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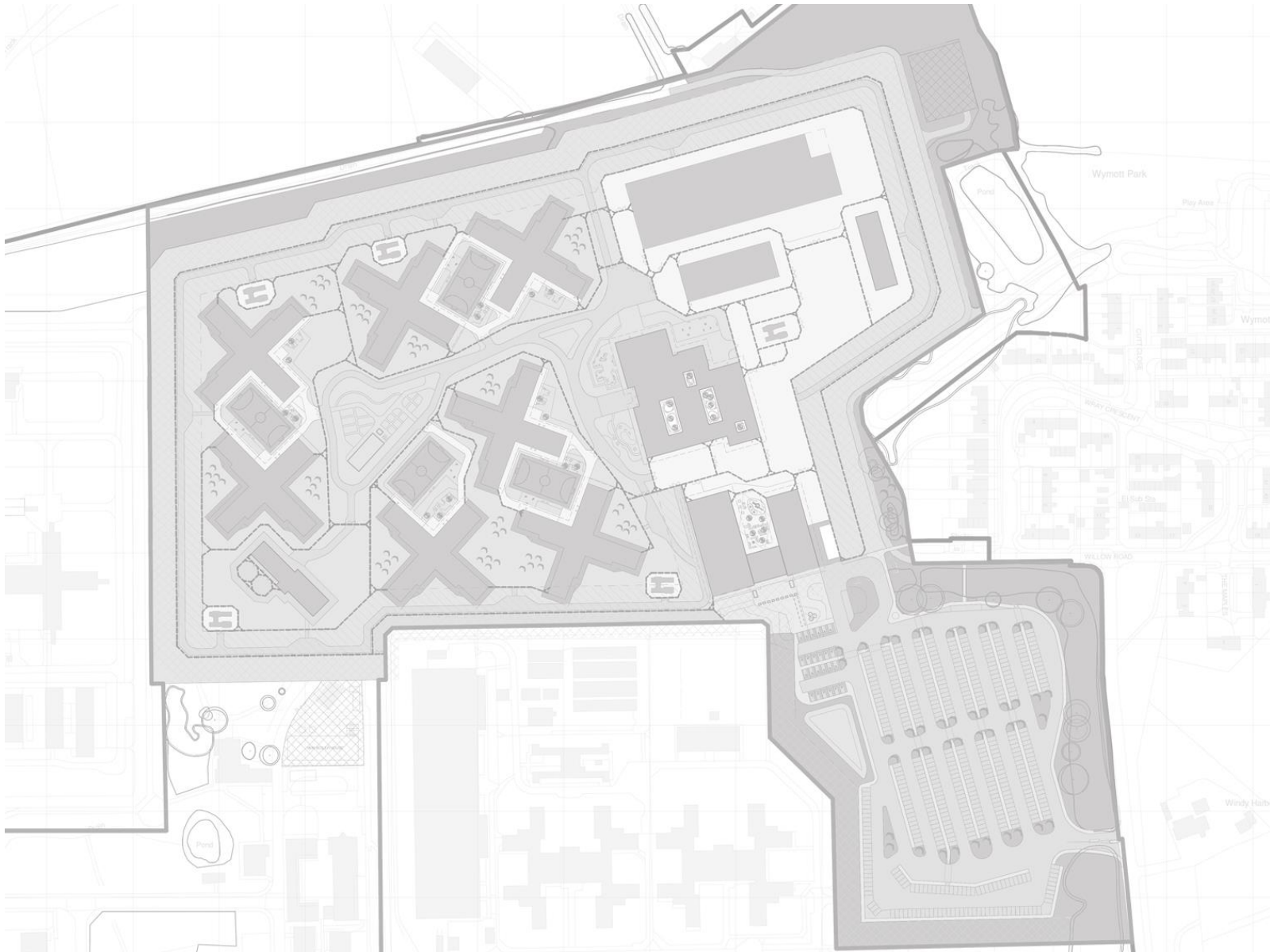
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OPA - Design and Access Statement
GHX001 | Site Infrastructure

608623-0000-PEV-GHX001 | XX-RP-A-0001
Issue Number P08
S3 – Suitable for Review and Comment
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Security Classification:
OFFICIAL

Garth Wymott 2 Design & Access Statement



Author: MDA
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Revision	Issue	Date
P01	First Issue	23 APR 2021
P02	Revised following Review, and inclusion of boiler house and bowling green information	25 JUN 2021
P03	Revised following Review	16 JUL 2021
P04	Revised following Review	27 JUL 2021
P05	NPPF reference update	27 JUL 2021
P06	Revised following review	30 JUL 2021
P07	Legal review consistencies update	04 AUG 2021
P08	BNG confirmed	11 AUG 2021

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I. Introduction

Garth Wymott 2 Report

In February 2020, MACE carried out a high-level feasibility study, exploring the viability of the land around HMP Garth & HMP Wymott as an option for the MoJ to deliver a new build 1,715 space, 7 house block, Category C resettlement prison. In March 2021 this study was updated with the latest information and recommendations were made to progress design development of the site in order to submit an application for Outline Planning.

The Ministry of Justice (MoJ) have appointed Perfect Circle as client Designer for the 4NPP (Four New Prisons Programme). An element of this commission is to develop site specific design proposals for Garth Wymott 2 to RIBA Stage 3, for the new 1,715 space prison. The proposals are the result of extensive stakeholder consultation with MoJ and project stakeholders since commencement of the 4 New Prisons Programme (4NPP). The process has also drawn upon previous engagement for HMP Wellingborough, HMP Glen Parva and the early Prison Expansion Transformation Programme (PETP) to ensure it reflects the requirements of the MoJ at this time.

The proposed site is located adjacent two existing prisons HMP Garth and HMP Wymott, in the rural setting of Lancashire just south west of the town Leyland. Chorley is approximately 7m East and Leyland is the nearest town, approximately 4.5m North East. Due to the new prison's proposed location, the relocation of an existing energy centre and bowling club form part of this overall scheme. This hybrid planning application seeks outline planning permission (with all matters reserved except for access, parking and landscaping) for a new prison (up to 74,531.71 sqm GEA) (Class C2A) within a secure perimeter fence following demolition of existing buildings and structures and together with associated engineering works; Outline planning permission for a replacement boiler house (with all matters reserved except for access); and Full planning permission for a replacement bowling green and club house (Class F2(c)).

The proposals for the new prison site consist of the following:

- Seven new houseblocks each accommodating up to 245 prisoners (1,715 prisoners in total), totalling c.53,472 sqm GEA
- Supporting development including kitchen, workshops, kennels, Entrance Resource Hub, Central Services Hub and support buildings, totalling c. 21,060 sqm GEA
- Ancillary development including car parking (c. 525 spaces), internal road layout and perimeter fencing totalling 1326 linear meters enclosing a secure perimeter area of 10.5 ha

Parameters for the bowling club include:

- Single storey in height
- Floorspace =72 sqm GEA
- Car parking spaces = 37 no

Parameters for the boiler house

- Footprint of boiler house = Approximately 14m x 41m
- Height = Approximately 9m
- Combined flue height = Approximately 22m

Various factors are expected to contribute to an increased prison population, such as courts recovering from COVID-19 delays, an increase in police officers. The Government is committed to ensuring there are sufficient places available for those given a custodial sentence. The MoJ have been looking at areas of land that are already owned by MoJ and which can therefore be more quickly assessed as feasible for new prison place projects.

I. Introduction

Garth Wymott 2 Report

This Design and Access report compliments multi-disciplinary information which outlines the proposed designs and strategies for the Garth Wymott 2 Site and supports the Outline Planning Application.

The application is accompanied by a comprehensive suite of supporting information including:-

- Planning Statement
- Landscape and Visual Impact Assessment
- Transport Assessment
- Outline Travel Plan
- Construction Traffic Management Plan (CTMP)
- Socio-Economic Statement
- Infrastructure / Utilities Assessment
- BREEAM Pre-assessment
- Energy and Sustainability Statement
- Lighting Design
- Ecology Impact Assessment (EclA)
- Agricultural Land Quality Assessment
- Arboricultural Impact Assessment
- Flood Risk Assessment
- Drainage Strategy
- SUDS Statement
- Air Quality Assessment
- Heritage Statement
- Archaeology Assessment
- Noise & Vibration Impact Assessment
- Statement of Community Involvement
- Waste Management Plan
- Phase I Land Contamination Report

2. Site Location

The site is located in the rural setting of Lancashire just south west of Leyland. The 43.53 hectare red line application site is positioned adjacent two existing prisons; HMP Garth, a Category B prison; and HMP Wymott, a Category C prison. The red line and blue line (ownership) extents are shown on drawing “608623-0000-PEV-GHX0011-ZZ-DR-A-9000_P04_Site-Location Plan-PLANNING” as part of this hybrid application.

The site is most easily accessed from Ulnes Walton Lane which sits south of the site. It sits within a rural location and is accessed by Moss Lane. To the East of the site lies Pump House Lane, a narrow single carriage unadopted highway which rests on MoJ ownership. A small residential community is located to the East of the site, with limited local facilities.

The main access to the new prison site is proposed from the south east of the site off Moss Lane, this is the only main access route into the proposed site and also serves both of the existing prisons as well as the existing residential area which sits to the East of the proposed new prison site.

