
Statement of Community Involvement

Reserved Matters Application for Development of New Prison, and Full Planning
Application for Proposed Workshop Building

Land adjacent to HMP Full Sutton, Yorkshire

July 2021

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Avison Young on behalf of the Ministry of Justice (MoJ). It relates to an application for 'reserved matters' approval pursuant to the outline planning permission for the development of a new prison and associated works at land adjacent to HMP Full Sutton which was granted on 12 September 2019 (Reference 18/04105/STOUT).
- 1.2 The principle of constructing a new prison at Full Sutton has been approved by the outline planning permission. The outline planning permission also granted consent for the proposed means of access to the site via a new access to be constructed from the HMP Full Sutton estate road. Moreover, it granted permission for a maximum of 59,500 sqm (gross external) floorspace. The purpose of this application is to provide the Local Planning Authority with information about the detailed matters which were not approved at the outline planning application stage (i.e. the 'reserved matters') which were (i) the proposed detailed layout of the site, (ii) detailed landscaping proposals, and (iii) the external appearance of the buildings.
- 1.3 This Statement of Community Involvement summarises in general terms the consultation that the MoJ has undertaken in relation to its proposals over several years, and which started prior to the submission of the first outline planning application for a new prison in 2017, and continued with consultation on the second outline planning application which was submitted in 2018. The Statement describes in more detail the more recent consultation exercises carried out by the MoJ as it has prepared the reserved matters application. It summarises the feedback that the MoJ has received from the local community, and provides the MoJ's responses to that feedback.
- 1.4 The objectives of the most recent consultation exercise have been (i) to publicise the refinements that have been made to the proposals since indicative plans were prepared to support consideration of the second outline planning application; (ii) to provide a further opportunity for local and other stakeholders to comment on those design refinements; and (iii) to allow the MoJ to consider and respond to those comments.
- 1.5 Restrictions on movement and social contact due to the Coronavirus (COVID-19) pandemic have remained in place throughout the most recent consultation exercise. This has meant that the MoJ has been unable to host a public exhibition ahead of the submission of the reserved matters application. Nevertheless, the MoJ has committed to engaging with the local community through postal and digital means.
- 1.6 The MoJ also intends to hold exhibitions in late July, after the reserved matters application has been submitted, but before it is determined by East Riding of Yorkshire Council (ERYC) as Local Planning Authority (LPA). Whilst the MoJ and local stakeholders may have preferred consultation by way of face to face exhibition prior to submission, there remains significant value in holding exhibitions so that residents and other stakeholders may talk directly to the MoJ and its team of advisers, and ask questions about the detailed material that will have been submitted by the time those exhibitions take place. We shall prepare a 'Supplementary SCI' to record the outcome of the exhibitions, and shall submit that to the LPA prior to determination of the application.
- 1.7 It is worth noting at this point that the MoJ is submitting a separate application for Full Planning Permission in relation to one of the proposed buildings (the Workshop) at the same time as the reserved matters application. This is because changes to the design of the Workshop mean that it exceeds the maximum height parameter that the outline planning consent allows for a Workshop building. We have not consulted separately on the Workshop building or application, but have made it clear in the consultation material related to this application for reserved matters approval that it is being dealt with by way of a separate application for full planning permission. It is, moreover, an integral part of the proposed development and we consider that the views expressed by stakeholders on the reserved matters proposals have not differentiated between the Workshop building and the development as a whole.

1.8 The remainder of the Statement is structured as follows.

- **Section 2** summarises the policy framework and guidance that exists in relation to consultation on applications for planning permission (which are applicable also to applications for reserved matters approval) and confirms the MoJ's approach to consultation as it continues to progress the development of the new prison.
- **Section 3** confirms the scope of the MoJ's consultation exercise on the current application, which has been both 'online' and 'direct'.
- **Section 4** summarises the principal issues and themes arising from a review of the consultation feedback, and provides the MoJ's responses to those.
- **Section 5** concludes the Statement.

2. Policy Framework and the MoJ's Approach

National Planning Policy Framework (NPPF)

- 2.1 Community consultation on applications for planning permission is not mandatory, although the NPPF encourages applicants to engage with the community before submitting an application. Paragraph 128 of the NPPF states that:

"Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

- 2.2 The NPPF further recognises the importance of pre-application consultation. Paragraph 39 states:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussions enable better coordination between public and private resources and improved outcomes for the community."

Planning Practice Guidance (PPG)

- 2.3 The PPG adds, amongst other matters, that *"the approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed"*. It emphasises also that *"the level of engagement needs to be proportionate to the nature and scale of a proposed development"*.

East Riding Statement of Community Involvement

- 2.4 ERYC published its Statement of Community Involvement in May 2020. The Statement sets out the approach that the Council will take in relation to public engagement and includes commentary on the implications of the social distancing measures introduced to limit the spread of COVID-19.
- 2.5 Paragraph 3.8 of the Statement explains that applicants will be encouraged to undertake some form of consultation with the public. The paragraph explains that developers of major schemes will be expected to canvass views from residents affected by the proposals, and from the town or parish council and statutory consultees. The paragraph explains that the planning submission should explain the consultation carried out and comments received.
- 2.6 Paragraph 3.9 notes that *"consultation carried out by applicants and/or their agents will not replace that undertaken by the council as part of the formal planning application process"*.

The MoJ's Approach to Consultation – the Outline Applications and Ditch Application

- 2.7 The MoJ has been progressing its plans for the development of a new prison at Full Sutton since 2017. It first secured outline planning permission for a new prison in 2017. It consulted with the local community via two public exhibitions which were held on consecutive days in Full Sutton and Stamford Bridge. It did not consult via digital means. The consultation in 2017 focused on the principle of developing a new prison at Full Sutton, having regard to relevant planning policy in the development plan and in national guidance, and in the context of the strategic need that government had identified for new Category C Adult Male capacity. There was a considerable focus on transportation issues, including access, traffic impacts and public transport provision, and also on the environmental, amenity, landscape and visual impacts of the proposed development.

- 2.8 Following a review of the strategic need for new Category C Adult Male prison places, the MoJ submitted a second outline planning application for a larger prison in late 2018, which was approved in September 2019. Consultation focused on the potential consequences of the proposed increase in the amount of floorspace proposed (which would increase the capacity of the prison by 400 or thereabouts) for conclusions previously reached in relation to traffic, drainage infrastructure, socio-economic matters and landscape and visual impact issues. The consultation was again by way of two well attended public exhibitions held on consecutive days in Full Sutton and Stamford Bridge, and was not carried out via digital means.
- 2.9 In both cases, comments were reported to officers within Statements of Community Involvement which were submitted to the LPA with the outline planning applications and which, similar to this SCI, explained the consultation that had been carried out, identified the key themes arising from the comments received, and set out the MoJ's position in relation to each key theme. Those matters were considered by officers when considering their recommendation to grant planning permission, alongside the representations made directly to the LPA, and were considered by Planning Committee when it determined both outline applications.
- 2.10 The second outline planning application in particular attracted considerable interest, with the LPA receiving some 2,700 representations prior to officers drafting their report to Planning Committee, and a further 800 or thereabouts prior to Planning Committee. Given the significant interest in the development, Planning Committee was preceded by a Pre-Committee Presentation at Beverley Leisure Centre. Whilst that was not an opportunity for public participation, the event was open to attendance by the public, who were able to listen to 30 minute submissions from Avison Young and Atkins on behalf of the MoJ, and by a representative of those opposing the development, and to the questions that the members of Planning Committee who attended the event asked both parties to answer prior to Planning Committee later that week. In short, both outline planning applications were well publicised and, in the case of the second outline planning application, the community had significant opportunities over its nine month determination period to make their views known to the Council.
- 2.11 With the principle of development established, the MoJ has started to prepare for the implementation and construction of the development. As part of this, and for reasons that are not set out in this SCI, the MoJ submitted in 2020 an application for full planning permission for the excavation of a new ditch course, which is a necessary element of the proposed new prison development. The MoJ did not carry out any community or stakeholder engagement ahead of the submission of that application. Whilst officers recommended that it be approved, Planning Committee expressed its concern that the MoJ had not consulted the community and the determination of the application was deferred whilst the MoJ carried out a consultation exercise. This was arranged having regard to ongoing restrictions on movement and social gatherings, and took the form of an online exhibition with 'attendees' encouraged to submit their comments to the MoJ by email. The MoJ also arranged an online meeting with an agreed list of local residents, and with elected representatives of the Parish Council and East Riding. Those invited received a presentation on the proposals and their relationship with the prison development, and were given the opportunity to ask questions of the MoJ and its representatives. The approach to that consultation exercise, and the response to feedback received from the community, is summarised in a previous Statement of Community Involvement. The application was reported back to Planning Committee with a recommendation for approval and, whilst some Councillors continued to express concern that the consultation exercise that had been carried out was not as effective as it could have been, Planning Committee granted permission for the proposed new ditch, subject to the imposition of planning conditions.
- 2.12 Those responding to the consultation exercise commented not only on issues relating to the specific matters covered by the planning application (i.e. the construction of a ditch course) but also on broader matters relating to the development and, in particular, issues relating to landscaping, ecology and drainage. Given the broad nature of the comments received, many of which were arguably more related to the wider prison development than to the application for the ditch course, we have appended the body of that SCI to this SCI for reference (**Appendix I**).

