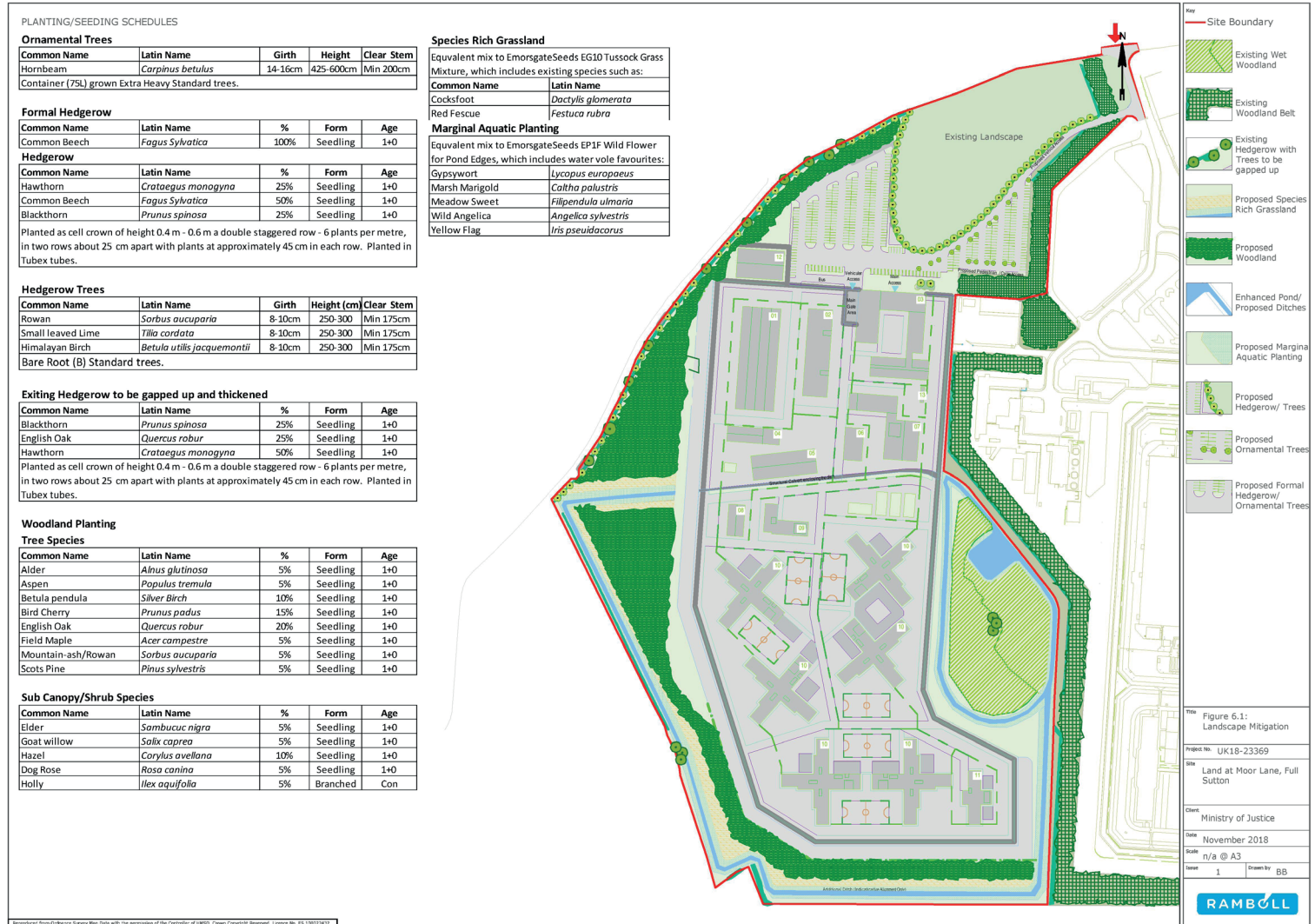


Indicative Plans and Drawings

The outline planning application was accompanied by a Landscape Mitigation Plan. This gave more detail of how the Ministry of Justice expected the Landscaping Zones shown would be planted so as to mitigate the landscape and visual impacts of the proposed development. This drawing was included at Figure 6.1 of the Landscape and Visual Impact Assessment (LVIA) and is reproduced below.