Garth Wymott 2 Report

Fig 01 - United Kingdom



Fig 02 - Lancashire

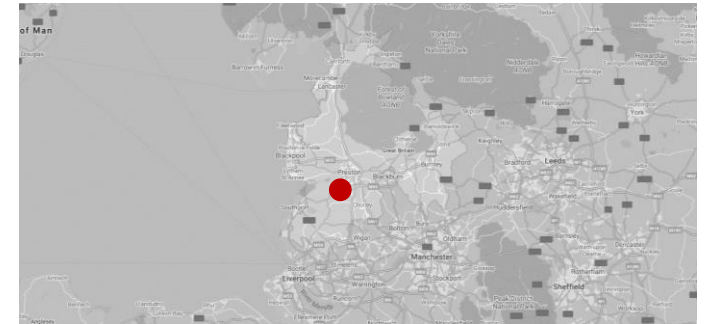
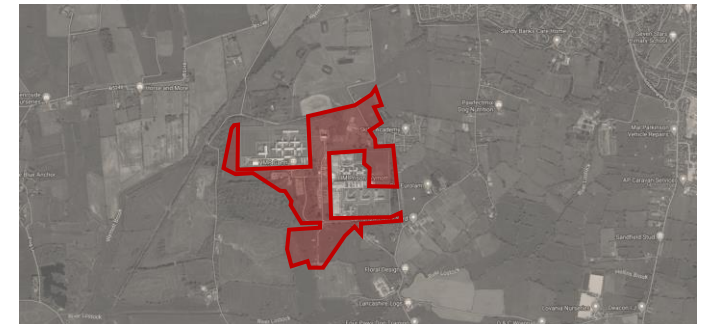


Fig 03 - Application red line.



3. Site Context and Analysis

Site – Existing Ownership

This existing site plan (Fig 04) shows the MoJ ownership line in blue and the proposed extents of the new prison site in orange.

The areas of green indicate mature existing vegetation that require a sensitive response or mitigation to the existing ecological and biodiverse merits of the site.

The yellow highlighted zones, south and west of the proposed site, shows the massing and compounds of the existing prisons. A portion of land within HMP Wymott is to be transposed for the use of the new prison site, as shown by the overlapping of red line and yellow hatch. To the east is the private residential areas off Willow Road.

The remaining boundaries are those of the surrounding, privately owned, agricultural land.

The Design Team has carried out a number of surveys and visual inspections of the site (including but not limited to the Landscape character and Visual Impact and Phase One habitat survey), which informed some of the key opportunities for development. This thorough analysis of the site's features and ground levels, topography, adjacencies and setting provides a foundation on which to inform the proposed design.

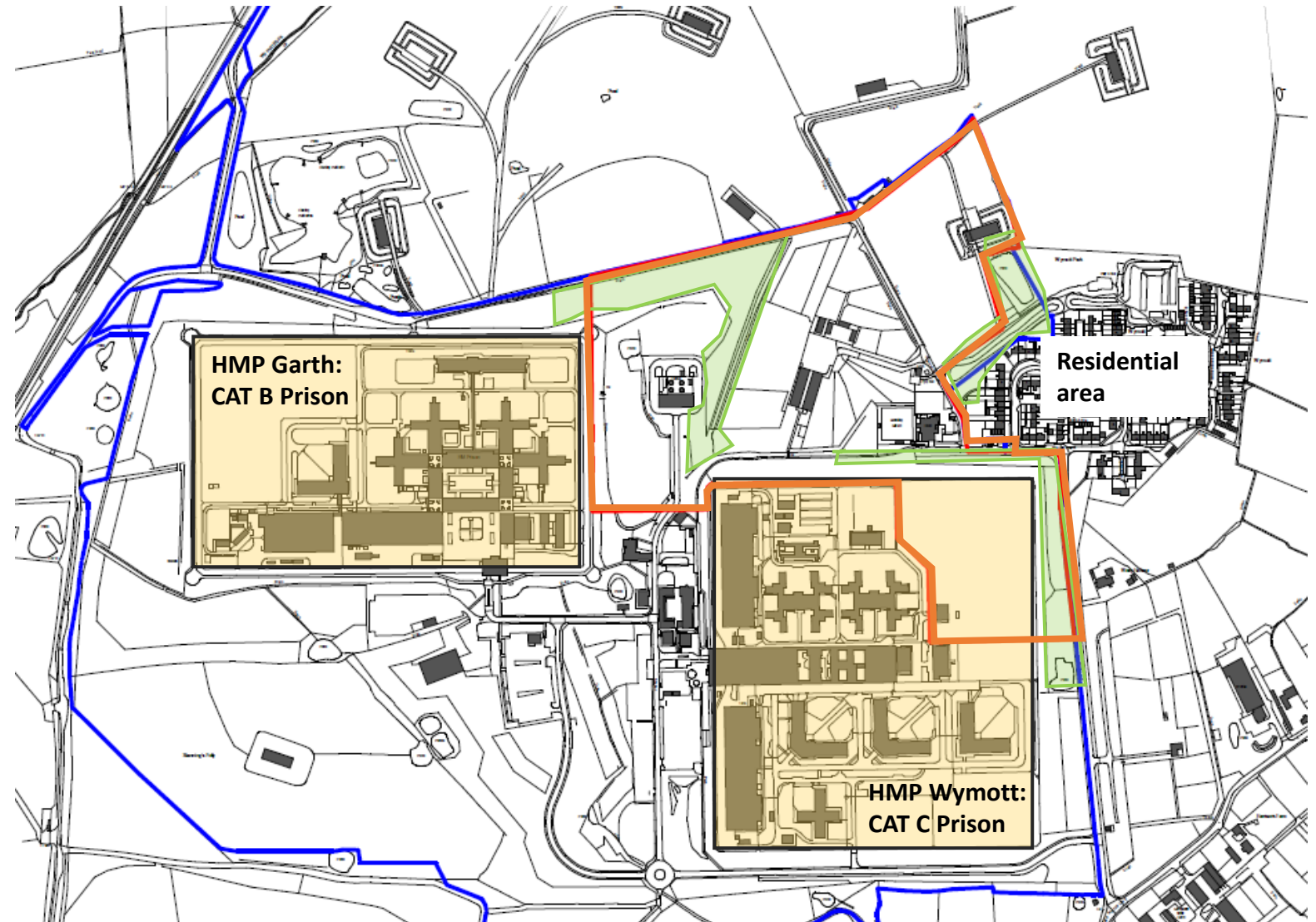


Fig 04 - Aerial View of Garth Wymott 2



3. Site Context & Analysis - New Prison

Existing Site Analysis

The 'site boundary' Fig 05 shows the extent of the proposed new prison site, owned by the MoJ, wrapping round the existing HMP Wymott (Cat C) and HMP Garth (Cat B) prison - as highlighted in the 'neighbouring prisons' Fig 06. The two prisons are jointly managed and operated by Her Majesty's Prison and Probation Service (HMPPS). The proposed development area for the new Garth Wymott 2 prison is outlined in orange and falls entirely within MoJ ownership.

The site is noticeably split into three areas, two either side of Pump House Lane which split the northern part of the site and the third to the south adjacent Moss Lane (the portion of land currently within HMP Wymott). Furthermore each of these three areas obtain several ecological features, and the new prison arrangement has considered to retain as many of the valuable habitats as possible. Trees and shrubs also line and define the majority of the eastern boundary and part of the northern boundary, as indicated in the 'Ecological Areas' Fig 07. These ecological areas are characterised by mature wooded areas, lines of trees, ponds, water courses and hedgerows. Paragraph 174 of the National Planning Policy Framework (NPPF) July 2021 refer to the requirement to protect and enhance biodiversity, achieving Biodiversity net gain (BNG). The development will require 10% Biodiversity Net Gain, as such maintaining existing ecological features is a key consideration of the development plans and where elements are removed appropriate biodiversity is reprovided.

The site is relatively flat consisting of a series of small fields used for livestock grazing. Pump House Lane, an unadopted narrow highway located within MoJ ownership splits the northern portion of the site in two.

The existing energy centre for the two existing prisons is located to the West of Pump House Lane, along with a number agricultural outbuildings. An existing bowls club and pumping station is also situated on this parcel of land. An area of mature trees occupy the centre and northern boundary of the site. The site has a number of existing ditches with a pond located near the existing energy centre. This area of land represents the most suitable expanse for the main residential facilities of the prison as they would be nestled within the two existing prisons and further away from the private residential area to the East off Willow Road.

East of Pump House Lane lies open grassland, with a small storage structure. There is opportunity to improve the quality of this parcel of land and reprovide the biodiversity and ecological offering of the site. Here also lies a large pond which will not be inside the red line boundary and is being retained.

To the West of HMP Wymott and South of Willow Road the southern parcel of land provides a natural access point for the new prison, providing opportunity for a parking area at the very entrance to the site. This area currently falls within the perimeter boundary of HMP Wymott. Within this existing area of HMP Wymott lies their gym building and external exercise areas, both of which will be reprovided elsewhere within their prison site.