Wider Engagement and Consultation Activity

- 2.13 The views expressed by Members of Planning Committee in relation to the application for the new ditch course reinforced the MoJ's commitment to carry out effective consultation with the local community and wider stakeholder group. As a consequence, stakeholders are now kept informed by way of the following means.
- a) The MoJ publishes a **quarterly Newsletter** to summarise key activities related to the site's development that have been carried out in the previous three months, and highlighting any activities planned for the following three months. The Newsletter is distributed by Royal Mail to circa 2,500 addresses and is also circulated to a more limited extent by email in pdf format. The most recent version of the Newsletter was used to publicise the dates associated with the online consultation events related to the reserved matters application to ensure wide awareness of the events. A copy is attached at **Appendix II** and a map showing the distribution area is at **Appendix III**.
 - b) The MoJ will also continue to host **monthly 'stakeholder' meetings** (which are currently held virtually) to which are invited Ward Members, Full Sutton and Skirpenbeck and Stamford Bridge Parish Council representatives, and a small group of residents. These are programmed monthly, but may also be called on an extraordinary basis when that is merited. The meetings are attended by representatives of the MoJ and Avison Young and provide an opportunity for any site or development related matters to be raised and discussed, and with matters taken away for further consideration and action where necessary. Most meetings are attended also by a senior officer from the LPA to answer any questions about planning process that the stakeholder group may have. The monthly meetings have facilitated an open two-way dialogue between the MoJ and community representatives, so that any issues and concerns may be raised, discussed, and acted upon.
 - c) The MoJ shall also maintain through the life of the development a **dedicated email enquiries address** which residents or other stakeholders may contact at any time. The email is monitored by a member of MoJ's internal communications team and any matters raised are passed on to relevant members of the MoJ's internal and external project team as appropriate. The address has been used for the purpose of the recent reserved matters application consultation and is Fullsuttonenquiries@justice.gov.uk;
- 2.14 Returning to the reserved matters application, the latest consultation has sought to explain and seek feedback on the detailed design of the proposals for the new prison. The principle of the new prison is already approved and the MoJ is now seeking East Riding Council's agreement to the detailed layout of the site, its landscaping, and the external appearance of the buildings. The consultation exercise undertaken in relation to the reserved matters application is detailed in Section 3 of this Statement. This latest consultation is not the final opportunity for the community to engage with the MoJ which will continue to publish a quarterly newsletter and will continue to host stakeholder meetings and maintain a live enquiries email address. The MoJ is also planning to hold public exhibitions at Full Sutton and Stamford Bridge on 26 and 27 July respectively.

3. Scope of Consultation Exercise

3.1 This Section describes the scope of the consultation exercise carried out prior to the submission of the reserved matters application. Setting aside the monthly stakeholder meetings and live email enquires address, the activities that have been carried out specifically in relation to the reserved matters application are as follows.

Newsletters and Postal Invitations

3.2 As noted, the MoJ posts its quarterly newsletter to approximately 2,500 residents living in and around Full Sutton and Stamford Bridge. The most recent edition was posted to residents' addresses during week commencing 7th June 2021 and included details of the consultation exercise for the reserved matters application, including:-

- the dates of the consultation period, which ran for three weeks from Friday 11th June until Wednesday 30th June;
- the scope of the reserved matters application;
- details on how to access the consultation website; and
- details on the date and time of the consultation webinars, and how to attend these.

Consultation Website

3.3 The MoJ produced a dedicated website for the reserved matters consultation (<https://consult.justice.gov.uk/digital-communications/reserved-matters-application-full-sutton/>) the purpose of which was to:

- detail the length of the consultation period;
- offer details on the date and time of the consultation webinars, and how to attend those;
- provide access to the Consultation Document; and
- explain how members of the community could provide feedback and ask questions of the project team.

3.4 A pdf copy of the Consultation Document could be downloaded as a PDF from the consultation website. The document explained over 26 pages the recent planning history of the site and the principal layout, landscaping and design features adopted by the emerging reserved matters submissions. It also offered a comparison between the content of the emerging reserved matters submission and the indicative design material that was presented at outline application stage. The document also explained how members of the community could provide feedback on the proposals and ask questions of the project team. A full copy of the consultation document is included at **Appendix IV**.

Consultation Webinars

3.5 The MoJ and its project team planned to host three consultation webinars on the 16th, 17th and 18th June. The MoJ had also intended to host two in-person public exhibitions in Full Sutton and Stamford Bridge on 21st and 22nd June, which had been publicised in the quarterly newsletter. However, the in-person exhibitions had been arranged provisionally and contingent upon government confirming the loosening of social distancing measures, which were at the time expected to be abolished on 21st June. In the event, government confirmed that social distancing measures would be extended for a further four weeks until 19th July and, consequently, the MoJ determined that it would be inappropriate and unsafe to host an in-person exhibition, even if that were planned on the basis of restricted numbers and pre-arranged time slots. Instead, the MoJ decided to host an additional fourth webinar on 21st June. The consultation webinars took place on Zoom at the following dates and times.

- Wednesday 16th June: 7pm – 8pm
- Thursday 17th June: 7pm – 8pm

- Friday 18th June: 1pm – 2pm
- Monday 21st June: 4pm – 5pm

3.6 The webinars were hosted by Suky Atwal, the MoJ's Prisons Instructure Director, with support from other MoJ and HMPPS colleagues and expert consultants from the project team (Avison Young, Pick Everard and MACE). The format comprised a 25 minute presentation given by the MoJ and Avison Young, with care being taken to ensure that the same information was imparted at each webinar so that all those attending would receive the same briefing. The presentation broadly followed the structure of the Consultation Document and included:

- a) an overview of the aims and objectives of the New Prisons Programme which extends to proposals for new prison development on three sites in addition to Full Sutton;
- b) a summary of the planning history of the site, emphasising the matters that had been resolved at the outline planning application stage and which are not for consultation at reserved matters stage (notably the principle of development and all matters relating to access, traffic impact and transport more generally);
- c) an overview of the design of the emerging reserved matters submission taking 'Layout, Landscaping' and 'External Appearance' in turn;
- d) a comparison between the emerging reserved matters submissions and the indicative design that was presented at outline application stage, emphasising the similarities and differences between the two sets of drawings and proposals; and
- e) instructions on how attendees could ask questions during the webinar, and how to ask any further questions or submit feedback using the consultation email.

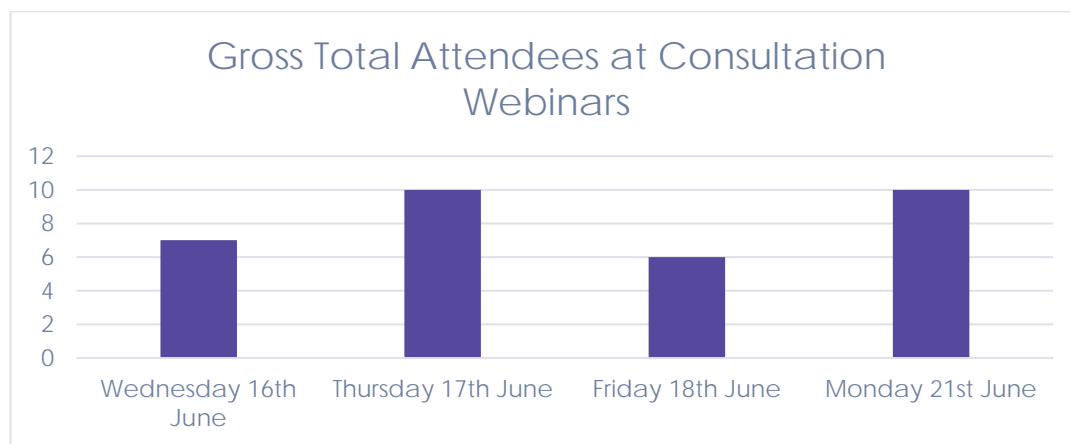
3.7 In advance of the session, those who had registered to attend were able to ask questions of the project team via email, and those who attended the webinars were able to ask questions using the Q&A function on Zoom. All the questions asked prior to and at all the webinars were answered within the 35 minutes set aside for Q&A.

4. Consultation Feedback

4.1 This Section summarises the outcome of the public consultation exercise. The feedback received from the local community is separated into the questions and comments that were made during the webinars, and the feedback received over email throughout the consultation period.

Webinar Attendees and Questions

4.2 The consultation webinars were attended by a gross total of 33 attendees. Some individuals attended more than one webinar and, having taken that into account, they webinars were attended by a total of 26 different attendees. The gross number of attendees per session is shown in the graph below:



4.3 Those attending the webinars asked questions or submitted comments 71 times in advance of and during the webinars. The main themes relating to these which attracted two or more questions / comments are summarised below.

- a) Questions were raised over the mix of deciduous and evergreen planting, the maturity/height of specimens when planted, the time it will take to establish and the height it may reach at 5 year intervals post planting, and confirmation of where the responsibility will lie for its future maintenance both as it becomes established and in the longer term once it has established **(12 questions / comments)**.
- b) Attendees noted that details of the proposed method for discharging foul and surface water drainage were not included in the consultation material raising concerns about the ability to accommodate drainage infrastructure on the site **(6 questions / comments)**.
- c) Having regard to the lighting regime at HMP Full Sutton, questions were raised about the potential for light spill and light pollution from the new prison once operational **(4 questions / comments)**.
- d) Residents remain concerned, as they were at the time of both outline planning applications, about traffic speed through Full Sutton and along Moor Lane, and asked what measures may be employed to manage this **(4 questions / comments)**.
- e) Residents sought confirmation of the height of the proposed buildings, and their relationship to the maximum building heights controlled by the outline planning consent **(4 questions / comments)**.

- f) Attendees asked whether there would be a acoustic fence, or any other noise mitigation measures, provided on the western part of the site and on top of the proposed bund (3 questions / comments).
- g) Concerns were raised in relation to the capacity of the proposed car park (3 questions / comments).
- h) The potential for overlooking of existing residential dwellings by prisoners in the upper floors of the houseblocks was raised (3 questions / comments).
- i) Some considered that the MoJ had carried out insufficient or tokenistic consultation (3 questions / comments).
- j) Given the width and standard of Moor Lane, questions were asked about any measures to control the routing of construction traffic (3 questions / comments).
- k) What measures have been considered to minimise the potential impact of the development on existing residents (2 questions / comments).
- l) Clarification was sought on the distribution area of the quarterly newsletter (2 questions / comments).
- m) It was considered unfortunate that the MoJ had not held in-person public exhibitions (2 questions / comments).
- n) It was thought that the height of the proposed bund adjacent to closest residential dwellings should be increased as had been requested during other stakeholder engagement (2 questions / comments).
- o) Clarity was sought over the number of proposed staff that may be on the site at any one time, and in relation to the ability to recruit sufficient staff (2 questions / comments).

Email Feedback

- 4.4 The dedicated project email address, which will remain live and will be monitored throughout the project, was the suggested means by which members of the community should provide feedback to the MoJ on the reserved matters proposals. For the purpose of the reserved matters consultation and for the preparation of this SCI, stakeholders were asked to submit their comments by 30 June.
- 4.5 The MoJ received a total of 25 comments via the email address. Of those, 6 were from individuals who had also attended one or more webinars. Whilst recording their comments against both the webinars and online exhibition 'double counts' their views, we have nonetheless noted their comments in the summary table below. The questions asked via the webinars tended to cover one or perhaps two issues. The same is true of perhaps 50% of those commenting via the consultation email. The remainder, however, tended to raise multiple points; hence the total number of comments significantly exceeds the number of people commenting via the consultation email.