Technical and Environmental Reports

The Outline Planning Application was supported by various technical and environmental reports which considered the potential impacts of the development. The reports submitted included the following:

- Flood Risk Assessment and Outline Drainage Strategy.
- Transport Assessment and Outline Travel Plan.
- Air Quality Assessment and Report.
- Ecological Impact Assessment.
- Phase 1 Preliminary Risk Assessment (Ground Conditions).
- Noise Impact Assessment.
- Landscape and Visual Impact Assessment (including Outline Landscape Mitigation).
- Socio-Economic Assessment.

The technical and environmental reports assessed the impact of the development based on the amount of development proposed and, where relevant, the indicative layout, building design and landscaping proposals. The Local Planning Authority accepted the conclusions that were reached, subject to the imposition of the conditions noted above.

The Drainage Ditch

Following the grant of the outline planning consent, the Ministry of Justice reviewed its programme for completing the detailed design of the new prison, seeking the necessary planning approvals from East Riding of Yorkshire Council and then constructing the new facility in time for it to begin taking its first prisoners in 2025. Having done so, it concluded that it was necessary to accelerate the design and delivery of certain key infrastructure works, including the formation of a new ditch alignment, ahead of the submission of the Reserved Matters Application. Had the Ministry of Justice not done so, the requirement to achieve first occupation in 2025 would not be met. Consequently, an application for full planning permission for the formation of a new ditch course was submitted to the Local Planning Authority in October 2020. The application was granted in March 2021 and work on the implementation of the ditch is underway.

Temporary Construction Access

The outline planning consent authorises the creation of a temporary access from Moor Lane to support the construction phase and to avoid construction traffic using the access to the existing high security prison. Approval was subject to the submission of a detailed access drawing and agreement to any other temporary measures to ensure that the access will operate safely. This will include a temporary reduction in the speed limit on this part of Moor Lane, the use of advance warning signage and potentially employment of a banksman during working hours. Whilst not part of the Reserved Matters Application, material will be submitted to discharge Condition 17 and 19 at about the same time.

4.0 The Proposals

The purpose of the Reserved Matters application is to seek approval of the detailed matters that were not authorised by the outline planning consent, which are:

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

The Indicative Layout Plan submitted with the outline planning application incorporated buildings which had been designed for delivery across the New Prisons Programme. The design of the houseblocks has not changed materially since. The design of the various support buildings has changed, however, so that those functions are now to be delivered in fewer buildings with larger footprints. The other main drivers of site layout are HMPPS operational standards, which have not changed since the outline planning application was approved. As a consequence, the design of the buildings, and their arrangement across the site, remain similar to the indicative material that was submitted with the outline planning application.

The following pages consider each of the three Reserved Matters in turn. In summary, the key features of the Reserved Matters Application are as follows.

- Access remains as per the outline planning consent and is to be from the existing access road to HMP Full Sutton and its junction with Moor Lane, and with a temporary construction access off Moor Lane. Access and wider transport related matters do not form part of the Reserved Matters Application as these issues were tested and agreed at the outline planning application stage.
- Car parking remains in the same broad location but with minor changes to its layout.
- The secure perimeter fence is in a similar location to that shown previously. However, its north-western corner has been chamfered, and its western alignment has been extended slightly to accommodate the revised building design and the detailed application of operational standards.
- The layout carries forward the landscaping principles set out at the outline planning application stage, with a landscaping zone proposed around the entire western boundary, and with a planted bund of 2-3.5m height incorporated through a majority of the landscaping zone.
- The ditch course will now be infilled (although the new ditch will still be provided) which allows more, unbroken planting in the central-western part of the site.
- Six houseblocks are proposed in similar locations to those shown indicatively at outline planning application stage. Three outdoor multi-use games areas are proposed amongst the houseblocks, rather than the six proposed previously.
- Support buildings remain in the northern part of the site, albeit there are now fewer, larger footprint buildings.