Garth Wymott 2 Report

Fig 05 – New prison site development area



Fig 06 - Neighbouring Prisons

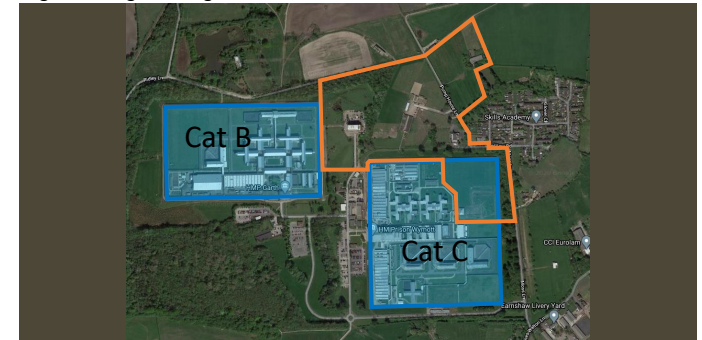


Fig 07 - Ecological Area



4. Existing Site - New Prison

Site - Demolition

The proposed demolition onsite includes; the demolition/relocation of the energy centre which serves HMP Garth and HMP Wymott (fig 8), a number of small agricultural structures (fig 9), demolition/relocation of a pumping station (fig 10), and demolition/relocation of a bowls club and grounds (fig 11). The relocation of the energy centre and bowls club will form part of two separate early works packages and are discussed later within this report. The relocation of the existing pumping station is proposed to be sited outside of the main prison site to the North East corner of the proposed planning development area and is expanded upon further in this report.



Figure 08 - Energy centre



Fig 09 – Agricultural structures



Fig 10 – Pump Station



Fig 11 – Bowls club and grounds

Garth Wymott 2 Report

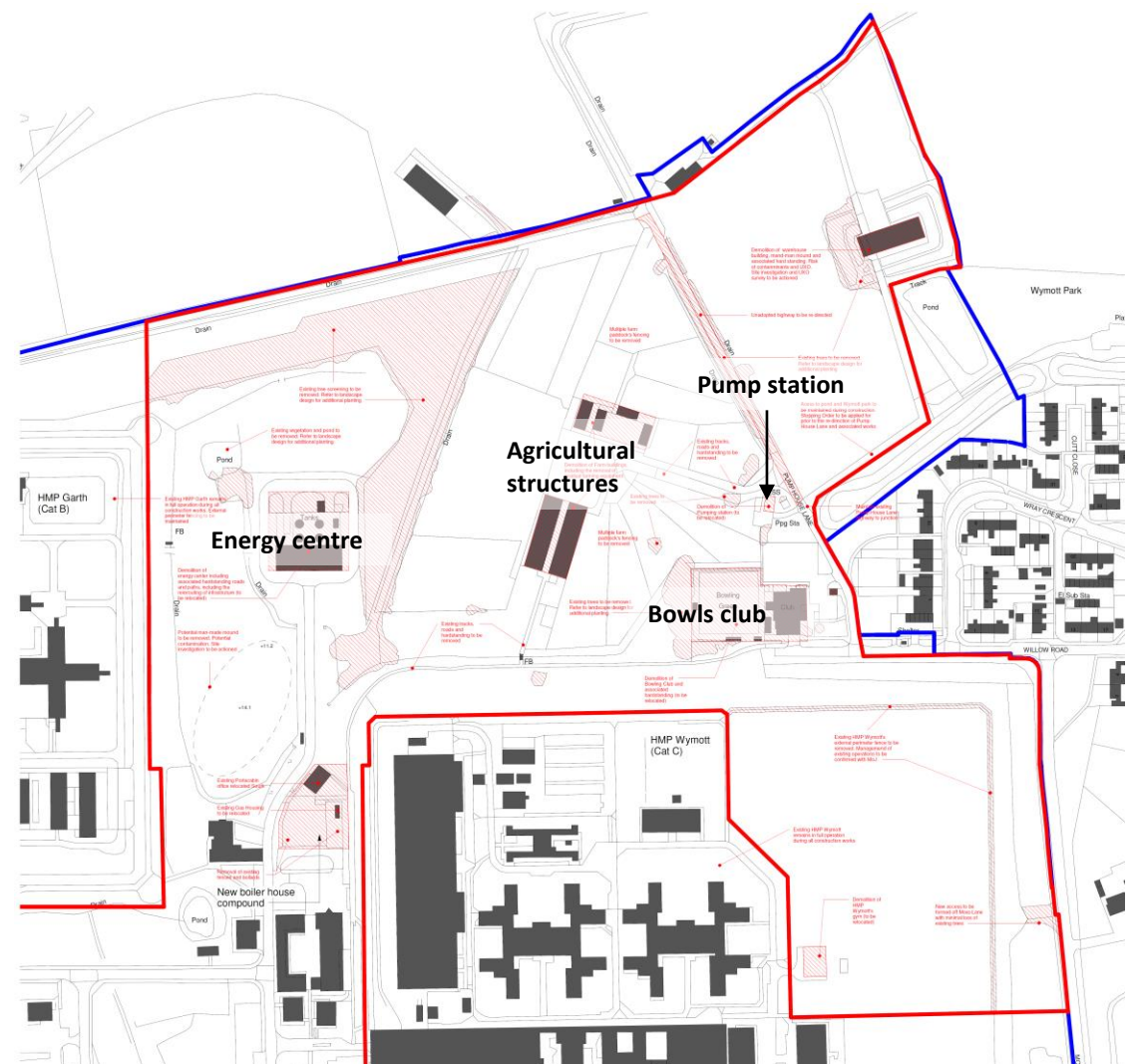


Fig 12 - Demolition Site Plan (full plan submitted with OPA)– Garth Wymott 2



4. Character - New Prison

Existing Site Character

The quality and ecological value of the site can be appreciated from this aerial view to the right. This image also highlights the site's relationship to the existing Cat B and C prisons, the nearby residential area and the surrounding agricultural and rural land. The existing prisons is approached by the main access road off Moss Lane (see Fig 15). Design sensitivities, such as no build zones, are to be considered with the boundary treatment in areas of land adjacent existing prison sites.

The main access road provides access to the site from Moss Lane which connects to Ulnes Walton Lane. The nearby residential area to the east show examples of traditional, rural architecture with a mix of 20th and 21st Century properties (fig 14). North of the site, outside the development red line, are several formal depot structures for WWII munitions.

A Phase One habitat survey and Phase 2 ecology survey have informed the design, which is aimed at protecting the main ecological features as much as possible and achieving Biodiversity Net Gain across the MoJ land ownership.

To the northern perimeter of the proposed site lies an existing mature tree screen, additional screening is also present to the east boundary along Moss Lane, and north of the private residential area to the east. Whilst a continual tree screen is present around HMP Garth, the northern portion of HMP Wymott is not fully screened. Careful consideration to how the proposed prison buildings are screened from sensitive viewpoints have been accounted for as much as possible, this is further expanded upon within the design development section.

Garth Wymott 2 Report

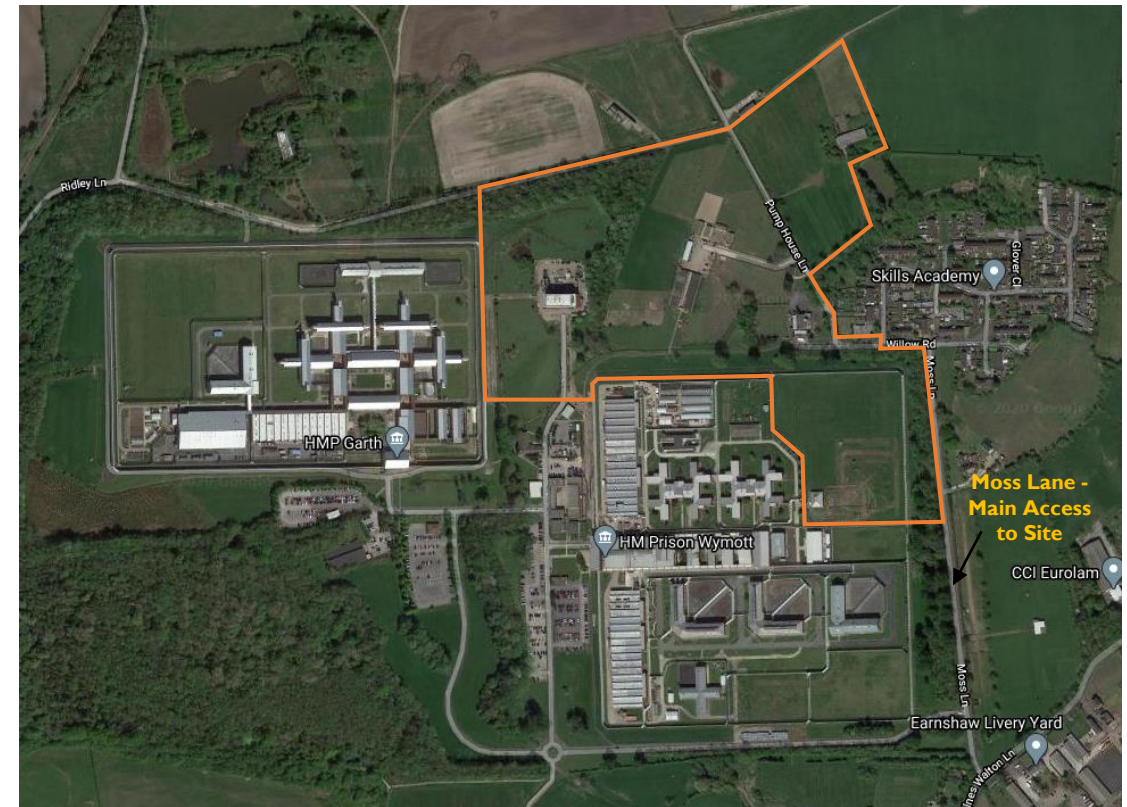


Fig 16 - Aerial View of Garth Wymott 2 development site



Fig 13 – Existing northern tree screen



Fig 14 - Existing Residential



Fig 15 - Existing Prison Access Road

5. Proposals & Description of Development - New Prison

Site Concept

During earlier feasibility studies, site layouts were developed by MACE as part of the site selection process. Perfect Circle have taken ownership of the site layout and tested against the full range of feasibility criteria.