Issue/Theme	Number of times mentioned
Various transport matters (including congestion, impact at Stamford Bridge, the standard of Moor Lane, adequacy of public transport, emergency services access and parking numbers)	15
Concerns over sewerage / drainage capacity	7
Landscaping issues (planting mix and standard and subsequent maintenance)	6
Concerns over lighting impacts	5
Concern over traffic speeds and safety through the village	4
Fear of crime associated with visitors	4

Noise impact and the need for an acoustic fence on the top of the bund	3
The bund should be higher than 2-3.5m	2
Concern over building heights	2
Impact on ecology	2
Ability to recruit staff	2
Other	2
Compliance with national and local planning policy	1
Shortcomings of the consultation events and lack of in-person exhibition	1
Concern over landscape and visual impact	1

- 4.6 The most frequently raised comments relate to various transportation matters including traffic impacts in Full Sutton and Stamford Bridge, the frequency of bus services to and from Full Sutton and the assessment of car parking requirements and whether adequate provision has been made on site. As noted earlier, all matters relating to access, traffic impact and transport were fully assessed at the outline planning application stage and are not for consideration as part of the reserved matters application process. As a consequence we have not provided a response to these matters in the table below.
- 4.7 Similarly other matters relating to compliance with national and local planning policy, residents' fear of crime associated with visitors to the prison and otherwise, the ability to recruit staff, and comments about the adequacy or otherwise of the consultation events do not relate to the reserved matters applications and so we do not provide a response to those comments.
- 4.8 Other matters are not strictly speaking relevant to the reserved matters applications, because they relate to issues that will otherwise be considered through applications to discharge planning conditions on the outline planning consent (including for example comments relating to lighting). However, as such matters relate generally to details that will be submitted in due course, we have provided a comment, even if the issue is not strictly speaking relevant to the reserved matters application.

Applicants Response

- 4.9 The following table combines the main themes raised during the consultation webinars with the feedback submitted via email and provides the MoJ's response to each theme.

Issue or Questions Raised	Applicant's Response
<p>Various landscaping related matters including the amount of landscape planting generally, the mix of deciduous and evergreen planting, the maturity/height of specimens when planted, the time it will take to establish and the height it may reach at 5 year intervals post planting, and responsibility for maintenance s it becomes established and in the longer term.</p>	<p>The MoJ understands the concerns that have been raised in relation to the efficacy of the landscaping proposals, and has considered the comments that have been made and the potential to adjust its landscaping proposals accordingly.</p> <p>As a matter of principle, however, the MoJ remains confident that the amount of land that is available to support woodland and other planting remains sufficient to accommodate a landscaping scheme that will mitigate the impacts of the development over time. The MoJ has tested this by way of a revised Landscape and Visual Impact Assessment (LVIA) which is submitted with the reserved matters application and which has updated the LVIA prepared in support of the outline planning application.</p> <p>It has been updated to reflect the detailed layout and finalised building designs that are promoted through the reserved matters application, and to reflect the changes that have been made to the landscaping zones.</p>

	<p>The changes to the landscaping zones are described in the Planning Statement and in the Design Statement. The LVIA reaches the same conclusions in relation to the reserved matters proposals that it reached in relation to the indicative material submitted with the outline planning application. This is unsurprising having regard to the fact that the proposed layout is essentially similar to that put forward at the outline stage, and that the typical width of the landscape planting zones has been maintained and, in places, increased (albeit has reduced in others). Moreover the heights of the buildings are similar, being controlled by Condition 4 on the outline planning permission.</p> <p>Notwithstanding the above, the MoJ has reviewed the detail of its landscape planting proposals and has:</p> <ul style="list-style-type: none"> • adjusted the mix of deciduous and evergreen species that was shown on the Landscape Strategy Plan included in the online exhibition so as to increase the proportion of evergreen species; • adjusted the mix to include a greater proportion of heavier standard trees than was assumed on the Landscape Strategy Plan included in the online exhibition; and • concentrated the heavier standard planting in the south-western part of the landscaping zones, noting that the tallest buildings on the site are located to the south of the secure compound. <p><i>[Note: the LVIA is based on the proposals that are included on Rev 04 and concludes on the basis of that drawing that the development is acceptable in landscape and visual impact terms]</i></p> <p>It is also proposed to establish the planting belts early, and once the proposed bund has been formed, following the completion of ditch construction works (with the arisings from those works being used to construct the bund) so as to support earlier screening of the development.</p> <p>In relation to management and maintenance, the MoJ anticipates that the LPA may add a condition to the reserved matters consent that will require details of management to be provided (there is no such condition on the outline consent) and to ensure that any planting that might fail is replaced. In general terms, however, the operator of the prison will be contractually obliged to maintain the landscaped areas of the site.</p>
<p>Details of the proposed method for discharging foul and surface water drainage were not included in the consultation material raising concerns about the ability to accommodate drainage infrastructure on the site.</p>	<p>Consultees are correct that details of these matters were not provided with the consultation material. However, the MoJ is required by Condition 8 imposed on the outline planning consent to submit details of the proposed means of disposal of foul and surface water drainage for the whole site to the Local Planning Authority alongside the application for reserved matters. The details must include details of any balancing works, off-site works and points of connection to the public sewerage system.</p> <p>Details have been submitted by way of the ‘Proposed Surface Water Drainage Strategy Report’ and ‘Proposed Surface Water Drainage Strategy Report’ prepared by Perfect Circle.</p>

<p>The lighting impact of the new prison once operational</p>	<p>HMP Full Sutton is a high security prison and is bound to adhere to the MoJ’s highest security requirements which include a particular requirement for a high lighting operation. The proposed prison will be the MoJ’s lowest category of secure prison, and is subject to lower security requirements. As such, the proposed lighting will be less bright and will be mounted lower than at HMP Full Sutton, whether on buildings, fences or lighting posts.</p> <p>Furthermore, Condition 5 of the outline planning consent requires the submission of a lighting scheme and explicitly requires that details be provided of <i>“how the about the impact of the lights upon the surrounding countryside and residential properties will be minimised”</i>.</p> <p>So, whilst this is not a matter for the reserved matters application, the LPA has built the necessary level of control into the outline permission so that the matter will be considered further and prior to the installation of any lighting.</p>
<p>Concerns over traffic speeds through Full Sutton and along Moor Lane</p>	<p>The MoJ is not aware of any evidence that the speed limit is being exceeded on Moor Lane (noting that from a point west of the HMP Full Sutton access the national speed limit applies) but heard residents raise this concern at the time of the second outline planning application. In view of this, the MoJ offered to implement traffic calming measures in the vicinity of the HMP Full Sutton / Moor Lane junction ahead of the determination of the outline application. It put forward three alternative traffic calming proposals including different combinations of signage, surface treatments and physical measures (such as kerb build-outs). The LPA added a condition to the outline permission (Condition 25) which requires that the details of traffic calming be agreed with the LPA and then implemented prior to occupation of the prison. This will have the effect of slowing any traffic that may currently be exceeding the speed limit in this part of Full Sutton.</p>
<p>The height of the proposed buildings and relationship to the maximum building heights controlled by the outline planning consent</p>	<p>Condition 4 of the outline consent limits the maximum height of buildings according to the Table within the condition. The Planning Statement explains that all buildings fall within those maximum parameters except that:</p> <ul style="list-style-type: none"> • The workshop combines the two workshops proposed at the outline application stage into a single building, the height of which exceeds the maximum height of either of the buildings promoted by way of indicative plans at the outline stage. Because the building falls outside the permitted scope of the outline planning permission, it has to be promoted by way of a separate application for Full planning permission. The MoJ has submitted that concurrently with the reserved matters application, and it should be noted also that the building is assessed within the LVIA. The LPA will decide whether it can support the building as now proposed having regard to that. • A small part of the roof structure of the Care and Segregation Unit (CASU) also exceeds the maximum height permitted by the outline consent. Rather than submit a standalone application for the CASU the MoJ is seeking the LPA’s agreement to a ‘non-material amendment’ to Condition 4 to increase the maximum permitted height of the CASU to 6m. If the LPA agrees to this details of the CASU will be added in.

<p>Concerns about noise impact on properties to the west and the lack of inclusion of an acoustic fence on top of the proposed bund</p>	<p>A Noise Assessment was prepared by Ramboll in support of the outline planning application. Officers considered the potential noise impact of the development at outline stage having regard to that assessment and determined that the installation of noise mitigation was necessary only in relation to residential properties on Hart Hill Crescent adjacent to the site access (given the increase in traffic through that junction).</p> <p>The LPA did not consider it necessary to secure any noise mitigation elsewhere. This reflects (i) that prison developments are generally quiet environments and with external areas that are subject to strict hours of use; (ii) that exercise areas are located 'internally' within the layout and behind the houseblocks (and are in any event not used into the evening); and (iii) the considerable distance separation between the development and the nearest properties beyond the site boundary.</p> <p>Moreover the MoJ is now proposing to install an earth bund on much of the western and southern sides of the site which is likely to have some acoustic properties (although no assessment of that has been carried out).</p>
<p>The capacity of the proposed car park</p>	<p>Whilst this issue is not relevant to the reserved matters application, we note that the required amount of car parking for staff (uniformed and non-uniformed) and visitors was assessed in substantial detail at the outline application stage as part of the preparation of the Transport Assessment and Travel Plan. The assessment concluded, having regard to anticipated staff numbers, the capacity of the visitor centre and likely number of visits per prisoner per week, and the availability of public transport, that the number of spaces sought was sufficient and would not lead to incidents of parking off-site and within Full Sutton.</p> <p>For clarity the Transport and Parking Assessments assumed that most staff (85%) would travel by car, motorcycle or taxi and that only 3.2% would travel by bus (with the remainder walking or cycling). These assumptions were reasonable and were accepted by ERYC and its consultants.</p>
<p>The potential for overlooking of residential dwellings by inmates</p>	<p>The MoJ does not consider that there is any significant potential for overlooking from upper floors of the houseblocks into any residential property as a consequence of the distance separation between the houseblocks and adjacent dwellings.</p>
<p>Concerns about the routeing of construction traffic potentially through Moor Lane</p>	<p>Whilst this is not an issue for the reserved matters application the MoJ notes that condition 19 on the outline permission requires the submission of a Construction Traffic Management Plan which shall include details of, amongst other matters, "<i>routeing agreements for deliveries and construction traffic</i>".</p> <p>The MoJ will be able to enforce the agreed routes (which will exclude access from the east or egress to the east) with its contractor.</p> <p>On an associated point, the MoJ will agree measures to ensure that the use of the temporary construction access is safe, as required by Condition 17 of the outline planning permission. This is likely to include a temporary speed limit reduction to 30 mph on part of Moor Lane.</p>