Alongside the application for Reserved Matters, the Ministry of Justice will submit a separate application for Full Planning Permission for the single workshop building which is now proposed. This is because the current design of the workshop marginally exceeds (by 1.2m) the height of either of the two workshop buildings which were shown indicatively at the outline planning application stage.

Condition 4 of the outline planning consent limited the maximum height of each of the buildings shown indicatively at the outline stage and so, because the combined workshop building exceeds the building heights indicated in Condition 4, it cannot be authorised through the Reserved Matters Application process. Importantly, however, the overall floorspace remains within the maximum that is permitted.

5.0 The Layout Reserved Matter

The outline planning application in 2019 was supported by an indicative site masterplan. It organised the site into three main zones:

- a secure prison compound containing 17 buildings within a secure perimeter fence;
- a public zone to include vehicular and pedestrian access and parking for staff and visitors; and
- land to be used for landscaping and ecological mitigation works.

The content of the indicative site masterplan reflected operational requirements and the need for certain uses to be located adjacent to others. It also had regard to site-specific factors which drove the layout to be arranged in a particular way. These can be described as follows.

- Access, which was approved by the outline planning permission, was via a spur from the access road that serves HMP Full Sutton, and which itself is accessed via Moor Lane.
- That access arrangement supported car parking in the northern part of the site which reinforced separation between the new buildings and existing housing in the western part of Full Sutton.
- The indicative layout placed the tallest buildings, the residential house blocks, in the southern part of the site and away from residential properties. That arrangement was linked with an indicative landscape strategy that showed a planting zone along the western and southern parts of the site and which, together with the distribution of buildings around the site meant that the visual impact of the development was minimised.

The buildings shown on the indicative site masterplan were based on those buildings which, at the time, the Ministry of Justice was promoting through proposals for new prisons in Wellingborough (now known as HMP Five Wells) and at Glen Parva, in Leicestershire. The MoJ has continued since then to refine the design of its buildings, and the way in which uses are organised within them so that at HMP Five Wells and Glen Parva some building designations have been combined into a single building. The buildings that the MoJ proposes to construct here are based on the latest designs, which are currently being delivered at Glen Parva.

The matters which informed the organisation of the site on the indicative site masterplan continue to drive the detailed layout. In particular, the site remains organised into:

- a Public Zone to the north comprising the access road and staff and visitors car parks;
- a Secure Zone, comprising 12 buildings, within a 5.2m high secure perimeter fence; and
- space on the northern, western and southern sides of the site for landscaping, including the formation of a planted earth bund.

Access will be taken from Moor Lane and via the estate road that serves the existing HMP Full Sutton, in accordance with the arrangement that was approved as part of the 2019 outline planning application. The access road to the new prison will skirt around the existing mound and lead to a car park which includes 121 car parking spaces for use by visitors and 257 car parking spaces for use by staff, in addition to 10 accessible parking spaces and covered bicycle parking.

South of the new car park, the 5.2m secure perimeter fence ties into Building FNC1011 (the 'Entrance Hub' for the new prison). That section of the perimeter fence, and the entrance to Building FNC1011, marks the transition from the Public Zone to the Secure Zone.

The Secure Zone is arranged in a manner consistent with the indicative site masterplan; in the central part of the site are administrative and 'functional' buildings, including the kitchen block (building FNC4011) and the 'central services hub' (building FNC3011), which will include education, faith and healthcare uses / activities.

Also shown in this section is building FNC5011, which is the workshop which will be subject to a separate, but concurrent (to the Reserved Matters), planning application. The indicative site masterplan anticipated two separate workshop buildings. However, the most recent design consolidates them into one unit.