The site layout was developed in accordance with several key considerations, including, but not limited to, the following:

- Planning context, including the Green Belt location
- Visual impact
- Landscape character
- Topographical
- Potential infrastructure strategies
- Ecological impact
- Energy conservation
- Passive design principles
- Security requirements and adjacencies
- Operational zoning
- Pedestrian and vehicular flows

The segregated nature of the site due to the location of Pump House Lane (fig 17) reduced the efficiency of internal configurations to early internal site layouts. By diverting the northern section of Pump House lane (Fig 18) a consolidated internal arrangement could be afforded, one which placed the entire prison site within one location and the car park to another providing a logical and efficient layout.

Due to the constrained depth of the site and a requirement for a clear zone of 15m to the outside of the external perimeter fence, all of the northern existing tree screening was removed in early iterations of the site plan, however this was not a favourable conclusion (fig 18).

To retain a section of the tree screen (17m wide) to the northern boundary the site development to the south was increased into an area between the two existing prisons. This allowed buildings within the western portion to shift south. The houseblocks positioned centrally on plan also rotated and shifted east, whilst this reduced internal recreation land this adjustment allowed the retention for a further 5m wide parcel of existing tree screening (fig 19).

Further design development was undertaken to better the retention of the existing northern tree screen (doubling the 5m parcel to 10m width, fig 20). A derogation to an MoJ Technical Standard for separation requirements between buildings and fence lines towards the southern boundary was sought and achieved in this instance due to the adjacency of the existing HMP Wymott to the South. This allowed for the houseblocks to move south, gaining area for more tree screen to the North. The eastern portion of the site was also shifted south circa 5m to allow additional tree screening to the north of the warehouse building.

Space for the new pumping station to be relocated (circa 3m in height, shown highlighted blue in Fig 20) to the north east has been proposed with tree screening to it's north and east elevations.

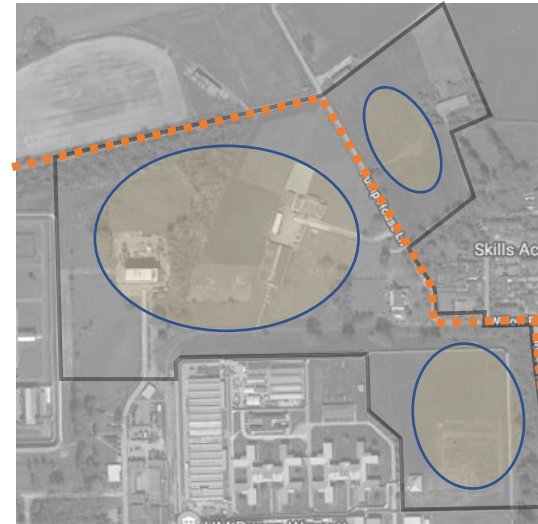


Fig 17 – Segregated site

Garth Wymott 2 Report

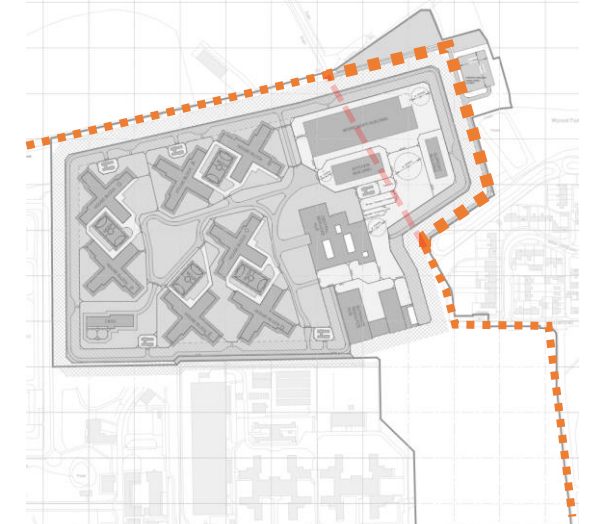


Fig 18 – Pump House Lane redirection

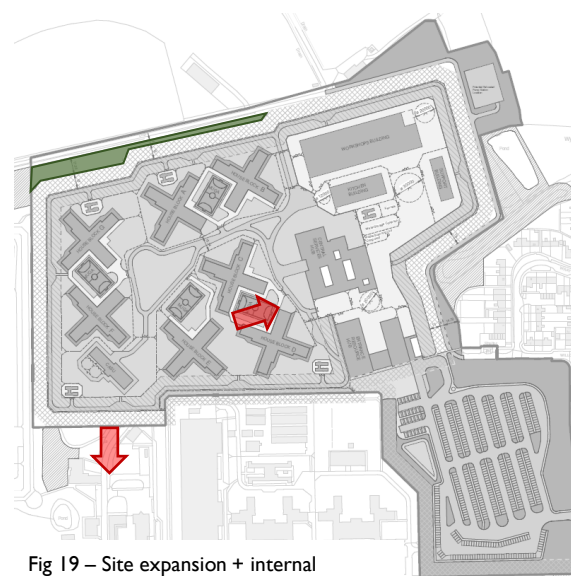


Fig 19 – Site expansion + internal movement

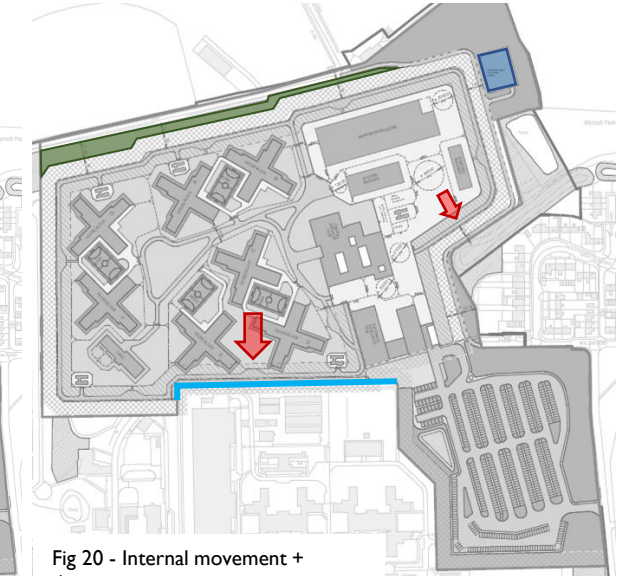


Fig 20 - Internal movement + derogation

5. Proposals & Description of Development - New Prison

Site Concept

Secure compound

The secure compound will be enclosed by a secure perimeter high steel mesh fence up to 5.2m high. The ERH (Entrance Resource Hub – inclusive of visitor facilities and administrative space) will form part of the external secure line, with a range of buildings beyond - Central Resource Hub (inclusive of healthcare, education and health) Accommodation Blocks, Kitchen block, Workshops and a Support Building – surrounded by a landscaped area comprising facilities such as MUGA pitches, and a horticultural area.

Public and Private

The public areas of the site include the proposed pedestrian access route off Willow Road and vehicular access route off Moss Lane which takes visitors past proposed treed boulevard in the car park and past a SUDs pond up to the entrance plaza outside the Entrance building. A public bus stop is also proposed to the northern portion of the car park and afford pedestrian access north to Willow Road. Buses will access the proposed bus stop via the vehicular access off Moss Lane. The private areas are any prison facilities within the secure compound, as shown in Figure 21.