<p>Measures to minimise the impact of the development on existing residents</p>	<p>We consider this question to be more relevant to the outline planning application process, and would note that the potential for impacts on the amenity of residents was considered carefully at that time (including by way of the noise and air quality assessments, the Landscape and Visual Impact Assessment and the Transport Assessment) and that the LPA added conditions to the outline planning consent where it considered that to be necessary <i>“in the interests of residential amenity and the character of the area”</i>. These were Conditions 4 (maximum building heights), 5 (Lighting), 10 (noise insulation of any pumping station), 11 (noise levels from fixed plant), 12 (road traffic noise at the site access), 13 (construction working hours), 14 (construction method statement), 15 (construction emissions management), 17 (safe access) and 19 (construction traffic management plan).</p> <p>At the same time, the MoJ has ensured that the reserved matters application has adopted and carried forward the principles that were established at the outline application stage in relation to the incorporation of strategic landscaping zones, and building heights and siting. It has also responded to consultees by incorporating a planted earth bund into its proposals and has adjusted its landscaping proposals to reflect comments on planting mix and the ‘standard’ of planting at Year 1.</p>
<p>A desire to see an earth bund provided on the site’s western boundary and for the height of any bund to be as great as possible adjacent to the closest residential dwellings</p>	<p>The MoJ has been pleased to be able to provide a bund along the site’s western and southern boundaries in response to requests made by stakeholders. The height of the bund is limited, however, by (i) the amount of land that is available to accommodate a bund with slope gradients that can support woodland planting; and (ii) the MoJ’s technical standards which do not allow for a structure of more than 2m high adjacent to the clear zone outside the secure perimeter fence (for security reasons). Where there is a greater width of land available it has been possible to increase the height of the bund to 3.5m, but that is the maximum that may be achieved.</p>
<p>Impact on ecology</p>	<p>The MoJ has carried out numerous ecology surveys over time and has prepared its proposals having regard to the findings of those surveys and the presence of any protected species. Whilst there are no longer any water vole on the site, the new ditch course will provide suitable habitat for other species (and potentially re-population by water vole) and in a substantially larger area than the current ditch. Otherwise planting comprises native species and will further support biodiversity on the site.</p> <p>More generally the MoJ has ensured that all site preparatory works to date have been overseen by an Ecological Clerk of Works, and this will continue into the main construction works phase.</p>
<p>The impact of the development on landscape and visual amenity</p>	<p>In this regard, the reserved matters application is supported by an updated Landscape and Visual Impact Assessment prepared by Ramboll (who also prepared the LVIAs in support of both outline planning applications) to take account of the latest layout, building designs and landscaping proposals. The conclusions of the LVIA remain that significant impacts on landscape character will be highly localised and temporary and that there will be some beneficial effects as proposed screen planting matures.</p>

	<p>In relation to visual effects the LVIA concludes that significant effects will be confined to locations on Moor Lane and in the vicinity of Burtonfields Farm but that those will reduce and become non-significant once the proposed landscaping has matured.</p>
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5. Summary

- 5.1 The MoJ has continued to actively engage with and consult local people and stakeholders in relation to its proposals to develop a new Category C prison at Full Sutton.
- 5.2 This Statement has summarised the MoJ's approach since the first outline planning application was submitted in 2017 and has explained its approach to the latest round of consultation which has taken place in anticipation of the submission of the reserved matters application to East Riding of Yorkshire Council. The MoJ remains strongly of the view that it is important to give the community an opportunity to review the detailed development proposals and provide comment prior to the scheme being finalised and submitted to the Council for determination.
- 5.3 The continued enforcement of social distancing measures introduced to limit the spread of COVID-19 has meant that the MoJ has had to employ only digital and postal methods to date to engage with local people. This has included an online exhibition and hosting four webinars in June, which offered members of the community opportunities to ask questions of the project team in a live setting. Public exhibitions are, however, being planned for the 26 and 27 July at Full Sutton and Stamford Bridge respectively.
- 5.4 This Statement has summarised the feedback received from the local community and provided the applicant's response. It is important that the contents of this Statement are read in conjunction with the submitted drawings, Design and Access Statement, and Planning Statement which also accompany the application for reserved matters and that for the workshop building.

Avison Young
July 2021

Appendix I

Ditch Application SCI

Statement of Community Involvement Excavation of Ditch Course

Land adjacent to HMP Full Sutton, Yorkshire

March 2021

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Appendix 2	-	Consultation Document (February 2021)

Prepared By: Bart Shirm

Status: FINAL

Date: March 2021

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Statement of Community Involvement has been prepared by Avison Young on behalf of the Ministry of Justice (MoJ) in relation to an application for full planning permission for the excavation of a new ditch on land adjacent to HMP Full Sutton. The drainage ditch is proposed to support the delivery of the new prison at Full Sutton which was granted outline planning consent on 12 September 2019 (Reference 18/04105/STOUT).
- 1.2 The application for the excavation of a new drainage ditch is currently being considered by East Riding of Yorkshire Council (ERYC) and has been given the reference 20/03340/STPLF.
- 1.3 The application was submitted in October 2020 and was presented for consideration by ERYC's Planning Committee meeting on 14 January 2021, with a recommendation from officers that it be approved. The Committee resolved at the meeting to defer the determination of the application so that the MoJ could undertake further consultation with members of the community.
- 1.4 This Statement of Community Involvement sets out the approach to consultation that the MoJ has taken in relation to the ditch application since the determination of the application was deferred by Planning Committee in January. The objectives of the consultation have been (i) to ensure that the details of the proposal have been publicised more widely than by way of the neighbour notification carried out by the LPA; (ii) to provide a further opportunity for comment by the local community; and (iii) to allow the MoJ to consider and respond to those comments.
- 1.5 Restrictions on movement and social contact due to the Coronavirus (COVID-19) pandemic have remained in place since the deferral of the planning application in January. This has meant that the MoJ has been unable to host a public exhibition. Nevertheless, the MoJ has committed to engaging with the local community through postal and digital means.
- 1.6 The remainder of the Statement is structured as follows:
 - **Section 2** summarises the policy framework and guidance that exists in relation to consultation on applications for planning permission, and confirms the MoJ's approach to consultation as it continues to progress the development of the new prison;
 - **Section 3** confirms the scope of the MoJ's consultation exercise on the current application, which has been both 'online' and 'direct';
 - **Section 4** summarises the principal issues and themes arising from a review of the consultation feedback, and provides the MoJ's responses to those; and
 - **Section 5** concludes the Statement.

2. Policy Framework

National Planning Policy Framework (NPPF)

- 2.1 Community consultation on applications for planning permission is not mandatory, although the NPPF encourages applicants to engage with the community before submitting an application. Paragraph 128 of the NPPF states that:

“Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

- 2.2 The NPPF further recognises the importance of pre-application consultation. Paragraph 39 states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussions enable better coordination between public and private resources and improved outcomes for the community.”

Planning Practice Guidance (PPG)

- 2.3 The PPG adds, amongst other matters, that *“the approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed”*. It emphasises also that *“the level of engagement needs to be proportionate to the nature and scale of a proposed development”*.

East Riding Statement of Community Involvement

- 2.4 ERYC published its Statement of Community Involvement in May 2020. The Statement sets out the approach that the Council will take in relation to public engagement and includes commentary on the implications of the social distancing measures introduced to limit the spread of COVID-19.
- 2.5 Paragraph 3.8 of the Statement explains that applicants will be encouraged to undertake some form of consultation with the public. The paragraph explains that developers of major schemes will be expected to canvass views from residents affected by the proposals, the town or parish council and statutory consultees. The paragraph explains that the planning submission should explain the consultation carried out and comments received.
- 2.6 Paragraph 3.9 notes that *“consultation carried out by applicants and/or their agents will not replace that undertaken by the council as part of the formal planning application process”*.

The MoJ’s Approach

- 2.7 The MoJ has been progressing its plans for the development of a new prison at Full Sutton since 2017. It first secured outline planning permission for a new prison in 2017. Following a review of the strategic need for new prison places, it submitted a second outline planning application for the new prison in late 2018, which was approved in September 2019. The applications were for ‘major’ development and, consistent with its normal practices around community consultation, the MoJ organised public exhibitions of its proposals ahead of the submission of both of the outline planning applications. Events were held in both Full Sutton and Stamford Bridge, and were well attended. Statements of Community Involvement were submitted to the LPA with the planning applications, which, similar to this SCI, explained the consultation that had been carried out, identified the key themes arising from the comments received, and set out the MoJ’s position in relation to each key theme.

- 2.8 In this case, the application relates to the construction of a ditch course to replace that which runs west-east though the centre of the site. The primary reason for its construction is to provide replacement habitat for water vole (a protected species) which have been observed in the existing ditch. The ditch will also perform a surface water drainage function. The need for a new ditch was set out in both of the outline planning applications, and its intended alignment was shown on the Site Layout plans submitted with both outline planning applications. As the MoJ moved into the next stages of implementation of its proposals, it became clear that it needed to seek permission for the detail of the alignment and construction of the new ditch earlier than it is able to apply for permission for the ‘reserved matters’ (i.e. the detailed layout, appearance and landscaping of the new prison). This is so that the new habitat can become established sooner than would otherwise be possible, meeting the identified nature conservation objectives, and ensuring that the MoJ’s overall programme would not be affected. Consequently, the MoJ prepared the application for the new ditch, maintaining the alignment which had been indicated on the Site Layout Plans submitted with both of the outline planning applications.
- 2.9 Having regard to the consultation carried out at the outline application stage, and that the new ditch is proposed on an alignment which has been shown twice previously (and which had not raised any significant concerns during earlier consultations), the MoJ proceeded to submit its application without undertaking any prior consultation with the community, noting the advice set out in the PPG (see paragraph 2.3 above). No concerns were raised with this approach until the application was presented to Planning Committee in January. However, Planning Committee raised concerns about the absence of community consultation, and deferred determination until consultation had taken place.
- 2.10 In the Section 3.0 we explain what consultation has been carried out specifically in relation to the current application for the new ditch since January. Before that, it is worth emphasising that the MoJ takes the need to consult with the community seriously, given that its proposals will have an effect on the community, and that it wishes to keep residents and other stakeholders updated on the progress of the development. To this end, the MoJ has communicated to the Parish Council, to Ward Members and to residents that its ongoing approach to consultation is to be as follows.
- The MoJ will continue to publish a quarterly newsletter to update recipients on any upcoming activity on the site, or in relation to any upcoming planning applications and/or consultation events. The newsletter is circulated to circa 2,000 addresses and is made available also in pdf format.
 - The MoJ will convene monthly ‘stakeholder’ meetings (currently virtual) with Ward Members, Parish Council representatives and a small group of residents. This facilitates a two-way dialogue between the MoJ and the community, so that issues and concerns may be raised, discussed, and acted upon.
 - The MoJ maintains a live and dedicated enquiries address Fullsuttonenquiries@justice.gov.uk; which residents or other stakeholders may contact at any time.
 - The MoJ will arrange pre-application consultation events (both virtual and, restrictions permitting, face-to-face) prior to the submission of the ‘reserved matters applications’ later this year.

