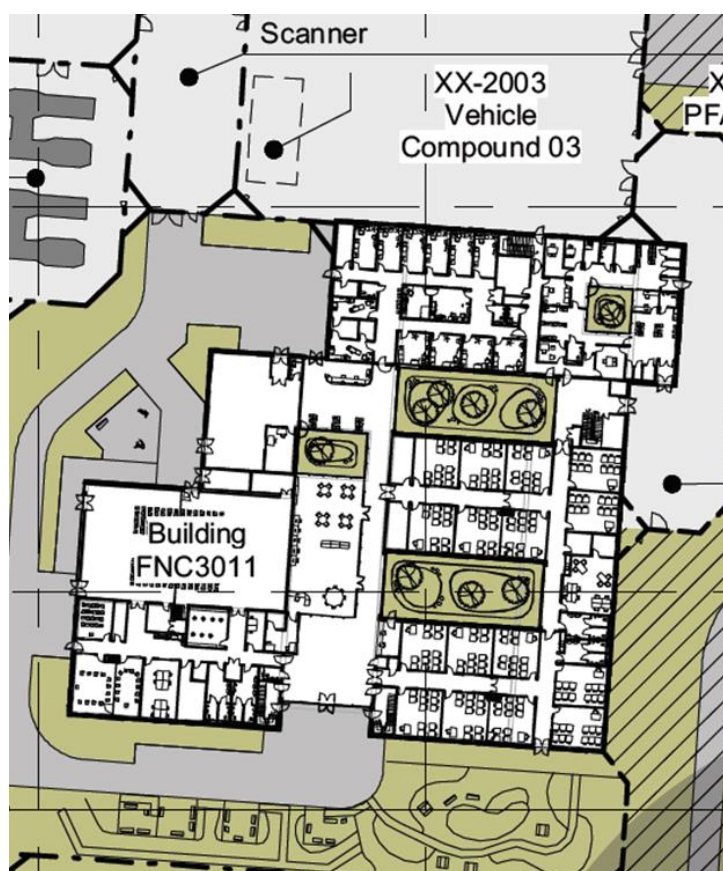
3.1 Entrance Resource Hub



The Entrance Resource Hub is the only entry point into the prison for staff and visitors, and the only entry point for any vehicles that are permitted to enter the prison. The Entrance Resource Hub can be seen from the car park and pedestrian approach into the site and announces itself as the main entrance with a welcoming glazed façade. Its massing is varied resulting from it combining a number of functions and elements and ranges from 1 to 3 storeys and including double height spaces. The maximum overall height of the building is 12.70m which is within the maximum height parameters for any of the buildings that are now combined into this single building, as set by Condition 4 on the outline planning consent. The building does

not sit behind a fence, making it an approachable and unthreatening building for those visiting the prison to visit prisoners or for other purposes. The entrance lobby, visitor hall and security check facilities are arranged around a secure landscaped courtyard, providing views into this green space. This external courtyard includes play and seating areas for visitors and their families. The Gatehouse facility to the right of the main pedestrian entrance provides a secure vehicle entrance onto the site, with a vehicle lock and security check facility, allowing access into the main vehicle compounds for servicing purposes and for deliveries to key ancillary buildings, once clearance is granted.

3.2 Central Services Hub



The Central Services Hub has developed from several buildings, each containing a specific facility, to one building containing all the health, education and religious facilities required for the development. This has created a building with a larger footprint than was originally anticipated. However, the overall height is 10.10m which is within the maximum height parameters for the buildings that are now combined into this single building - as stated by Condition 4 on the outline planning consent.

The Central Services Hub is strategically located at the north of the 'free flow' area with good access to and from the Houseblocks as well as being situated just south of the Entrance Resource Hub. On arrival, residents will be led from the Entrance Resource Hub to the reception compound of the Central Services

Hub and into the reception entrance where check-in and check-out facilities are located. The healthcare, education and religious facilities contained in the building are arranged around a series of courtyards, providing external views out onto green spaces. The healthcare facilities are further enhanced with provision for a mobile scanner unit which can be securely contained within Vehicle Compound 3 and securely accessed from the health wing.