The remainder of the secure compound comprises the residential accommodation blocks. There are six houseblocks shown, as was the case with the indicative site masterplan. These houseblocks will be four storeys and are the tallest buildings on the site. The number of storeys, and their general placement, is again consistent with what was shown at the outline application stage. A smaller, single-storey accommodation block known as a care and separation unit (building FNC6011) is shown in the south-eastern corner of the secure compound.

Three multi-use games areas ('MUGAs') are shared between pairs of houseblocks and will be used for exercise by prisoners. A network of roadways and footpaths is shown within the boundaries of the secure compound, together with internal fence lines which will maintain security by separating buildings and also preventing access by prisoners to the prisoner-free areas.

Layout Plan



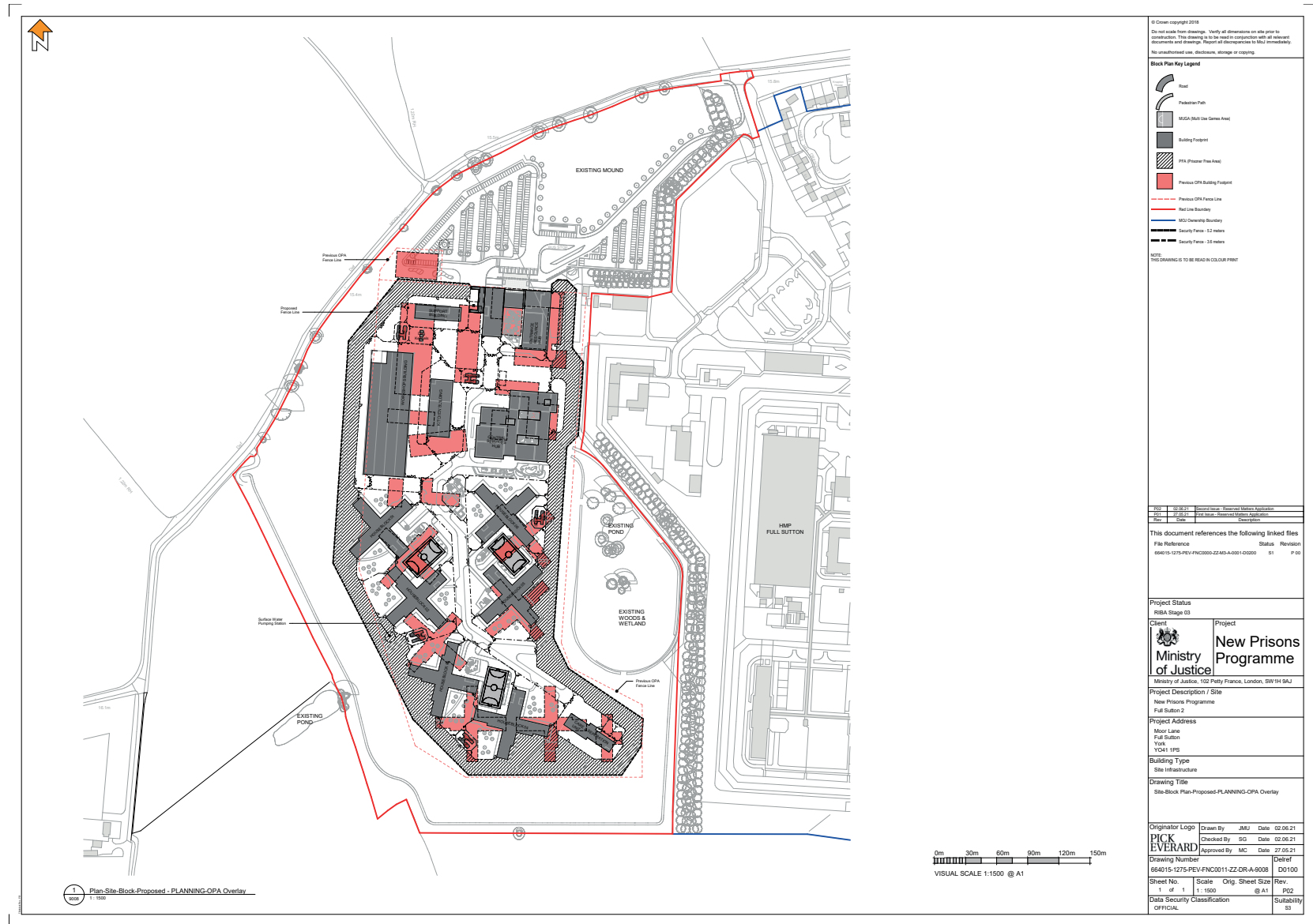
The layout provides space for tree planting and landscaping on the northern, southern and western parts of the site outside the secure fence line. In the public zone, landscaped areas are shown between the car park and the boundary of the site to Moor Lane. Adjacent to the secure compound is a strip of clear open ground which is an operational requirement of the prison and beyond which space is available for landscaping that will include woodland planting. Following ongoing engagement with stakeholders, including Ward Members, Parish Councillors and local residents, the MoJ and its project team has examined the opportunity to incorporate a landscaped bund in these landscaping zones. That exercise has concluded that it is possible to provide a landscaped bund of between 2m and 3.5m in height. We provide more detail on these matters in Section 7.0.