3. Scope of Consultation Exercise

3.1 As noted in the Section 2.0, the focus of the MoJ's recent consultation exercise has been on the current application for the new ditch course. The MoJ's recent consultation has been in addition to the statutory consultation exercise which has been undertaken by ERYC during the determination period for the application.

Online Consultation

3.2 A key element of the follow-on consultation has been the online 'exhibition' which opened on 12 February. The consultation was publicised prior to opening by way of reference to it being included in the February edition of the Quarterly Newsletter. A copy of the February Newsletter and a map showing its distribution are included in **Appendix 1**.

3.3 The consultation website remains online (although the closing date for comments to the MoJ has passed) and includes a PDF 'Consultation Document' which was available for download. The website can be accessed at the following URL:

<https://consult.justice.gov.uk/digital-communications/ditch-construction-at-new-prison-in-full-sutton/>

3.4 We have also provided a copy of the Consultation Document in **Appendix 2** for ease of reference. The Consultation Document includes the following information:

- a summary of the planning history in relation to the new prison at Full Sutton;
- details of the application for the new ditch;
- details of how to view the ditch application on ERYC's website;
- a series of plans illustrating and explaining the ditch proposals; and
- details of how to comment on the proposals.

3.5 The Consultation Document confirmed that the MoJ was inviting comments on the proposals via email until 20:00 on Sunday 21 February 2021. The Consultation Document also invites viewers to comment to ERYC directly, and provides the URL to the Council's planning search function, as well as the planning application reference number.

Direct Consultation

3.6 The MoJ decided not to carry out its online consultation on the new ditch application by way of a 'webinar' or 'workshop' given the nature of the proposal, and that the planning application had been 'live' since October 2020 so that there had been an opportunity to examine the proposals and comment on them for some months. The online consultation has, however, been supported by two meetings with Ward Councillors, Parish Council representatives and residents who live on the western side of Full Sutton.

- The first was a face to face meeting between the MoJ, Cllr Hammond and a local resident, and included both a face to face discussion and site visit/walkover.
- The second was a Zoom meeting attended by the MoJ, Ward Councillors, Parish Council representatives, a representative of the Local Planning Authority, Lexington Communications and Avison Young. Invitations were sent to a number of households on the western side of Full Sutton, with the invitation list having been first agreed with Cllr Hammond.

- 3.7 The direct consultation has enabled a discussion with those residents for whom the ditch application, and the proposals for the new prison, raise a particular set of issues. We have not treated or reported the issues raised during direct consultation any differently from those raised by other respondents to the online consultation. By this we mean that the comments that have been raised during direct consultation have been added to the summary of ‘themes’ and ‘issues’ that we identify in the next section of this SCI, but we have not ‘scored’ or ‘ranked’ those comments any differently from any other respondent’s comments (although, in a small number of cases, this means that we have ‘double counted’ comments made online and through direct consultation). We have adopted this approach to reporting because the purpose of this exercise is to identify issues of concern to the community so that the MoJ can consider and respond as appropriate, and so that the LPA is aware of the views expressed and can reach its conclusions on the merits of the application accordingly.
- 3.8 We note also that one or two matters have been raised which are specific to individual occupiers, and which have not been reported in this SCI, but have been taken up separately and directly with the individual occupiers concerned.

4. Consultation Feedback

- 4.1 In total, the MoJ received 446 responses to the online consultation. We do not publish names, addresses or full responses for reasons relating to data protection and confidentiality, but instead identify the key themes and issues arising, summarise the concerns expressed, and note the number of times that each theme or issue is mentioned.
- 4.2 Of the 446 responses, 91 used or modified a standard text response which referred to the statutory protection afforded to water voles under the Wildlife and Countryside Act 1981, as well as comments made by Full Sutton & Skirpenbeck Parish Council to ERYC.
- 4.3 The responses are summarised and analysed below.

Ecological Issues

- 4.4 A significant number of responses expressed concern that the new ditch proposals represented a threat or risk to the population of water vole which has been identified by surveys over recent years. This is in contrast with the consultation exercises carried out at the time of the two outline planning applications, when very few comments were made in relation to water vole, or ecology more generally. In this category we noted that:
- 174 responses expressed concern that the construction of the ditch would negatively impact the existing water vole population and could harm other species and the environment.
 - 64 responses expressed concern that the new ditch will be unable to support the water vole population.
 - 25 responses expressed concern that the ditch proposals would result in the loss of existing habitats and features, such as the existing attenuation pond.
 - 23 responses expressed concern that the application fails to demonstrate that sufficient mitigation measures will be put in place to protect the statutorily protected water vole population and other species.
 - 2 responses requested that the proposals instead enhance the existing water vole habitat at the site.

Technical and Environmental Issues

- 4.5 Whilst the construction of the ditch was initially included in the proposals for the new prison development to address nature conservation issues, it will also perform a surface water drainage function. For this reason, the MoJ instructed Ramboll to carry out a detailed engineering exercise and to design the new ditch so that it would perform its intended ecological function but, at the same time, provide a connection back to the existing ditch course before it enters the culvert under Moor Lane without (i) impacting on the performance of the existing surface water drainage system; or (ii) resulting in any increased risk of flooding either on the site, or off-site. The greatest number of responses of a 'technical' nature relate to these matters, but a number of other technical/environmental issues have been raised and, in this category, we noted that:
- 142 responses expressed concern that the proposed ditch will be insufficient at preventing flooding.
 - 32 responses expressed concern that the area remains contaminated by nuclear waste and/or unexploded ordnance (UXO), and that insufficient surveys have been undertaken to determine that the area has been made safe.

- 4 responses expressed concern that the excavation of the ditch would negatively impact soils.
- 4 responses expressed concern that the excavation of the ditch would give rise to the release of carbon dioxide emissions.

Relationship Between Ditch and Consented Prison / Landscaping

4.6 A number of respondents were concerned that that ditch application is being progressed ahead of the submission of the reserved matters applications for the new prison, which they felt could prejudice the ability at the reserved matters stage to deliver an effective landscaping scheme along the site’s western side. In this regard we noted that:

- 73 responses expressed concern that the proposed ditch would impact the ability to deliver sufficient landscaping around the consented prison, including that the ditch would encroach into the proposed landscaping area, and/or that the excavation of the ditch would negatively impact soils and the potential for planting to establish.
- 3 responses requested that the ditch remain in its current position.
- a number of responses suggest that the whole of the existing ditch should be culverted once the new ditch is constructed so as to increase the amount of landscaping in the western part of the site and reduce the break in the landscaping belt adjacent to this part of the development.
- a number of responses suggest that construction of the ditch in the alignment proposed would prejudice construction of any bund that might be provided as part of the landscaping reserved matters.

The Planning and Consultation Process

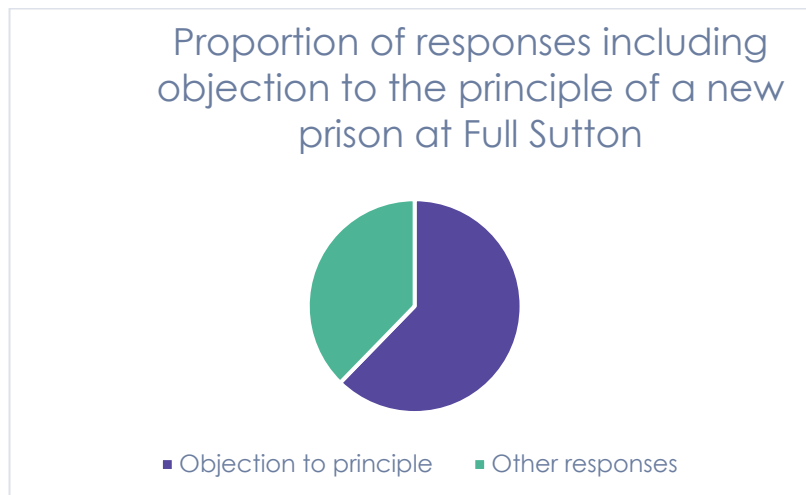
4.7 This category relates to respondents’ views about the approach that the MoJ has taken generally to consultation with the community and stakeholders in relation to its new prison proposals, but also to the view that the approach to bringing forward the detailed designs of the new prison and associated site works has been piecemeal. There is some potential for crossover here with comments received about the relationship of the ditch application to the reserved matters submissions. However, some comments were more focused on the appropriateness of the planning and consultation process *per se*, rather than on the relationship of the ditch application to the landscaping reserved matter application, so that we have separated them out on this basis. In relation to the planning and consultation process we have noted:

- 79 responses expressed dissatisfaction with the consultation process, both in relation to the new ditch planning application, and more generally in relation to proposals for the new prison at Full Sutton.
- 78 responses thought the approach towards delivering a new prison at Full Sutton has been piecemeal.
- 76 responses expressed concern that proposals for the new ditch have been submitted as a standalone application rather than being considered holistically as part of the reserved matters application

Other Matters

4.8 A significant number of responses related to the construction of a new prison at Full Sutton. In summary, approximately 279 responses (62%) included an objection to the principle of delivering a new prison at Full Sutton, with many seeking to justify their objection on moral, environmental or social grounds.

- 4.9 Whilst we understand that consultees should raise any points that they wish to make, it is nonetheless relevant that the consultation exercise related to proposals for the excavation of the new ditch course, and that the principle of delivering a new prison at Full Sutton was established in September 2019 under planning permission 18/04105/STOUT. Whilst we have, therefore, noted the number of comments that raise ‘in principle’ objections to the development of a new prison at this site (or more generally), we do not comment further on those objections, nor do we seek to justify the principle of development, because that was considered appropriately and in detail at the outline planning application stage.