4.0 Site Zoning

4.1 Principles

The prison must meet a range of important MoJ and HMPPS requirements including the delivery of buildings that meet operational needs and are arranged so that critical adjacencies between buildings which support different uses are achieved. This requires that the site be separated into zones with the main zones comprising:

- the site access, car parking and public realm approach zone
- the Entrance and Central Services Zone; and
- the ‘Residential’ Zone.

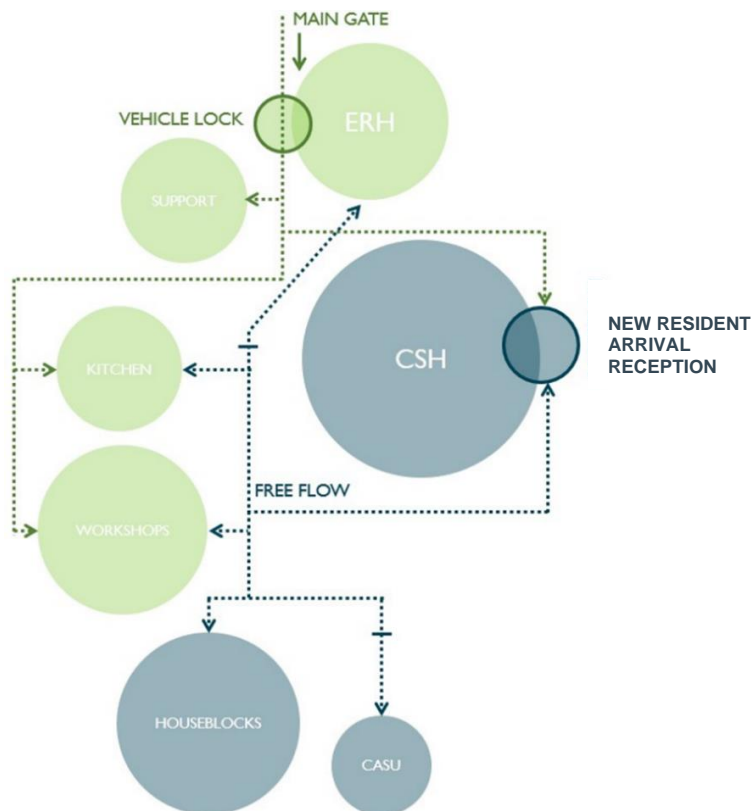


Figure 05 – Adjacency and Zoning Diagram

The Indicative Layout Plan submitted with the outline planning application adopted this zoning approach, which has been followed through to the current submission. Each zone remains in the same general location that it was in at the outline application stage.

4.2 Operational Requirements

In addition to these zonal relationships, there are other operational requirements that must be incorporated into the detailed Layout which include:

- the need for a fire and emergency access road around the perimeter of the site to ensure that every building can be serviced;
- operational flows for pedestrians and vehicles around and within the site;
- the need, for security reasons, to incorporate ‘prisoner free zones’ as well as areas that prisoners can access; and
- the relationship between buildings including minimum/maximum separation distances and the need to incorporate appropriate lines of sight.

4.3 Vehicle Tracking

All areas of the site have been vehicle tracked with all vehicles that are required to operate inside the secure perimeter.

5.0 Boundaries and Topography

5.1 Existing Boundary

The site’s northern and north-western boundaries are marked by Moor Lane, which is a single carriageway road without pavements on either side and with hedgerows containing occasional trees to the rear of generally very narrow grass verges. The site’s eastern boundary is with the car parks and maintenance compounds associated with the high security HMP Full Sutton Prison and the tree belts that lie to the west of its secure perimeter wall.

5.2 Proposed Boundary

The site’s eastern boundary will remain largely unchanged with the tree belts to the west of HMP Full Sutton remaining intact, except for that short section which will be removed to enable vehicular access to the new prison and to support the optimum layout of development within the site. The site’s northern

boundary will also remain largely unchanged. The hedgerows and trees on the site's western and south-western boundaries will be retained and will be supplemented by additional planting and bunding within the proposed Planting Zones.

5.3 Response to Topography

The site is relatively flat except for a substantial earth mound in the north part adjacent to Moor Lane. At the north of the site, levels are circa 15.25m dropping only to circa 15.00m in other areas. Finished floor levels are proposed at between 15.35m and 15.75m.