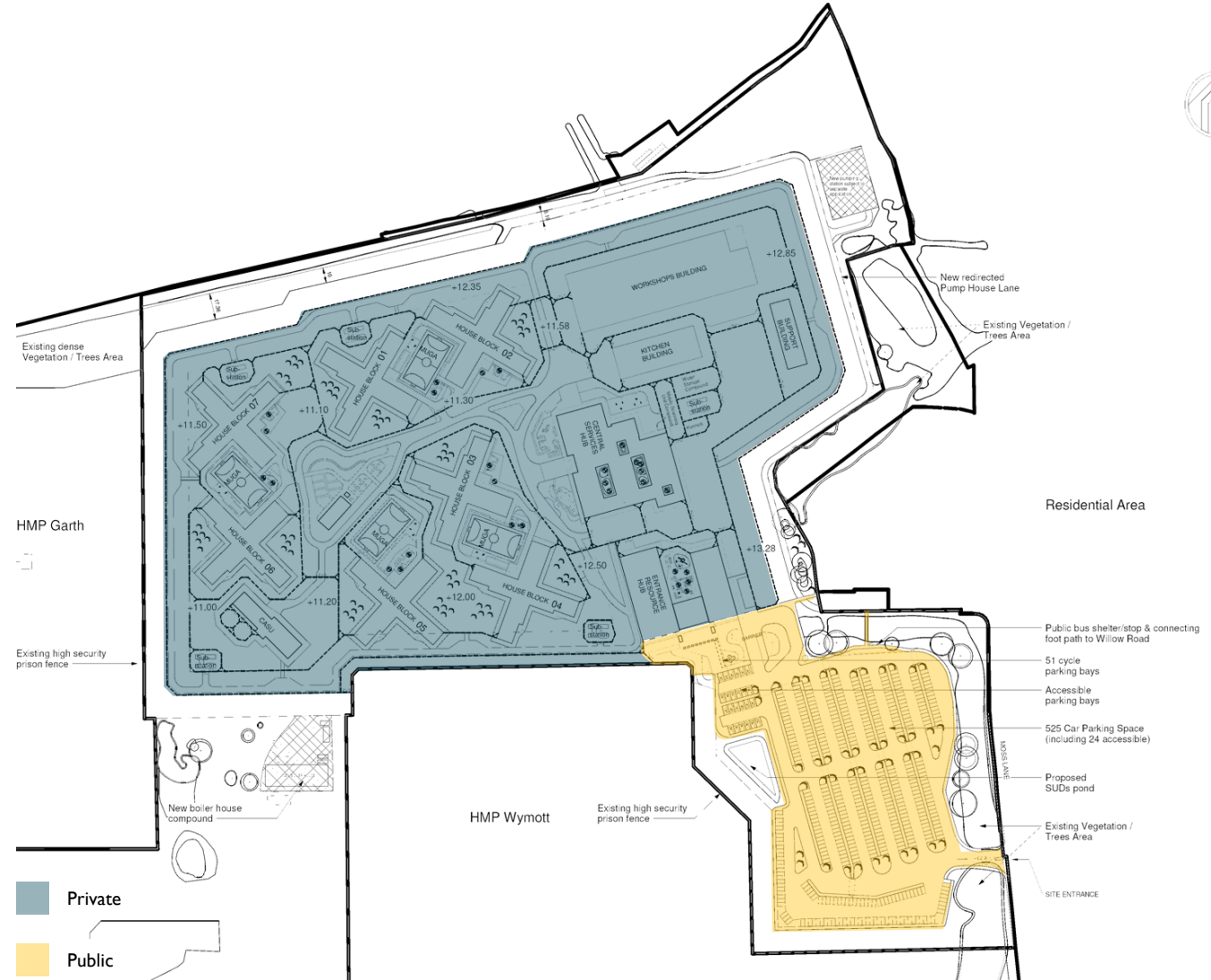


Fig 21 - Public and Private Realm

5. Proposals & Description of Development - New Prison

Adjacency Diagram

The positioning of the buildings is predominantly a functional response to a myriad of operational and security requirements necessary to create a facility which is operationally safe.

The master plan considers the experience of prison residents and staff when going to and from building to building during their daily routines and in amenity periods. Many more positioning criteria will also be considered in the next stage to establish the exact location, orientation and approach to the buildings. The overall layout is made up of the following zones:

- Residential Area
- Central Facilities Area
- Public Area

The public areas near the Entrance Resource Hub and the main routes through the residential area can be landscaped and maintained by the residents. A shared allotment area is positioned adjacent to Central Service Hub.

This adjacency diagram (Fig 22) depicts how the relationship and flow between each compound/facility will function.

Starting at the main gate, the first facility to meet residents, visitors and staff is the Entrance Resource Hub, which provides searching and administration facilities for all these groups of people. The Entrance Resource Hub houses the visitor reception and open visits hall, resident reception, key staff facilities and the main gate house. The gate house monitors the main vehicular access and allows access to a series of vehicle compounds for secure deliveries to Central facilities such as the Kitchen, the Workshops and Support buildings.

Beyond the Central Facilities Area is the Residential Area, inclusive of the Central Services Hub (providing educational, health, multi-faith and staff facilities), CASU and Houseblocks.

Garth Wymott 2 Report

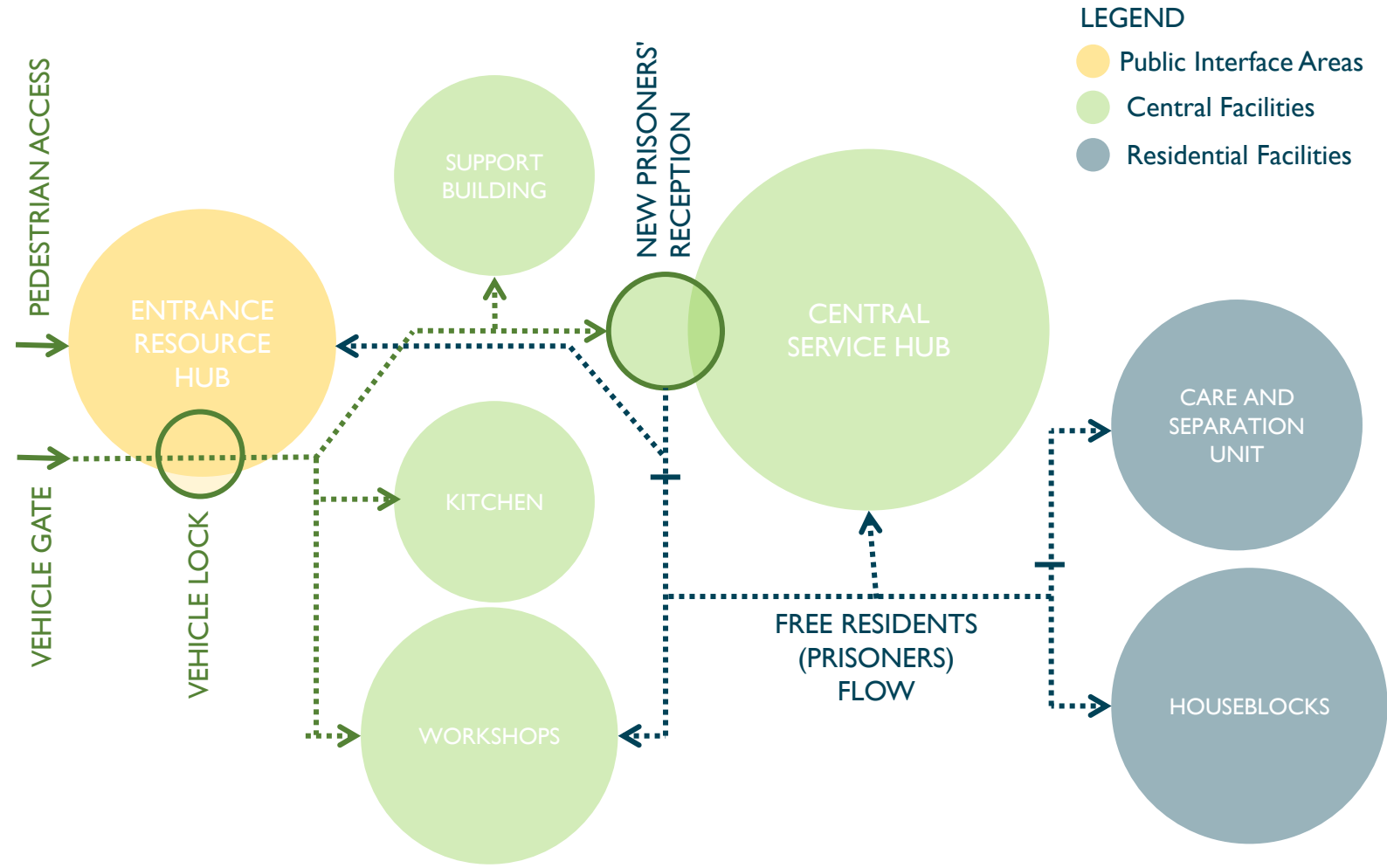


Fig 22 - Proposed Adjacency Diagram

5. Proposals & Description of Development - New Prison

Proposed Site Plan and Landscape

The landscape strategy is key in responding to the existing site and forms an integral part of the site plan design development.

The single point of vehicular access is proposed from the south east of the site. The landscape strategy comprises of existing and proposed planting and the hard landscape, including parking and circulation areas inside and outside the secure compound and the public realm at the entrance to the new facility.

The strategy considers, protects and reinforces existing habitats and vegetation where possible and the proposed soft landscape scheme aims to maximise Biodiversity Net Gain whilst taking into account arboricultural, ecological and landscape / visual requirements within the site constraints. The entry and arrival to the prison is designed to blend into the rural environment with a series of woodland areas, pond and wildflower meadows (Fig 23).

The design approach is to provide an environment that: promotes mental and physical wellbeing, creates an attractive setting, protects and enhances the sites ecology and biodiversity, integrates the site drainage strategy with the layout and landscape and maintains a safe and secure environment

The main prison area has been landscaped to support the mental and physical wellbeing of the prisoners but also ensures a secure and pleasant workplace for employees. There is great emphasis on creating a landscape that is in balance with security requirements and the need for surveillance.