Response to Consultation Feedback

- 4.10 The table below lists the key themes arising from the responses to the online and direct consultation and provides the MoJ’s response to each theme.

Consultation Theme	MoJ’s Response
Ecological Issues	
The construction of the ditch would negatively impact the existing water vole population and could harm other species and the environment.	The new ditch has been designed specifically to support a population of water vole, and as mitigation for the loss of the habitat provided by the existing ditch course once culverted or infilled. The profile and cross-section of the new ditch and the planting proposals are designed to support a water vole population, and wider biodiversity improvements. In relation to other species, the outline planning applications have been informed by Protected Species Surveys, and no other protected species will be affected.
The new ditch will be insufficient to support the water vole population.	The new ditch will be sufficient to support the water vole population. It has been designed with this function specifically in mind and, moreover, is significantly longer than the existing ditch course so that it has the potential to support a larger population than that identified in previous water vole surveys at the site.
The proposals would result in the loss of existing habitats, such as the existing attenuation pond.	The proposals will not result in the loss of any important existing ecological habitats. Indeed, it will provide replacement habitat for the existing ditch which is to be culverted or infilled).

Consultation Theme	MoJ's Response
	<p>The existing attenuation pond will be retained. Moreover the MoJ is preparing a Construction Environmental Management Plan, which is to be submitted and approved under the requirements of Condition 29 added to the outline planning consent, and which is aimed at ensuring that the retained habitats are managed to support ecological interests.</p>
<p>The planning application fails to demonstrate that sufficient mitigation measures will be put in place to protect the statutory protected water vole population and other species.</p>	<p>The planning application proposes a new ditch which is designed specifically for the purpose of mitigating the loss of the existing habitat. It has been designed by Ramboll, who have provided advice on the ecological issues arising from the development of the site since 2017. The principle of the construction of a new ditch to mitigate impact on water vole was agreed through both outline planning applications, and the detailed proposal has now been considered by ERYC's Nature Conservation Officer, who has registered no objection (as recorded on page 68 of the officer's report to Planning Committee in January). Moreover, the MoJ has applied to Natural England for a licence to support the mitigation strategy that is proposed.</p> <p>As stated above, Condition 29 attached to the outline consent requires a Construction Environmental Management Plan to be submitted and approved by the LPA and which "<i>shall contain full details of all of the mitigation measures to minimise the impact on biodiversity</i>". It will be necessary for the applicant to demonstrate adequate mitigation measures in order for the condition to be discharged and development commence.</p>
<p>The proposals should seek to enhance the existing water vole habitat at the site.</p>	<p>The proposals will provide replacement habitat for that which will be lost, and represent an enhanced outcome, given the increase in the length of the new ditch compared with that which will be culverted/infilled.</p>
Technical and Environmental Issues	
<p>The proposed ditch will be insufficient at preventing flooding.</p>	<p>The new ditch has been designed in such a way that it allows water levels to be controlled. The water level will be maintained at a point that will enable a flow into the culvert beneath Moor Lane and prevent flows being backed up. It has been designed so that its behaviour will mimic the existing water course, but because the new ditch is substantially longer, it will hold more water. For these reasons, there is no elevated risk of flooding arising from the works.</p> <p>The drawings and technical specification submitted with the application have been consulted upon and the Lead Local Flood Authority, Land Drainage Board, Yorkshire Water and the Environment Agency have not raised any concerns or objections (as recorded on pages 68 and 69 of the report to Committee in January 2021). Moreover, Land Drainage Consent has been granted.</p>

Consultation Theme	MoJ's Response
<p>The area remains contaminated by nuclear waste and/or unexploded ordnance (UXO), and insufficient surveys have been undertaken to determine that the area has been made safe.</p>	<p>The MoJ is not aware of any evidence that the site is contaminated by nuclear waste, and has carried out soil surveys recently to support both the new prison development and the new ditch construction. The MoJ understands the need to acknowledge risks relating to UXO; indeed the recent archaeological investigations were carried out under the supervision of the Development Control Analyst (DCA).</p> <p>The report to Planning Committee on 14 January notes that ERYC's Environmental Control team has considered the proposals and has recommended that <i>"a watching brief is maintained during site preparation, excavation and landscaping works for the proposed drainage ditch. Given the site history, it is also recommended that the applicant makes further enquiries regarding risks from UXO"</i>. It is recommended also that a condition and advice notes be included if planning permission is approved, and the planning officer proposed such a condition (Condition 2) in the report to committee.</p>
<p>The excavation of the ditch would negatively impact soils.</p>	<p>The MoJ is unsure how the excavation of the ditch would negatively impact soils, and does not consider that it would.</p>
<p>The excavation of the ditch would give rise to the release of carbon dioxide emissions.</p>	<p>Any development activity will lead to the release of carbon dioxide emissions. However, the LPA has granted outline planning permission for the development of the new prison, with the construction of the new ditch being part of the works involved in the overall development. The LPA has concluded that the outline planning application (and its component parts) constituted sustainable development and granted planning permission on that basis.</p>
Relationship between the Ditch, the Consented Prison and Landscape Planting Zones	
<p>The proposed ditch would impact the ability to deliver sufficient landscaping around the consented prison, including encroachment into the proposed landscaping area.</p>	<p>The LPA has granted planning permission for the development of a new prison with a maximum gross external floorspace of 59,500 sqm (18/04105/STOUT). The Planning Statement (PS) submitted with the outline application explained (paragraph 1.11) that the development will be made up of three principal elements; namely:-</p> <ul style="list-style-type: none"> • a secure prison compound containing accommodation blocks and associated prison buildings within a secure perimeter fence; • a public zone to include the site access (both vehicular and pedestrian), and car parking for staff and visitors; and • land to be used for landscaping and ecological mitigation works. <p>The application was supported by drawing 664015-1275-MAC-ZZ-XX-DR-A-0001 Rev 1 which, whilst indicative, comprised the 'Proposed Site Layout' plan and showed how it was expected that the three principal elements of the new prison would be laid out across the site at the reserved matters application stage.</p>

Consultation Theme	MoJ’s Response
	<p>The PS notes that there was relatively limited scope for change to the layout of the prison within the secure perimeter fence, or to the alignment of the fence itself. It explained also (at paragraphs 4.52-4.56) the proposed landscaping principles to be adopted and noted, at paragraph 4.53, that <i>“the Applicant proposes to establish a number of principles that will be applied in the detailed landscape strategy in due course”</i>. Those principles were described in bullets a) to e) in paragraph 4.53.</p> <p>At paragraph 4.56 the PS notes that <i>“details for all areas of landscaping will be submitted as part of the reserved matters application in due course”</i> and goes on to say that <i>“however, the principles of the landscaping strategy set out above are incorporated into the Landscape & Visual Impact Assessment... Figure 6.1 within the LVIA is an Outline Landscape Mitigation Plan which shows how the principles described above are incorporated in the proposal”</i>.</p> <p>It is clear that it was on the basis of these landscaping principles, and the assessment of them in the LVIA, that officers concluded that the impacts of the development, laid out as per the indicative Site Layout Plan, were acceptable, and it was on this basis that Planning Committee granted permission for the proposed development.</p> <p>We have set out this background because it is the MoJ’s conclusion, as per the conclusions of the LVIA, that the delivery of landscaping in accordance with the principles set out at the outline planning application stage will, over time, effectively landscape and screen the new development. This has also been the view of officers and Planning Committee in supporting the outline planning application.</p> <p>On this basis, the MoJ is currently preparing the Landscaping, External Appearance and Layout reserved matters applications for submission later this year in accordance with the principles set out at the outline planning application stage.</p> <p>Provided that the new ditch proposal does not compromise the ability to deliver landscaping in accordance with the principles set out in the Planning Statement (which were incorporated into the Site Layout Plan and Figure 6.1, and tested through the LVIA at the outline planning stage) it will not impact on the ability to deliver sufficient landscaping around the consented prison.</p> <p>The ditch alignment is as proposed at outline planning stage. It does not encroach in any significant or material way on the areas of land identified for landscaping at the outline stage. There is some minor encroachment in two locations, as shown on the plan included in the Consultation Document reproduced at Appendix 2.</p> <ul style="list-style-type: none"> • The first comprises a very narrow sliver on the western side of part of the landscape planting zone, but that must be viewed in the context of the very substantial width of the landscape planting zone in this location, so that it will have no impact on the efficacy of landscaping at this point.

Consultation Theme	MoJ's Response
	<ul style="list-style-type: none"> • The second is a very small encroachment at the point where the landscape zone turns eastwards but, again, this is not material seen in the context of the landscaping proposals as a whole. <p>For the above reasons, the MoJ is satisfied that the minor encroachment into the areas set aside as landscape planting zones will not impact materially on the efficacy of the landscape zones, and so is not a reason to resist the determination of this application.</p> <p>Moreover, there is no reason to conclude that the details of the new ditch must be authorised as part of the reserved matters applications, with the principle of its construction, and its indicative alignment, having been agreed as the outline planning stage. If it were to be considered at that time, its location and alignment would not differ from that shown in this application.</p> <p>The MoJ is, however, exploring fully certain matters that will maximise the effectiveness of the landscaping to be provided within the landscape planting zones, including:</p> <ul style="list-style-type: none"> • type of planting (species and mix of deciduous and coniferous) • planting density • height on planting and at maturity • management regimes • the scope to augment existing landscaping along site boundaries. <p>These matters are being considered as the landscaping proposals are being developed.</p>
The proposed ditch will have negative impacts on soils and on the potential for planting to establish.	The MoJ is confident that the proposed ditch will not have a negative impact on soils or on the potential for planting to establish.
The ditch should remain in its current position.	The ditch cannot remain in its current position because (i) it must be culverted or infilled to enable the new prison to be developed, and (ii) the MoJ must provide an alternative to mitigate the impact on habitat that is important for water vole and, if infilled, to provide a surface water drainage function.
The existing ditch should be culverted once the new ditch is constructed so as to increase the amount of landscaping in the western part of the site and create an unbroken screen to this part of the development.	<p>The MoJ is considering the potential to culvert that section of the existing ditch to the west of the proposed secure perimeter fence, which would certainly allow for more planting closer to its banks.</p> <p>Moreover, following the consultation, the MoJ is investigating the potential to infill the existing ditch entirely, which would enable the whole of that corridor to be included in the strategic landscaping zone to the west of the new prison, and avoid there being any break in the Landscape Planting Zone in this location.</p>