Some 'cut' is required from the southern toe of the mound in order to create sufficient space to deliver the entrance road and required parking areas, but the mound will be largely unaffected and its height (19.83) will be maintained in order to maintain its screening effect. There is no need for any retaining structures to be constructed with the required changes being delivered by re-grading only.

6.0 Site Access, Parking and Public Realm Approach

The new prison will be served by two parking areas (a visitor car park and staff car park) with both to be served from the new access from the HMP Full Sutton estate road. Visitor spaces are to be located in the eastern part of the car park adjacent to the Entrance Resource Hub. The staff car park is situated to the north-west of the visitors' parking zone and is to be accessed by the same entrance road.

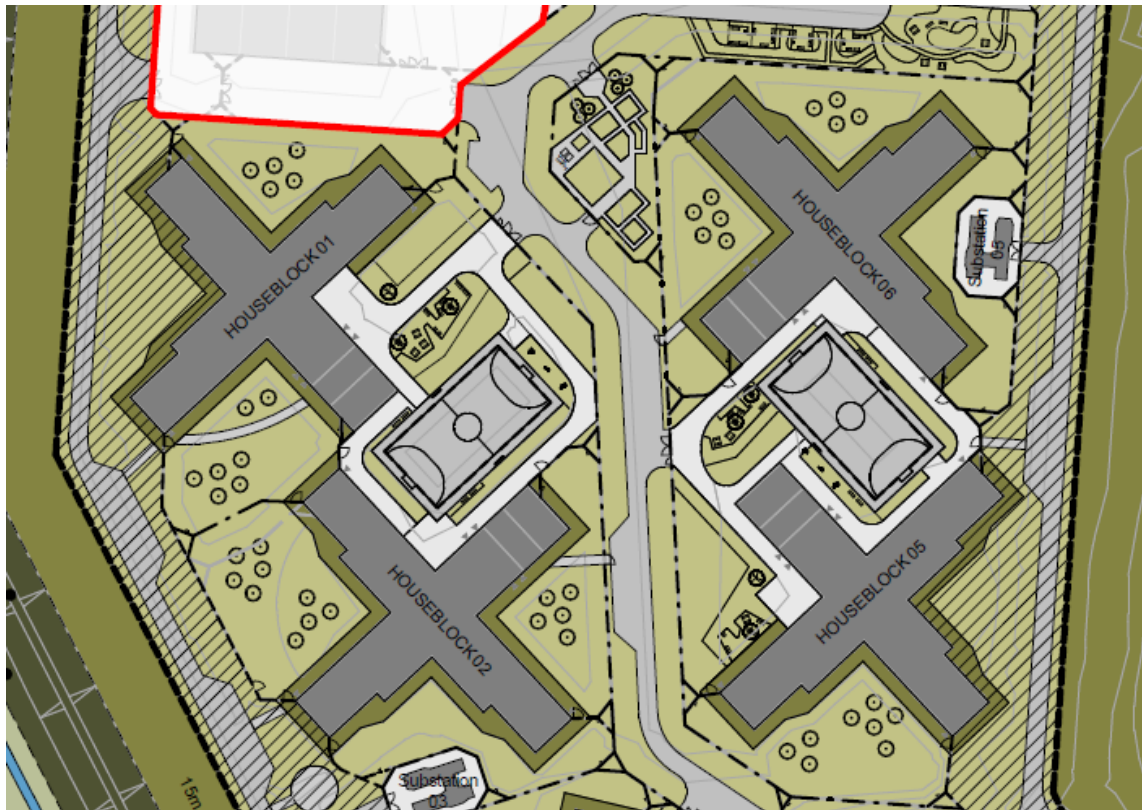
7.0 The 'Residential' Zone

7.1 Houseblocks

The Houseblocks will be four storeys, as was anticipated at the outline application stage, and are 14m to the top of their structures, in accordance with the maximum building height allowed for by the outline planning consent.

7.2 Multi Use Games Areas

Three Multi Use Games Areas are provided, one to be shared per pair of Houseblocks to provide social and recreational facilities. They are located 'in-bound' and away from the secure perimeter fences and away from the site's external boundaries, meaning that the Houseblocks themselves create visual and acoustic barriers between the Multi Use Games Areas and neighbouring property.