The planting communities proposed include woodland trees and tree coppices, wildflower and wetland meadows marginal plants, amenity grass with trees, ornamental shrubs and orchard trees.

The campus feel of grass lawns and open paved places allows space for movement and sport as well as quiet contemplation where appropriate and needed. In the corridor along the inside of the perimeter fence is a broad swathe of natural habitats to increase biodiversity in the prison in what is an area undisturbed by regular human movements.

As part of the wider works to achieve minimum 10% BNG. The proposed development achieves 20.08% BNG works onsite within MoJ ownership. Please refer to detailed BNG Matrix and drawing 608623-0000-PEV-GHX0011-XX-DR-L-0701_BNG Area Calculation Plan for further details.

Garth Wymott 2 Report

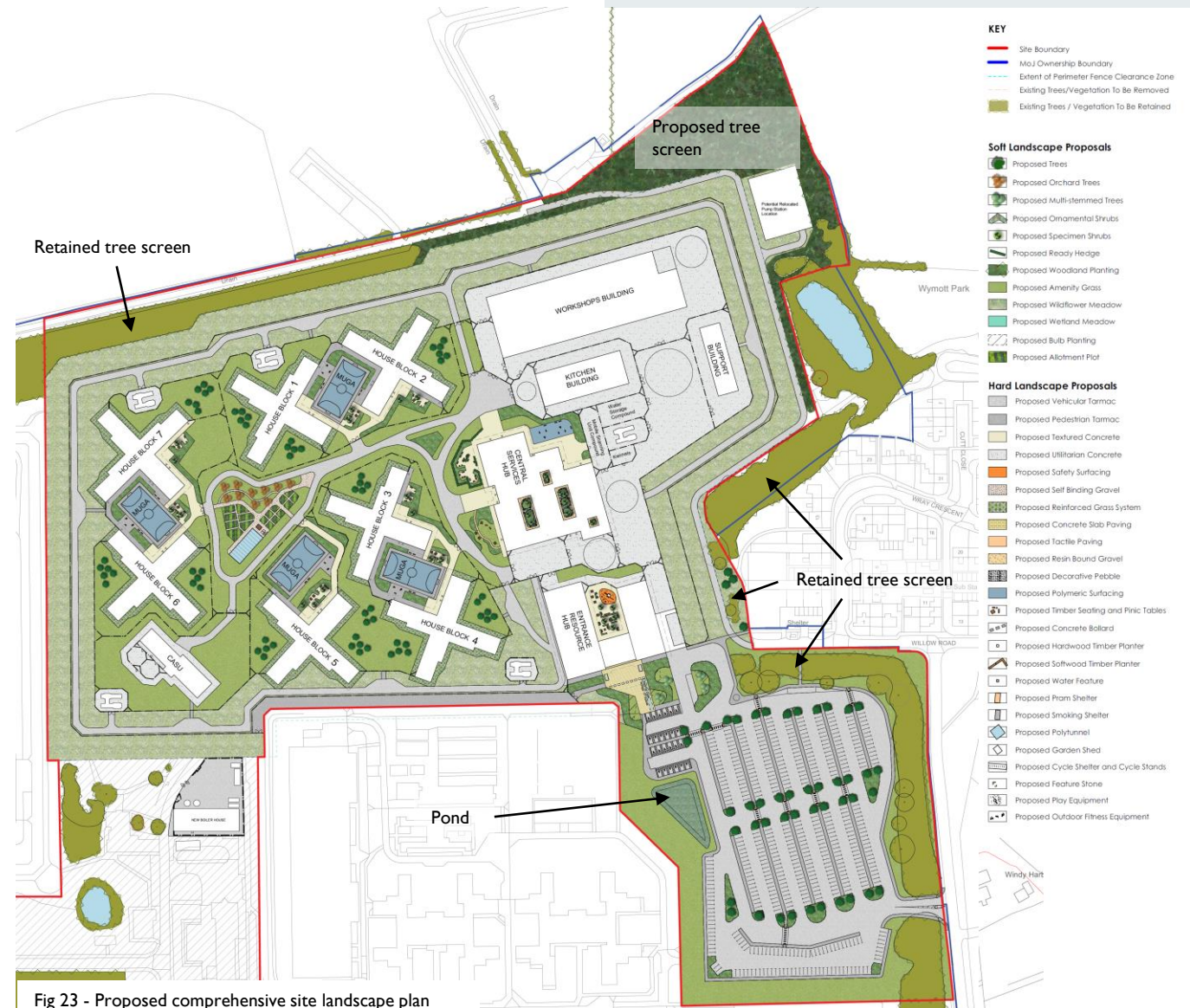


Fig 23 - Proposed comprehensive site landscape plan

5. Proposals & Description of Development - New Prison

Compound Areas

To capture the area of each proposed compound at this stage, Table 1 identifies the m² of each compound. Fig 24 provides a key map of the main prison for indicating all compounds and their current locations in relation to the building facilities. Please note that these areas are subject to change during the design development stages.

Schedule-Compound	
Name	Area m ²
Compound 01	22511.6
Compound 02	291.8
Compound 03	1328.1
Compound 04	3546.7
Compound 05	2289.5
Compound 06	317.2
Compound 07	277.6
Compound 08	3775.7
Compound 09	942.9
Compound 10	2256
Compound 11	2877
Compound 12	267.2
Compound 13	700.5
Compound 14	2925.7
Compound 15	817.4
Compound 16	11513
Compound 17	2495.7
Compound 18	260.9
Compound 19	2879.9
Compound 20	859
Compound 21	469.3
Compound 22	458.1
Compound 23	171
Compound 24	4055.4
Compound 25	427.1
Compound 26	1068.1
Compound 27	456
Compound 28	455.7
Compound 29	400.1
Compound 30	153.7
Compound 31	4267.6
Compound 32	1266.7
Compound 33	712.6
Compound 34	643.2
Compound 35	1350.9
Compound 36	404.5
Compound 37	146
Compound 38	1590.5

Garth Wymott 2 Report

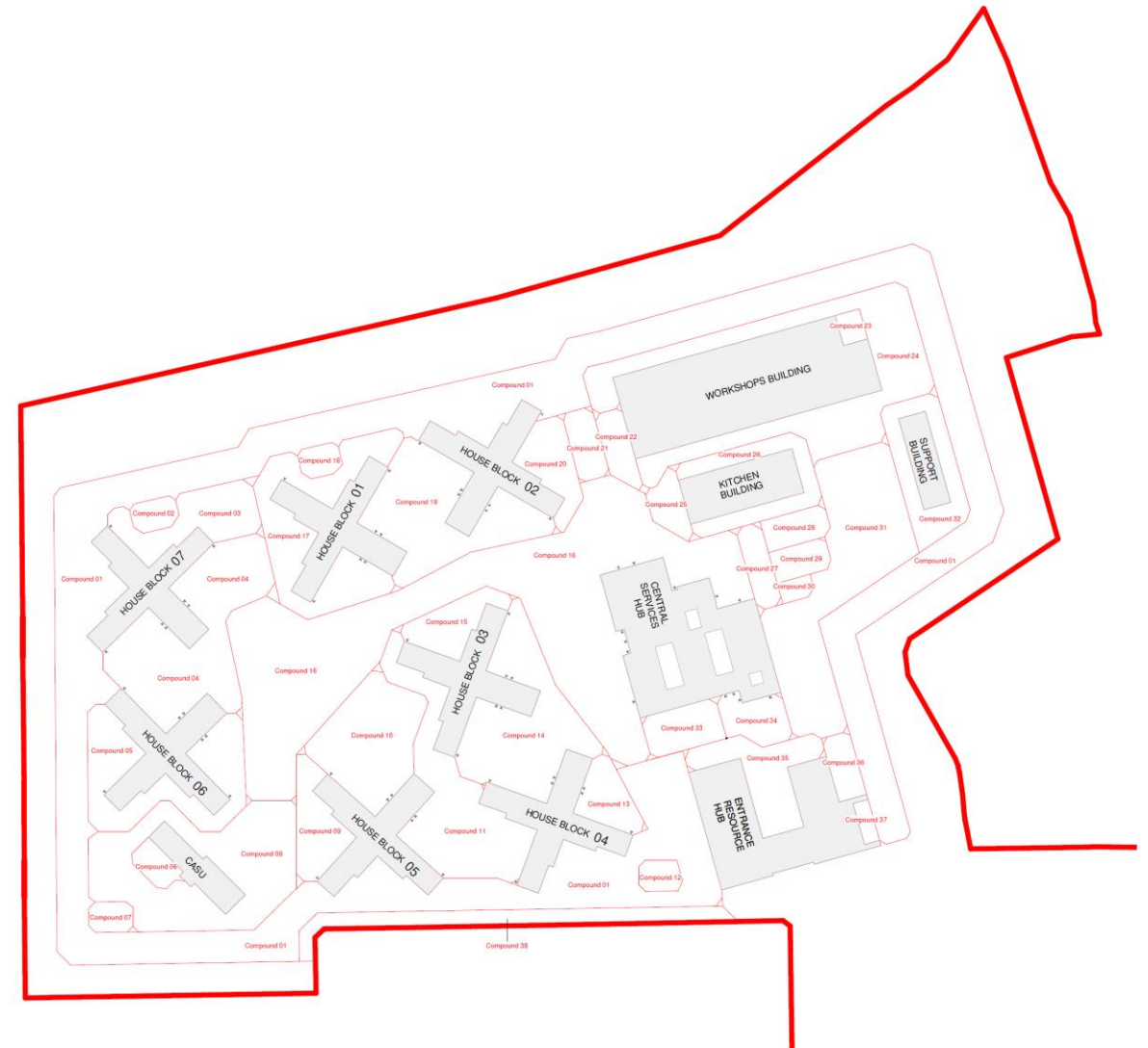


Table 1 – Compound Area Table

Fig 24 - Compound Key Plan

5. Proposals & Description of Development - New Prison

Overall Developed Site - Gross External Areas (GEA)

Garth Wymott 2 Report

To capture the proposed Gross External Area of each building at this stage, Table 2 identifies the GEA of each floor, each total for the building and the overall total GEA of the proposed developed footprint of the site.