The Detailed Site Layout shows the alignment of the new ditch that is to be formed, and for which planning permission was granted in March of this year. The new ditch runs from the existing wetland area in the west of the site around the southern part of the site before returning to the western site boundary where it connects into an existing culvert, which carries the watercourse beneath Moor Lane. The new ditch will replace the existing ditch which bisects the site from east to west, and is required to facilitate the drainage of the existing HMP Full Sutton (a function performed by the existing ditch) and the proposed prison.

The existing east to west ditch alignment will be infilled when the new prison is built. The indicative site masterplan showed the existing ditch placed into culvert. However, the footprints of some of the buildings have increased slightly beyond what was shown on the indicative site masterplan so that they would straddle the existing ditch course when placed into culvert. This is not operationally acceptable so that the existing ditch must now be infilled. However, this presents an opportunity to include an unbroken landscape zone on the western side of the development which will better screen the new prison buildings from the west.

To aid comparison between the Detailed Site Layout and the outline planning application Indicative Masterplan, the image overleaf superimposes the latter onto the former. The footprints of buildings and fence lines shown on the indicative site masterplan at the outline planning application stage are presented in red. This shows that the siting and orientation of five of the houseblocks has not changed materially, and that the sixth has been sited slightly further west. This is to accommodate internal operational space standards. Similarly, the placement of fewer, larger buildings in the northern part of the site having regard to operational standards has meant that the workshop extends further west than anticipated at the outline planning application stage.

To aid comparison between the Detailed Site Layout and the outline planning application Indicative Masterplan, the image overleaf superimposes the latter onto the former. The footprints of buildings and fence lines shown on the indicative site masterplan at the outline planning application stage are presented in red. This shows that the siting and orientation of five of the houseblocks has not changed materially, and that the sixth has been sited slightly further west. This is to accommodate internal operational space standards. Similarly, the placement of fewer, larger buildings in the northern part of the site having regard to operational standards has meant that the workshop extends further west than anticipated at the outline planning application stage.



© Crown copyright 2018
Do not scale from drawing. Verify all dimensions on site prior to construction. This drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to MCI immediately. No quadrilateral can be drawn, except as shown.