8.0 Landscaping

8.1 Strategy and Mitigation of Effects

The outline planning application recognised the potential for the development to have significant effects in landscape and visual impact terms and so set out a series of landscaping principles that would be applied in the detailed landscape strategy at the reserved matters application stage. The principles were as follows.

- Existing hedges and hedgerow trees along the site's western boundary with Moor Lane would be retained.
- Similarly existing trees and scrub around the wetland area on the western side of HMP Full Sutton (which also has ecological value) would be retained.
- Landscaping to the west of the entrance to HMP Full Sutton and its car parks would be retained, except at the point at which access is secured from the HMP Full Sutton estate road and with the number of trees to be removed to be kept to a minimum.
- Beyond the 15m strip of clear open ground outside the secure perimeter fence is land that may be landscaped by way of a combination of shrub and tree planting which, on reaching maturity, will soften

the appearance of the development from the west. This Landscape Zone was indicated on the site layout plan and with a typical depth of 15m.

- e) Open spaces between buildings and areas within the secure compound would generally be surfaced with short mown grass, although there would be opportunities for additional planting within any 'prisoner free zones' within the secure perimeter fence.

The overall objective for the landscape mitigation is to retain and enhance existing landscape and ecological features of value wherever possible and to incorporate these into the design of the overall scheme. The site layout plan provides substantial planting zones which will support structural planting to soften the appearance of the development and to mitigate over time the landscape and visual effects of the development.

The efficacy of a landscaping strategy based on these principles was tested by way of the preparation of a Landscape and Visual Impact Assessment (LVIA). The LVIA was based on an indicative Landscape Strategy which was appended to the LVIA (Figure 6.1) with the effects of the landscape planting assessed based on an assumption that it would have reached a height of 8m by the time of the assessment. The LVIA included visualisations of the proposed development in photographs taken from representative viewpoints that had been agreed with the LPA, including versions showing the screening effects of mitigation planting on reaching that height.

The LVIA concluded, amongst other things, that the proposed development would occupy an area that is currently characterised by open farmland with widespread hedgerows and tree cover and with views in the area being typified by a treed skyline which provides for some compartmentalisation of the landscape. This provides some capacity for development to be accommodated and for the use of mitigation planting measures that would not be conspicuous or anomalous. Neither the site nor the immediately adjoining area are subject to national or local landscape designations. The assessment of effects on the landscape fabric of the site concluded that there would be no significant residual effects during either the construction or operational phases of the development, partially due to the proposed mitigation measures. Residual effects on the character of the landscape would be localised and, whilst significant initially, would be temporary and would cease once the planting around the site has matured.

Moreover, despite the size of the proposed development, it would result in a significant effect on only a small number of localised visual receptors, and these would gradually reduce to a non-significant level as the proposed screen planting matures.

On this basis the approach with the reserved matters applications has been to maintain and carry forward the landscaping principles that were established at the outline planning application stage. By reference to the Site Layout Plan, the same structure of landscape planting zones has been retained with planting belts proposed around western and southern sides of the site. The landscaping proposals are shown on the set of landscape drawings and Landscape Schedules and are summarised on the Landscape Strategy Plan (664015-1275-PEV-FN001-XX-DR-L-0302 Rev P07). The Landscape Strategy Plan demonstrates the intended extent of the canopy in maturity at the time of residual effect is assessed for LVIA (subject to the growing condition.)

A comparison between the Landscape Strategy Plan which supported the outline planning application and the current proposal confirms the strong similarities in terms of landscape structure and planting proposals. This is to be expected given the conclusions that the LVIA reached in respect of the outline planning application. There are, however, three key differences between the two schemes which are as follows.