Consultation Theme	MoJ's Response
<p>Construction of the ditch in the alignment proposed would prejudice construction of any bund that might be provided as part of the landscaping reserved matters.</p>	<p>The MoJ is investigating the possibility of incorporating a bund into at least some parts of the landscape planting zones. The ability to do so will vary dependant on the width of the planting zones and the height of any bund. Care must also be taken to ensure that the gradient of the slopes of any bund could be effectively planted.</p> <p>Whilst this is being investigated, the MoJ does not consider that there is an opportunity to incorporate any significant bunding into the proposals. Moreover, and for the reasons given above, the MoJ does not consider that to be necessary, having regard to the assessments undertaken at the outline planning application stage.</p>
<p>The Planning and Consultation Process</p>	
<p>The consultation process has been insufficient, both in relation to the planning application for the excavation of the new ditch, and more generally in relation to proposals for the new prison at Full Sutton.</p>	<p>We have set out in Section 2.0 the general approach that the MoJ takes to consultation on its development projects, and its approach in relation to the next phases of the development of the new prison at Full Sutton. We have also set out in Section 3.0 the approach that has been adopted for this application.</p> <p>The MoJ sees genuine value in consultation, and adopts an approach whereby the amount of consultation is proportionate to the development involved. Whilst the MoJ did not initially consider there to be a need for consultation on the current application, it has been very happy to supplement that undertaken by the LPA, and considers that the online and direct consultation undertaken has enabled all views to be captured.</p>
<p>The planning process has been piecemeal and proposals for the new ditch should be considered holistically as part of the reserved matters rather than as a standalone application.</p>	<p>We have set out in earlier answers why the new ditch application has been progressed ahead of the reserved matters applications, and have explained why the MoJ does not consider that there is a need to delay its consideration.</p>
<p>Other Matters</p>	
<p>Objection to the construction of a new prison at Full Sutton.</p>	<p>This consultation relates solely to proposals for the excavation of a new ditch course. The principle of developing a new prison at Full Sutton was established in September 2019 under planning permission 18/04105/STOUT with all matters except access and scale reserved for future consideration.</p>

5. Summary

- 5.1 Members of East Riding of Yorkshire Planning Committee resolved on 14 January 2021 to defer a planning application for the excavation of a ditch course adjacent to HMP Full Sutton to allow the applicant (the MoJ) to undertake a consultation exercise with the community.
- 5.2 The community were subsequently invited to view material online relating to the need for the development and the detail of the proposals, and to comment directly to the MoJ (as well as to the LPA). Further ‘direct’ consultation has taken place with a range of local stakeholders.
- 5.3 This Statement has described the scope of the consultation exercise, summarised the comments received, and set out the MoJ’s responses to the comments.
- 5.4 As such, we consider that the community has been adequately consulted in relation to the proposals, both by ERYC through the statutory consultation process, and by the MoJ. We hope also that the questions raised have been effectively answered so that officers may complete their recommendation to planning committee.

Avison Young

March 2021

Appendix II

Quarterly Newsletter (May 2021)

New Full Sutton Prison Development

Newsletter - May 2021



Reserved Matters Application Public Consultation

In September 2019, East Riding of Yorkshire Council (ERYC) granted outline planning permission to the Ministry of Justice for the development of a new Category C prison, on land adjacent to the existing HMP Full Sutton. The outline planning permission granted permission for the use proposed, for the maximum amount of development to be constructed, and for temporary and operational access. Three detailed matters were 'reserved' for later approval; namely the site's detailed site layout (with an indication of that having been provided at the outline planning application stage), the appearance of the buildings, and the detail of the landscaping to be provided in the 'Landscape Zones' across the site.

The next stage of the planning process is to submit the 'Reserved Matters Applications' covering those three areas. ERYC has also added a planning condition to the outline planning consent which requires that the MoJ submits full details of the site's surface and foul water drainage systems at the same time as the reserved matters applications.

The MoJ has now begun preparing these submissions and is pleased to announce that a pre-application public consultation on the reserved matters will run between Wednesday 9 June and Wednesday 30 June.

How to have your say

The public consultation is proposed take various forms, both online and 'face to face' (subject to restrictions), and will provide alternative ways to get involved and to review and comment on the proposals ahead of the application being submitted to the local planning authority.

Full details of the consultation will be available on the dedicated consultation website at <https://consult.justice.gov.uk/digital-communications/reserved-matters-application-full-sutton> from 10am on Wednesday 9 June. As part of the commitment to engagement, virtual consultation sessions will also be held with members of the community on the following dates and times:

- 7-8pm Wednesday 16 June
- 7-8pm Thursday 17 June
- 1-2pm Friday 18 June

You can sign up to these sessions via the consultation website using the link above. Each of the sessions will cover the same presentation material and will include time for attendees to ask questions. Whilst you are welcome to attend any of the three webinars to suit your own availability, we would encourage residents of Full Sutton and Stamford Bridge to attend the Wednesday or Thursday sessions if possible. Face to face exhibitions are also planned in Full Sutton and Stamford Bridge on Monday 21 June and Tuesday 22 June, respectively. These events are subject to government restrictions with further details available closer to the time to confirm. If we are unable to host these sessions in person, we will hold additional virtual sessions in their place.

The New Ditch Course

East Riding of Yorkshire Council granted planning permission for the construction of a new ditch around the periphery of the site in March 2021. The application had been deferred at Planning Committee in January 2021 whilst the MoJ carried out further consultation with the community and local residents on the ditch proposal. After a thorough discussion at Planning Committee, permission was granted subject to conditions relating to hours of working and the use of wheel washing to prevent mud on the road. Since the permission was granted, the MoJ has submitted an application for a non-material amendment to its alignment on the east side of the site to address some ecological matters.

The ditch was proposed to perform both a drainage function and to provide new habitat for water voles which were found in the ditch course by surveys in 2016-2020. Updated surveys in 2021 have confirmed, however, that there is no longer a population of water voles on the site, possibly due to mink predation. The ditch remains a necessary element of the development due to its surface water function and to provide a habitat should the water voles choose to return in the future.

Further site updates

The temporary access bridge, which was referred to in Edition 2, has now been installed on site, which will allow access over the existing ditch for the machinery and vehicles needed to construct the new ditch.

MoJ has appointed a highways consultant to liaise with the Local Highway Authority on all traffic management issues including the temporary construction access granted as part of the outline planning consent for use during the build. They are also working on proposals for traffic calming and traffic management around the main site access on Moor Lane once the prison is open. The latter will not be implemented until just prior to occupation, but the details will be agreed with them now.

What you might see on and around site

As part of the early ground works, there are measures in place to ensure the site is secure and safe for any passing local residents. This means new signage in the area and improvements to access points, such as replacement gates.

What next

- The construction of the new ditch will begin over the next couple of months
- Any ecological issues revealed by surveys will be considered and mitigated

Keeping you informed

If you have any questions or concerns about the upcoming work, please email us via fullsuttonenquiries@justice.gov.uk.

If you would like to ensure you receive these newsletters digitally going forward, please contact us via the above email with your name, address and email address.

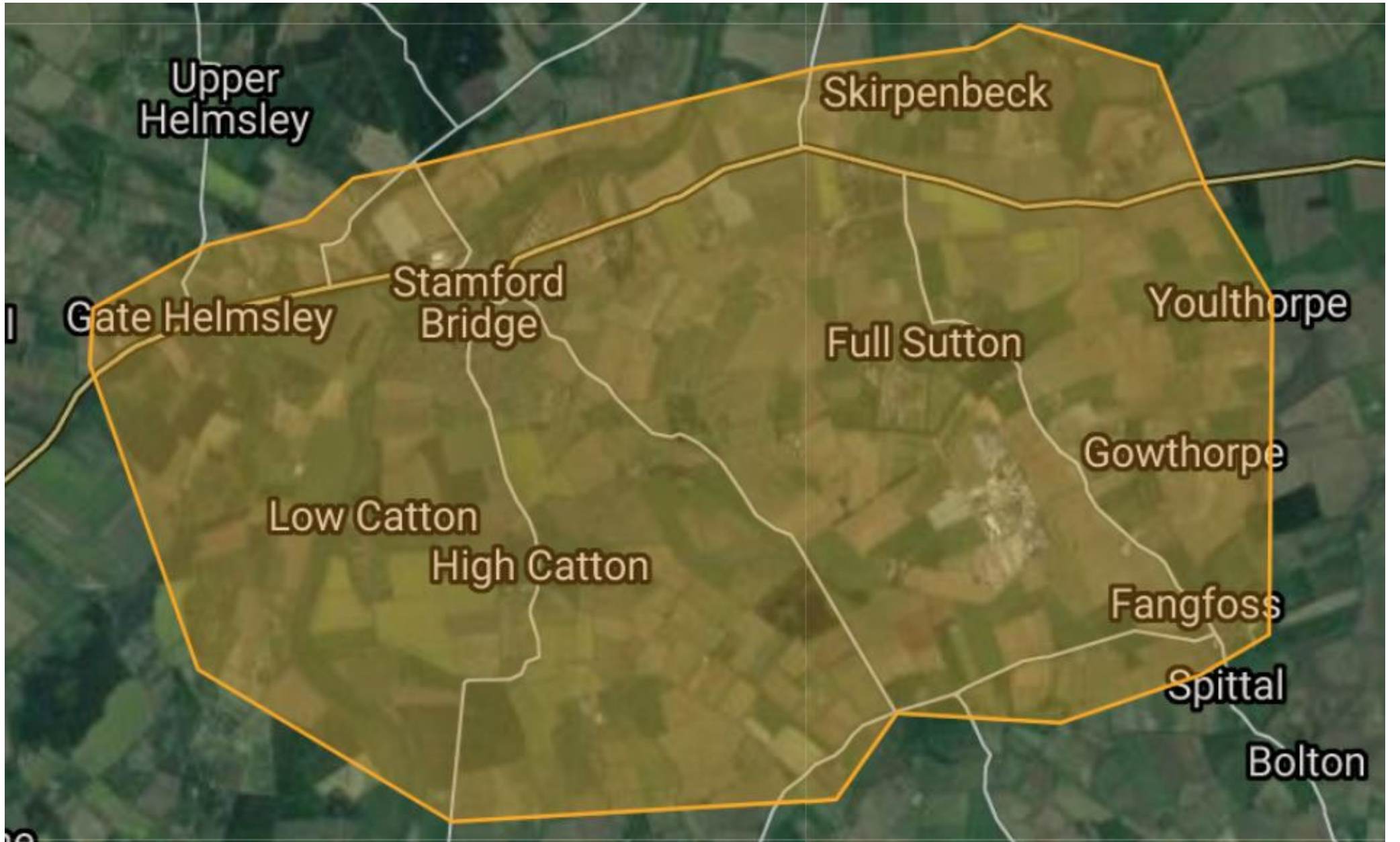


Temporary bridge on site



Newly installed gate

Appendix III
Newsletter Distribution Map



Appendix IV
Online Consultation Material



Ministry
of Justice

Full Sutton - Reserved Matters Consultation

Public Consultation

June 2021



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1.0 Introduction

In September 2019, East Riding of Yorkshire Council ('the Council') granted outline planning permission to the Ministry of Justice for the development of a new Category C prison on land adjacent to the existing HMP Full Sutton.