Block Plan Key Legend

- Road
- Pedestrian Path
- MGA (M36 Use Games Area)
- Building Footprint
- PFA (Pioneer Free Area)
- Pioneer OPA Building Footprint
- Pioneer OPA Fence Line
- Red Line Boundary
- MCI Ownership Boundary
- Security Fence - 5.2 meters
- Security Fence - 1.8 meters

NOTE: THIS DRAWING IS TO BE READ IN COLOUR PRINT

Rev	Date	Description
001	02/05/21	Issue for Information - Minimum Meters Available
002	02/05/21	Issue for Information - Minimum Meters Available
003	02/05/21	Issue for Information - Minimum Meters Available

This document references the following linked files

File Reference	Status	Revision
664215-ZZ75-PEV-FNC0311-ZZ-M3-A-001-0200	01	01

Project Status
RIBA Stage 03

Client
Ministry of Justice
Project: New Prisons Programme

Project Description
Ministry of Justice, 102 Petty France, London, SW1H 9AJ
New Prisons Programme
Full Subton 2

Project Address
Main Level: Full Subton
Y041 1PS

Building Type
Site Infrastructure

Drawing Title
Site-Block Plan-Proposed_PLANNING-OPA Overlay

Originator Logo
PICK EVERARD

Drawn By	JMU	Date	02/05/21
Checked By	SG	Date	02/05/21
Approved By	MC	Date	27/05/21