- First the area of planting in the westernmost part of the site is not as wide as it was, as a consequence of the changes to building design and siting which were described earlier in this Statement. The area remains, nonetheless, of substantial width (and up to a maximum of approximately 60m and sufficient to support planting that will result in the same level of screening and mitigation as was achieved by the indicative landscaping scheme submitted and tested at the outline planning application stage.
- Second, the landscaping zone is no longer broken up by the need to retain the existing ditch course in a culvert across the centre of the site. This means that there is no longer the potential for views into the secure compound along the alignment of the ditch course so that a more complete screen will be established over time.
- Third, and in direct response to representations made by stakeholders during engagement ahead of the submission of the reserved matters application, the Planting Zones now include a bund which runs from the south-west tip of the car-parking area along the whole of the western and south-western boundary, and wrapping around the southern boundary also. The height of the bund varies from 2m at its lowest to 3.5m where the amount of land available allows a height greater than the 2m which is the maximum permissible adjacent to the 15m strip of clear open ground adjacent to the secure perimeter fence.
- The standard of planting has been enhanced and increased in the reserved matters application compared with the outline planning application. There are now two different Woodland Planting Mixes. In both the standard of the majority of the planting has increased from seedlings suggested at OPA stage to, in the main, 2 years old transplants. A number of standard trees are also proposed with 25% of the trees in Woodland Mix Type 1 comprising 'Select Standard' (3-3.5m high at the time of planting) and Woodland Mix Type 2 comprising 25% of Extra Heavy Standard trees (4.5-6m high at the time of planting) for Mix2. Mix Type 2 is used at the southwest corner of the woodland mix and this area will include 180 Extra Heavy Standard Trees.
- In total over 17,700 native trees and shrubs are to be planted within the Landscape Zone. These upgrade to the woodland mix will support early establishment of the mitigation planting.
- The percentage of the evergreen plants has also been increased by 10% (to 20%) responding to the comments made during consultation. The revised planting mix includes different type of trees to provide taller canopy and lower understorey trees and shrubs. This mix will create a robust screening as well as a diverse range of habitats and structure.

The width of the landscaping zone varies along its length, as was the case with the indicative proposals at the outline planning application stage.

- In the northern part of the site, it is up to 15m wide, but closer to 8m in parts (as it was at the outline stage) which is considered appropriate having regard to the screening effect of the existing mound and that this part of the site contains the prison's car-parking areas.
- In the west it is up to approximately 60m wide which is less than at the outline stage but still sufficient to support robust planting proposals and no longer interrupted by the need to retain an open, unplanted corridor along the ditch course with that now being infilled.
- In the south-west it is typically 15m-25m wide which is at least as wide as was set aside in the indicative material and modelled by the LVIA so that similar mitigation effects will arise.
- Along the southern boundary it is typically 25m wide which again maintains and exceeds the width assumed at the outline planning application stage.

The revised landscaping proposals have again been subject to assessment by way of an updated Landscape and Visual Impact Assessment. The LVIA is presented with the reserved matters application and concludes in terms of residual effects following mitigation as follows:

- **Landscape Fabric:** no significant effect
- **Landscape Character:** highly localised and temporary significant effects. Some beneficial effects as proposed screen planting matures
- **Landscape Designations:** no significant effect
- **Visual effects:** significant localised effects experienced at locations on Moor Lane and in the vicinity of Burtonfields Farm until proposed landscaping has matured. Thereafter, effects would be non-significant.

In summary, the proposed perimeter planting provides the framework which will help to screen the development over time and integrate it into the surrounding landscape. It also provides important green infrastructure that provides opportunities to enhance biodiversity. There are a substantial number of mature trees and shrubs along the eastern boundary, and occasional mature trees and hedgerow along the north / north-west boundary and, wherever feasible, existing trees and hedgerows will be retained and protected (as shown on the Hard and Soft Landscaping drawings).

The landscape strategy has been informed by previous technical reports and feasibility studies. The amount of land available for planting has reduced slightly as a consequence of changes to building design and layout, but the reduction in area has been compensated by the adjustments that have been made to the deciduous/evergreen mix, by including a greater proportion of heavier standard trees in the planting schedule, by the infilling of the existing ditch course, and by the incorporation of a planted bund. The proposed native woodland planting to the west and the south of the development will help to screen the

development visually as well as creating new wildlife corridor. A new ditch and a buffer zone seeded with a species rich grassland mix will also create ecologically valuable habitats.

8.2 The Public Zone

The existing tree belt in the northern part of the site provides a mature setting for the site entrance and car parking areas. The new hedge and tree planting enclosing the existing mound will create additional wildlife corridor linking to the existing Moor Lane boundary hedgerows.