Fig 25 provides a key map of the main, proposed prison for indicating current building locations and their footprints.

GW2 Building GEA and Total Developed GEA (m ²)							
Name	Ground	First	First (Mezz)	Second	Third	Roof	Building Total (m ²)
Building 1011 (ERH)	2669.16	1146.40		913.10			4728.66
Building 2011 (Support)	588.18	193.70				23.39	805.27
Building 3011 (CSH)	3768.02	1333.82					5101.84
Building 4011 (Kitchen)	1195.20	459.33	300.80				1955.32
Building 5011 (Workshops)	4635.13	2731.63					7366.75
Building 6111 (CASU)	632.97					468.75	1101.72
Building 7111 (HB)	1586.33	1499.74		1586.33	1478.58	1487.90	7638.88
Building 7121 (HB)	1586.33	1499.74		1586.33	1478.58	1487.90	7638.88
Building 7112 (HB)	1586.33	1499.74		1586.33	1478.58	1487.90	7638.88
Building 7113 (HB)	1586.33	1499.74		1586.33	1478.58	1487.90	7638.88
Building 7114 (HB)	1586.33	1499.74		1586.33	1478.58	1487.90	7638.88
Building 7115 (HB)	1586.33	1499.74		1586.33	1478.58	1487.90	7638.88
Building 7116 (HB)	1586.33	1499.74		1586.33	1478.58	1487.90	7638.88
						Total Developed GEA (m ²)	74531.71

Table 2 – Building and Total Developed GEA

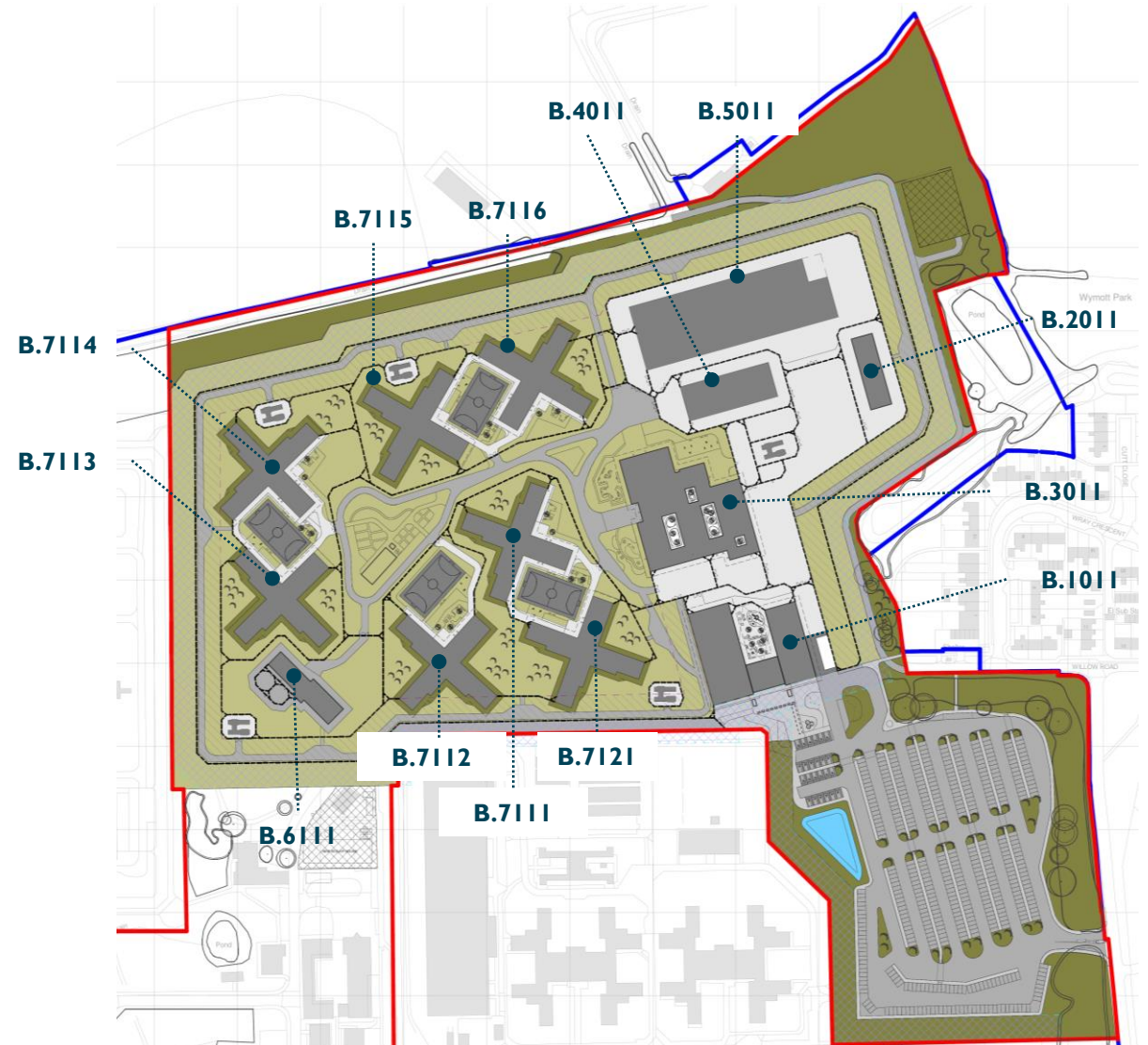


Fig 25 - Site Key Plan

6. Consultation - New Prison

Public Consultation and Planning Process

Garth Wymott 2 Report

A request for pre-app advice was made to Chorley Council in July 2020, and formal advice received September 2020.

Pre-application advice states the proposal would be inappropriate within the Green Belt and that approval only given in very special circumstances. A public consultation event has been arranged for July 2021. Further information on the planning process can be found within the accompanying Statement of Community Involvement by Cushman & Wakefield.

The OPA for the new prison seeks to agree the scale and access of the proposed development from the local planning authority, Chorley Council. If OPA approval is granted, Perfect Circle will discharge the details of the new prison proposal through a subsequent Reserved Matters Application (RMA).



Fig 26 - Aerial visualization of proposal



Fig 27 - Visualization of the entrance area to Garth Wymott 2

7. Design Development - New Prison

Design Considerations

As with any MoJ site, the design requirements for the proposed prison are particular to the nature of the development that is proposed and the design of certain elements is prescribed by the nature of their use. The principal design objectives for the prison are as follows.

- The final layout of the prison must be determined in accordance with Prison Service guidelines to achieve and maintain the record level of security.
- The prison must have sufficient buildings and enough floorspace to accommodate the proposed number of prisoners (approximately 1,715 adult males).
- The prison must provide appropriate space for activity associated with rehabilitation and an environment which minimises the risk of re-offending when prisoners leave.
- All buildings will vary from single storey to a maximum of four storeys, detailed to comply with specified functions and also required separation distances.
- The prison should provide an appropriate environment to accommodate visitors to the prison, including their vehicles.
- The development of the proposals is carefully controlled by the need to meet the necessary requirements of relevant design guidance.

The car park is appropriately sized so as to ensure that no staff or visitors will need to park off site in nearby residential estates. 525 parking spaces are proposed for use by staff and visitors on the southern parcel of the site. This is inclusive of 24 accessible car parking spaces for use by disabled on-site users. The location of which are proposed as close as possible to the Entrance Resource Hub (Fig 28), situated on the South of the prison precinct. A 51 space covered cycle parking allowance has been positioned within the entrance plaza outside of the Entrance building.

The taller, residential blocks are placed west away from the nearby residential area and closer to the existing 4 storey houseblocks of HMP Garth.

Buildings - A set of indicative NPP Project Building Drawings will be supplied with the Reserved Matters planning application. The Indicative Building Drawings have been used to support reserved matters applications at other sites that are being promoted through the PETP. These are a developed set of Stage 4 drawings so a high degree of certainty can be attributed to them but for these purposes they are to be treated as indicative.

Garth Wymott 2 Report



Fig 28 – Proposed site plan

7. Design Development - New Prison

Security Classification:
OFFICIAL

Layout, Scale and Appearance

Garth Wymott 2 Report

Amount:

The Stage 2 Layout Plan proposes the delivery of 13 buildings for the main prison compound, for the purpose of the OPA these are currently only indicatively shown. The total proposed developed footprint of the site is 74,532m² GEA – as detailed in Table 2, section 5.