Drawing Number
664215-ZZ75-PEV-FNC0311-ZZ-DR-A-001

Sheet Name
1 of 1

Scale
1:1000

Orig. Sheet Size
A1

Rev.
02

Data Security Classification
OFFICIAL

Suitability
83

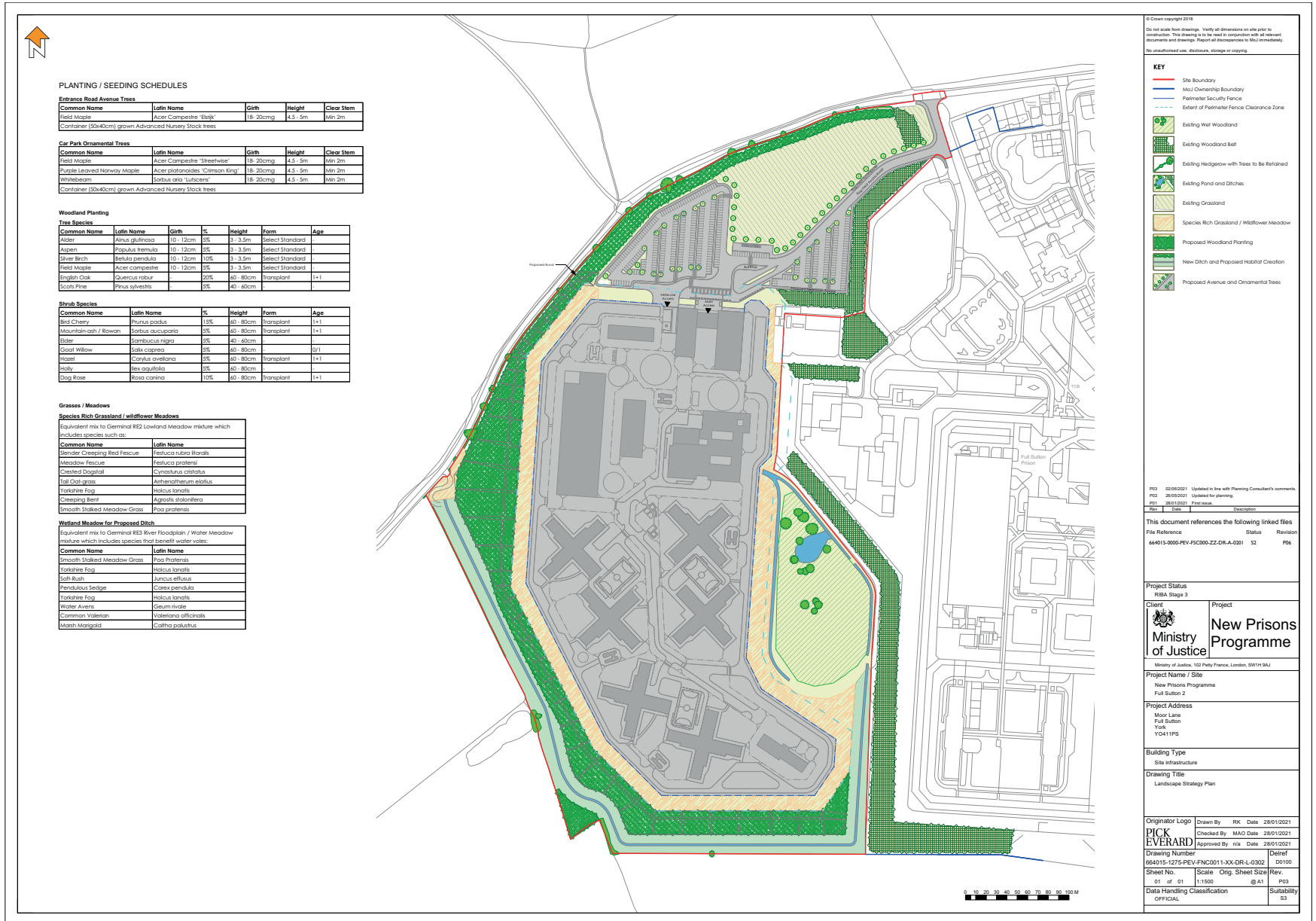
6.0 The Landscaping Reserved Matter

The outline planning application Indicative Masterplan showed an 'Indicative Planting Zone' outside the secure perimeter fence in the northern, western and southern parts of the site. The outline planning application was also accompanied by a Landscape and Visual Impact Assessment (LVIA), prepared by the MoJ's landscape consultants. Figure 6.1 of the LVIA comprised a 'Landscape Mitigation' drawing which gave an indication of the types of landscaping that might be provided in those outer landscaping zones. It was with reference to Figure 6.1 that the MoJ concluded, and East Riding of Yorkshire Council agreed when granting outline planning permission, that the landscape and visual impacts of development could be appropriately mitigated.

The MoJ has now worked up the detail of the hard and soft landscaping proposals for the new prison, and these are shown on the Landscape Plan overleaf which has been produced in the same presentational style as Figure 6.1 to aid comparison. The 'soft' landscaping can be generally categorised in three ways.

- Boundary planting outside the secure compound and the public zone.
- External public realm planting within the public zone along the access road and around the car park.
- Internal planting inside the secure compound.

Landscape Plan



Boundary Planting

In the northern part of the site, at the foot of the existing mound (which is being retained) adjacent to the boundary with Moor Lane, new woodland planting will be provided. The woodland planting will continue between the boundary with Moor Lane and the new prison car park. The depth of the planting in this area will be up to 15m.

From the south-western tip of the car park a landscaped bund will be formed along the entire length of the western and southern boundaries. From the point at which the new ditch connects with the existing culvert beneath Moor Lane the bund will be formed on the eastern side of the new ditch. The bund will vary in depth according to the variation in the depth of the landscaping zone, and will be between 2m and 3.5m in height depending on its distance from the secure fence line.

At its widest, in the western part of the site, the landscaping zone will be up to 60m deep. Along the south-western boundary the landscaping zone is typically 18m deep, but wider in the south-western corner of the site, where the alignment of the ditch creates an area for additional planting to the east of the ditch of up to 30m, and an additional area to the west of the ditch. Along the southern boundary the landscaping zone is typically 25m deep. The bund will support woodland planting as was expected at the outline planning application stage. The visualisation below shows the outline of the prison buildings behind the planted bund [Note: the planting shown is indicative and not representative of the actual density of planting proposed]. The banks of the new ditch will be planted as wetland meadow.