The external public realm is functional and provides an attractive environment without compromising safety and security. The soft landscaping works with highway design to provide a pleasant and safe access route into the site from Moor Lane via the HMP Full Sutton estate road. Planting provides colour and texture but also performs particular functions such as defining routes, marking edges and providing shelter and shade. Ornamental planting will contribute to a welcoming arrival experience for visitors and staff within the entrance plaza. Street furniture such as cycle shelters will be provided within the entrance public realm. Bollards and street furniture will form part of the proposed Hostile Vehicle Mitigation measures.

8.3 The Secure Compound

Landscaping in the secure compound is designed to support the mental and physical wellbeing of the prisoners but also to ensure a secure and pleasant workplace for staff and visitors. There is great emphasis on creating a landscape that is in balance with security requirements and the need for surveillance whilst establishing an environment that promotes mental and physical wellbeing, creates an attractive setting for the buildings that make up the prison and maintains a safe and secure environment.

The courtyard in the Entrance and Resources Hub will offer an inviting and calm environment. The landscaping surrounding the Central Service Hub will provide year-round visual interest and will be visible from classrooms and offices indoors. Ornamental shrubs and hedge planting will create seasonal interest and define spaces within the educational/faith garden. The areas around the main workshops and ancillary buildings will be more functional and surfaced for traffic and pedestrian movement. The strategy for this area is to provide a landscape suitable for the activities while maintaining required degree of surveillance and security.

The landscaping around the Houseblocks supports two functions. The Multi Use Games Areas provide the opportunities for physical exercise for sport and games whereas the gardens provide opportunities for quiet recreation. Functional spaces such as access and perimeter paths will be clearly defined using different hard landscape materials. The landscaping surrounding the houseblocks will include simple tree planting and grassed areas to offer pleasant views from bedroom windows.

The horticulture area provides allotments and garden spaces for horticultural activity to support prisoner rehabilitation.

8.4 Soft Landscape Materials

The aim has been to select species, materials and approaches that will:

- enrich the local wildlife;
- promote the wellbeing of prisoners, staff and visitors; and
- support the provision of a safe and secure environment.

The design incorporates visual and interactive landscapes throughout. The viewed landscapes, although not accessible, will still provide amenity and will contribute to prisoner wellbeing.

All plants will be selected from an approved list of suitable plants which are not harmful to human health. They will be grown and supplied by the operator wherever possible. Furthermore, all specimen shrubs and multi-stemmed trees will be specified and maintained to prevent incidents at height. Where space permits grass or planted slopes will be created to overcome level differences and eliminate the use of steps or walls.

8.5 Hard Materials

Design of the prison grounds promotes rehabilitation and provides a pleasant environment for prisoners, staff and visitors alike. The ‘campus-style’ environment encourages positive behaviour with opportunities ‘designed in’ to reflect normal life as far as possible whilst maintaining security and surveillance. The external environment contains passive spaces, which are quiet gardens for contemplation and active spaces where prisoners can keep fit using outdoor fitness equipment and sports pitches.

Externally the public spaces will be paved with precast concrete textured slabs with tarmac to the main roads and car parks. Street furniture will include cycle shelters + stands, a pram shelter, smoking shelter and PAS 68 rated concrete bollards.

Within the prison external spaces will be in situ textured concrete paving panels with black bitmac. Street furniture will be robust to withstand / prevent misuse.

The house blocks are laid out with paths and access ways for both pedestrian and service vehicle movement. The paving will be a mixture of in situ textured concrete panels and bitmac. Robust timber seats are proposed, most of them supplied by Prison Industries, backs and armrests are provided for the elderly.

The Multi Use Games Areas provide opportunities to engage in sports and with other prisoners and are defined by high ball stop fencing to each end with lower rebound fencing to the sides. They are surfaced with Type 4 polymeric sports surfacing suitable for football. This solution provides a high-quality sports facility that complies with both Sport England and FA requirements.

The interactive spaces accessible by visitors and prisoners will be surfaced with in situ textured concrete paving and will provide external rooms created by using timber planters and benches with a small pre-school play area created for families.

The areas around the workshops and support buildings will form a utilitarian landscape where there will be a lot of vehicle movement demanding large areas of hard standing. Standard bitmac and in situ concrete will form the surfacing with limited areas of soft planting or grass.