Plans for a new Category C prison at Full Sutton were first put forward as part of the Government's Prison Estate Transformation Programme (PETP) which was announced in the 2015 Spending Review and Autumn Statement. The aim of the PETP was to transform the custodial estate by building decent prisons to support prisoner rehabilitation and a reduction in reoffending rates, and to create safe and secure environments for staff and offenders.

On 3 November 2016, the then Lord Chancellor and Secretary of State for Justice, Elizabeth Truss, delivered a statement to the House on prison reform which confirmed that government would by the end of 2016 begin the process of submitting planning applications for new sites. On 22 March 2017 the Secretary of State issued a written statement which confirmed that a planning application was to be submitted for a new prison adjacent to HMP Full Sutton. An outline planning application (ref: 17/01494/STOUT) was submitted shortly after, on 24 April 2017, and planning permission was granted by the Council in July 2017. A second outline planning permission (ref: 18/04105/STOUT) was granted in September 2019 for a larger Category C Adult Male prison development, on the same site.

The Government has since reconfirmed its commitment to improving the custodial estate. The new prison at Full Sutton is now to be delivered as part of the 'New Prisons Programme', which was announced by the Prime Minister in Summer 2020. The New Prisons Programme commits over £4 billion capital funding to make significant progress in creating 18,000 additional prison places across the prison estate in England and Wales by the mid-2020s. As with PETP, an objective of the New Prison Programme is to provide capacity in the custodial system in new, modern prisons built as places of security, safety and reform.

Full Sutton was identified as a potential location for a new prison because:

- there is sufficient demand for prison places in this local area;
- we have the land available; and
- there is an existing prison and supporting infrastructure.

The suitability of the site for a new prison has been considered by East Riding of Yorkshire Council as part of the outline planning application process, and the principle of development was established by the first outline planning consent granted in 2017, and reconfirmed by that granted in 2019. It is the 2019 outline planning consent (18/04105/STOUT) which is being taken forward to implementation.

2.0 Planning Process

Outline planning permission for the new prison was granted in September 2019 by East Riding of Yorkshire Council. The means of access to the proposed prison, and the scale of the development that was proposed (i.e. the maximum permitted floorspace) were approved at the outline planning application stage. The detailed layout of the site, the external appearance of the buildings, and the detail of the landscaping proposals were however 'reserved' for later approval, although the Ministry of Justice provided the Local Planning Authority with indicative plans and drawings which showed how it expected the new prison to be delivered.

Before the new prison can be built the Ministry of Justice needs to provide the Local Planning Authority with its proposals for the 'reserved matters' (i.e. the detailed layout of the site, how it will be landscaped and the external appearance of the buildings) for approval by the Council. This exhibition has been arranged by the Ministry of Justice so that residents, businesses and other interested parties can find out more about the detailed plans for the new prison and the next steps towards its construction.

The Reserved Matters Application is expected to be submitted in July, so we are keen to receive feedback so that we can consider whether the plans may be improved. Once registered, the Local Planning Authority may take up to 13 weeks to reach a decision on the Reserved Matters Application. If the Local Planning Authority believes it is appropriate to approve the Reserved Matters Application, it may consider it necessary to impose conditions on the decision

notice which would require the Ministry of Justice and its appointed contractors to submit additional specified information to the Authority for consideration. The principle of the development has, however, already been tested and agreed through the outline planning approval.

If the Reserved Matters Application is approved, and following the discharge of any conditions that may be added to the decision notice, the development can proceed. The Ministry of Justice must also have first discharged any 'pre-commencement' conditions that were added to the outline planning consent that was granted in 2019. The process is summarised below.

1 - Submission of Outline Planning Application

2 - Approval of Outline Planning Application "the Planning Permission"

3 - Submission of Reserved Matters Application

4 - Decision on Reserved Matters Application

5 - If Reserved Matters is approved, discharge relevant planning conditions

6 - Commencement of Development

3.0 Recent Planning History

On 21 April 2017, the Ministry of Justice submitted an outline planning application (17/01494/STOUT) for a new 1,017 place Category C Adult Male prison on land adjacent to the existing prison in Full Sutton. The submission of the application was preceded by a consultation exercise with the local community and other stakeholders. The application was approved by East Riding of Yorkshire Council in July 2017.

Following the approval of 17/01494/STOUT the Ministry of Justice reviewed the strategic need for new Adult Male Category C prison places and concluded that the capacity of the new prison should increase to 1,440. The maximum floorspace permitted in July 2017 was not sufficient to support the delivery of the larger prison and so the proposals were updated to increase the size of the proposed prison. A second outline planning application (18/04105/STOUT) was prepared.

The updated proposals differed from the first application by way of:

- an increase in the number of houseblocks from four to six;
- an increase in the number of buildings thought necessary to deliver the prison from seven to eleven;
- an increase in the car parking area (but in the same part of the site); and
- the proposed energy centre being placed outside the secure perimeter.

Before submitting the second application the Ministry of Justice held public exhibitions at Full Sutton Training Centre and Stamford Bridge Methodist Church Hall on 20 and 21 November 2018. The Ministry of Justice submitted the revised outline planning application in December 2018. The description of the development was as follows:

“Outline planning application for the construction of a prison (59,500 sqm GEA) within a secure perimeter fence together with access, temporary access, parking, landscaping and associated engineering works (outline application with access and scale being considered)”.

As with the first application, the submission was made in ‘outline’ but with the proposed means of access and the amount of floorspace proposed submitted for approval at the outline stage. As before, the detailed layout of the development, its external appearance and the detail of all landscaping were reserved for later approval, but with indicative material submitted to show how the Ministry of Justice expected the larger prison to be laid out and landscaped. Outline planning permission was granted in September 2019.

The Outline Planning Consent – Key Features

Outline planning permission 18/04105/STOUT authorised the following matters:

- the use of the site for the provision of new custodial development;
- the construction of buildings not exceeding 59,500 sqm (GEA) in aggregate;
- maximum building heights;
- permanent vehicular access to the new prison from the estate road to HMP Full Sutton; and
- temporary construction access from a point on Moor Lane.

The matters not authorised by the outline planning consent and which were set aside for consideration through the reserved matters process were:

- the detailed layout of the site, buildings and parking areas;
- the detailed proposals for landscaping outside the secure perimeter fence; and
- the external appearance of the new buildings.

Whilst foul and surface water drainage details are not ‘reserved matters’, the Local Planning Authority added a condition to the outline consent which requires that detailed foul and surface water drainage proposals be submitted at the same time as the Reserved Matters Application. This was in case the layout of the development had to take account of any particular requirements for foul or surface water drainage.

Planning Conditions

The outline planning consent is subject to 29 conditions, some of which require the Ministry of Justice to submit additional information to the Local Planning Authority for approval prior to the commencement of construction work, or before the prison is occupied. These details do not need to be submitted at the same time as the Reserved Matters Application. We have listed below some key pre-commencement conditions.

- Condition 5 requires details of lighting, screen walls and fences and hard landscaping.
- Condition 14 requires the submission of a Construction Method Statement.
- Condition 12 requires details of noise mitigation adjacent to the operational site access.
- Condition 15 requires the submission of a Construction Emissions Management Plan.
- Condition 16 requires details of any land contamination and any remediation required.
- Condition 17 requires further details of the temporary construction access.
- Condition 18 requires details of construction related parking, loading and manoeuvring facilities.
- Condition 19 requires the submission of a Construction Traffic Management Plan.
- Condition 20 requires submission of a scheme of archaeological investigative works.
- Condition 24 requires details of wheel cleaning facilities for construction vehicles.
- Condition 26 requires details of operational parking and servicing prior to works above ground level,
- Condition 29 requires details of how ecological issues will be managed in the development.
- Condition 25 requires details of traffic calming features at the Moor Lane access prior to occupation.

Also of note, condition 13 limits construction hours to 08:00 to 18:00 Monday to Fridays and 08:00 to 13:00 on Saturdays, and prevents any working on Sundays or Bank Holidays.

Indicative Plans and Drawings

The outline planning application was accompanied by various indicative plans and drawings. Indicative material is used to give a local planning authority, local residents and all other stakeholders a clear indication of how the applicant expects its development to be designed and laid out. In this way the potential technical, environmental and amenity impacts of the proposals may be robustly assessed and tested at the outline planning application stage.

The Indicative Site Layout Plan is shown opposite. It shows the following.

- Vehicle access is from the existing access road to HMP Full Sutton and its junction with Moor Lane.
- Car parking is in the north of the site set back from Moor Lane behind existing landscaping and a new proposed landscaping zone/buffer.
- 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 substantial additional area of landscaping is shown on the western side of the site.
- A secure perimeter fence encloses much of the site, except the car park and landscaping zones. Land within the secure perimeter fence can be divided into two broad zones. The northern zone contains the prison entrance hub and various administration and support buildings (including the visitor centre, kitchen, healthcare and workshop/education buildings). The southern zone includes the houseblocks and associated outdoor facilities.
- An existing ditch course is shown culverted beneath the secure compound 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.



Indicative Plans and Drawings

The outline planning application was also supported by drawings showing indicative building footprints and elevations. Whilst indicative, these drawings showed buildings that were being constructed on other new prison developments at the time. As with the Indicative Site Layout Plan, the detail they showed was not submitted for approval, but allowed the potential impacts of the proposed development to be robustly tested. The indicative footprint and elevations of a four storey residential houseblock is shown below.