External Planting

The boundary between the new access road and the foot of the existing mound will be planted with individual trees. That tree planting will continue along the boundary between the car park and the mound, and will tie into the planting proposed along the outer edge of the car park. As was shown in the material that supported the outline planning application, some existing trees will need to be removed to form the access road spur from the existing estate road that serves HMP Full Sutton but the majority of existing trees in this location will be retained.

Within the car park, opportunities have been taken at the ends of car park aisles to provide a mix of ornamental shrubs and trees. A mix of ornamental shrubs and multi-stemmed trees will also be planted around the entrance to prison from building FNC1011.

Internal Planting

To maintain security inside the perimeter fence, it is essential that there are clear lines of sight and no features that may support the opportunity of escape. It is for this reason that, inside the secure compound, the soft landscaping in those areas into which prisoners will go will comprise of amenity grassland, with small clusters of garden and orchard trees planted in the amenity grassed areas between the houseblocks, and limited ornamental shrub planting around the MUGAs. Each houseblock will also be bordered by strips of reinforced grass. In the prisoner-free areas, wildflower meadow planting will be provided. This will extend beyond the perimeter fence into the clear open ground beyond (and then tying into the boundary planting that we described earlier).

7.0 The External Appearance Reserved Matter

The buildings that were shown on the indicative site masterplan at outline planning application stage were based on those which, at the time, the MoJ was promoting as part of proposals for new prisons in Wellingborough and at Glen Parva. The MoJ has, though, continued to refine the design of buildings that will be delivered in a modern prison estate and, as a result there is a difference in the number of buildings shown on the Detailed Site Layout than there were on the indicative site masterplan. Whereas the outline planning application assumed a need for 17 buildings to be built on site, the Detailed Layout now shows only 12 buildings. This arises principally because some of the uses that were to be accommodated in separate units have now been consolidated into a single building. An Energy Centre was also shown on the outline planning application Indicative Masterplan. However, the detailed designs propose buildings that will each carry their own plant and equipment for energy generation.

Building Heights

East Riding of Yorkshire Council attached a condition (No.4) to the outline planning permission to control the maximum amount of floorspace that could be constructed and the maximum height of buildings. Importantly, though, the consolidation of uses into fewer buildings has, mostly, been achieved without the height of buildings containing combined uses exceeding the maximum height indicated for the individual buildings containing those uses in the outline planning application submissions. Put simply, the height of all but one of the buildings will be within the parameters indicated in the outline planning application.

The exception is the combined workshop. The consolidation of activities that were shown in two buildings in the outline planning application submissions, into a single building, has resulted in a building that is 11.85m in height. That slightly exceeds the height of 10.4m, which was indicated as the taller of the two workshop buildings in the outline planning application submissions. Because the combined workshop is slightly taller than the height set out in the table within Condition No. 4, it will be promoted by way of a separate planning application.

Building Roofs

The indicative material submitted with the outline planning application showed a mix of flat and pitched roofs being incorporated into the various building types. That remains the case in the detailed designs. The tallest buildings, the houseblocks, will have flat roofs, as will the single smaller accommodation block, the Entrance Resource Hub and the Central Services Hub building. These buildings will have plant mounted on their roofs. Other buildings, including the workshop, the kitchen and the facilities management / support services building, will include pitched roofs. Photovoltaic (solar) panels will be installed on the buildings with pitched roofs.

General Building Appearance

The images on the following pages show the elevations of the Entrance Resource Hub, which is the building that staff and visitors will approach and enter from the car park, and the houseblocks, which are the tallest buildings on the site. The images adopt colours which have been applied to the new buildings at Wellingborough and Glen Parva. The MoJ expects that, if East Riding of Yorkshire Council approves the Reserved Matters, it will attach a condition that requires details of materials palette to be submitted for approval before construction of the prison begins.

The images indicate that the buildings will be of a modern, simple and functional appearance, and that they are likely to be finished in a combination of painted concrete, brickwork and glazing. Other buildings across the site, not shown in the images, are likely to incorporate materials palettes of metal panelling and brickwork.