Layout

The specific layout of the new prison may differ to that proposed for this OPA as design development may result in minor alterations or deviations from the current proposals. However the application is supported by the developed proposed block plan to show how buildings and uses are likely to be arranged. The scheme shown on the submitted drawings has been prepared in accordance with Prison Service guidelines in order to maintain the level of security for a Category C prison.

The buildings inside the secure compound vary from single to 4 storeys high and are arranged with specific separation and relational requirements which allow good separation for visual and spatial qualities, whilst maintaining efficient movement of both pedestrian and vehicular access.

Scale

The amount of floorspace proposed is driven by the capacity of the prison and the floorspace comprised within the current Stage 2 Building Designs.

The amount of car parking (525 spaces including 24 accessible car parking spaces) is driven by an analysis of uniformed and non-uniformed staff and visitors, in accordance with the methodology set out in the Transport Assessment.

The amount of land required also reflects the need for certain minimum standards and separation distances between buildings and fence lines, as well as the intention to implement substantial landscape planting.

The scale/height of the buildings are expected to lie within a height envelope of 6m – 17.5m.

Appearance

The external appearance of the development is not for determination at this stage of the planning process. The appearance of the buildings is influenced by the security requirements of prison development and it is likely that the eventual external treatment (in terms of general choice of materials) will be similar to those used in recent prison developments in other parts of the UK, subject to agreement with the local planning authority.



Fig 29 - Visualization of Entrance Resource Hub

7. Design Development - New Prison

Existing Sections

The site on a whole is relatively flat with the tallest existing structure being the energy centre standing at circa 18m high (shown in section 02 below). With minimal changes in topography the positioning of buildings with larger footprints, such as the workshop building, can be accommodated for with no to minimal requirement of retaining walls or creation of plateaus.

The land falls gradually from the East, as shown on Section 02 below, at a height or 13.5m above sea level to the West to 11.1m above sea level with minimal undulations.

Existing site sections have been submitted as part of this OPA, drawing number:

608623-0000-PEV-GHX0011-ZZ-DR-A-9201

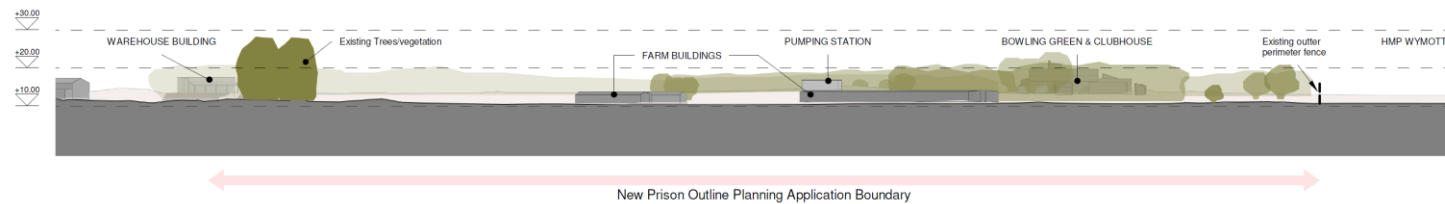


Fig 30 – Existing Section 01

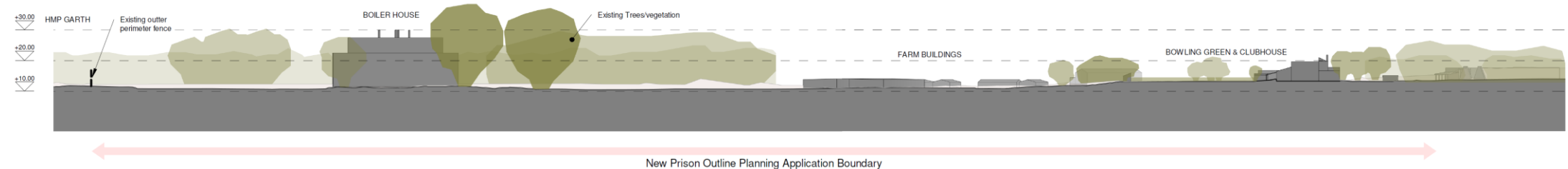


Fig 31 – Existing Section 02

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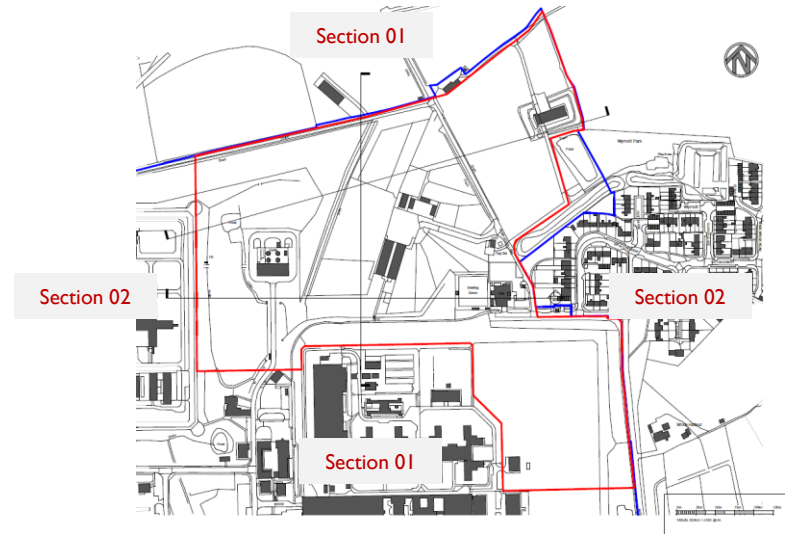


Fig 32 - Key Plan: Existing Site

7. Design Development - New Prison

Proposed Sections

The below sections, taken on an East/West and North/South axis demonstrates the separation between buildings and the gentle decline in height towards the residential area to the East.

Looking East, section 01 is shown cutting through the houseblocks displaying the relationship between them and their visual/physical separation. Section 01 also portrays the retaining of the northern band of existing tree screening which will aid in masking the houseblocks from external views.

Section 02 looks North cutting through three houseblocks and the entrance building. This section displays the narrow wings of the houseblocks and the separation between them affording light and views through the site. The entrance building will be screened by existing and proposed tree planting (once fully grown) from the residential area to the east.

Proposed site sections have been submitted as part of this OPA, drawing number:

608623-0000-PEV-GHX001 I-ZZ-DR-A-9200

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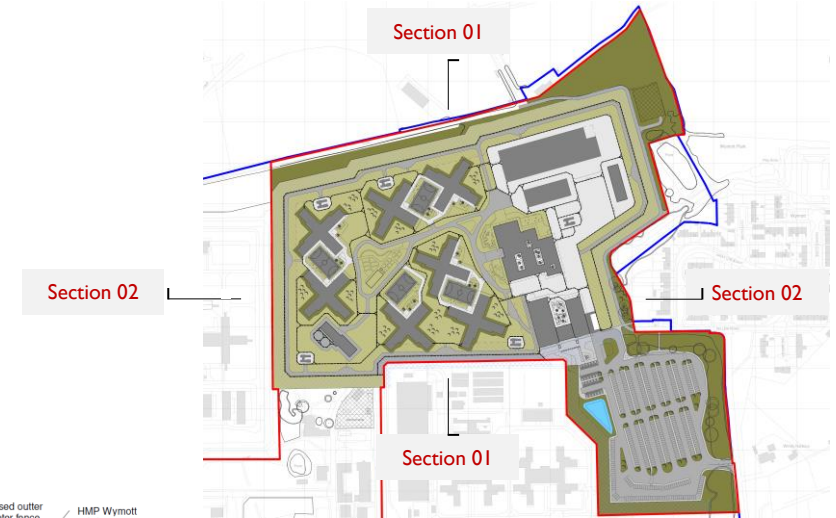


Fig 35 - Key Plan: Proposed Site

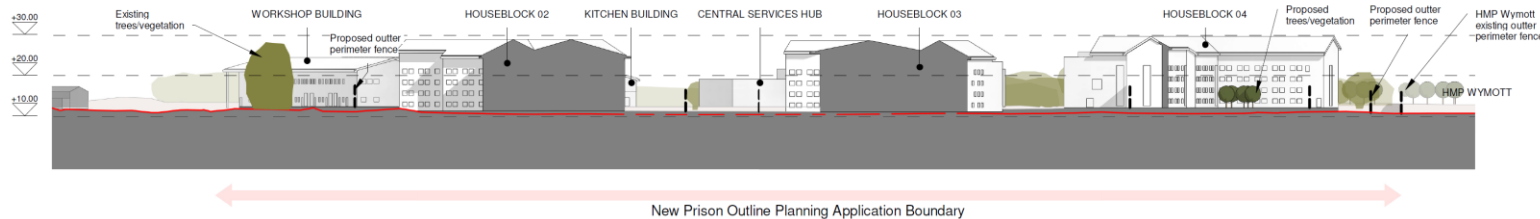


Fig 33 – Proposed Section 01



Fig 34 – Proposed Section 02

8. Environment & Sustainability – New Prison

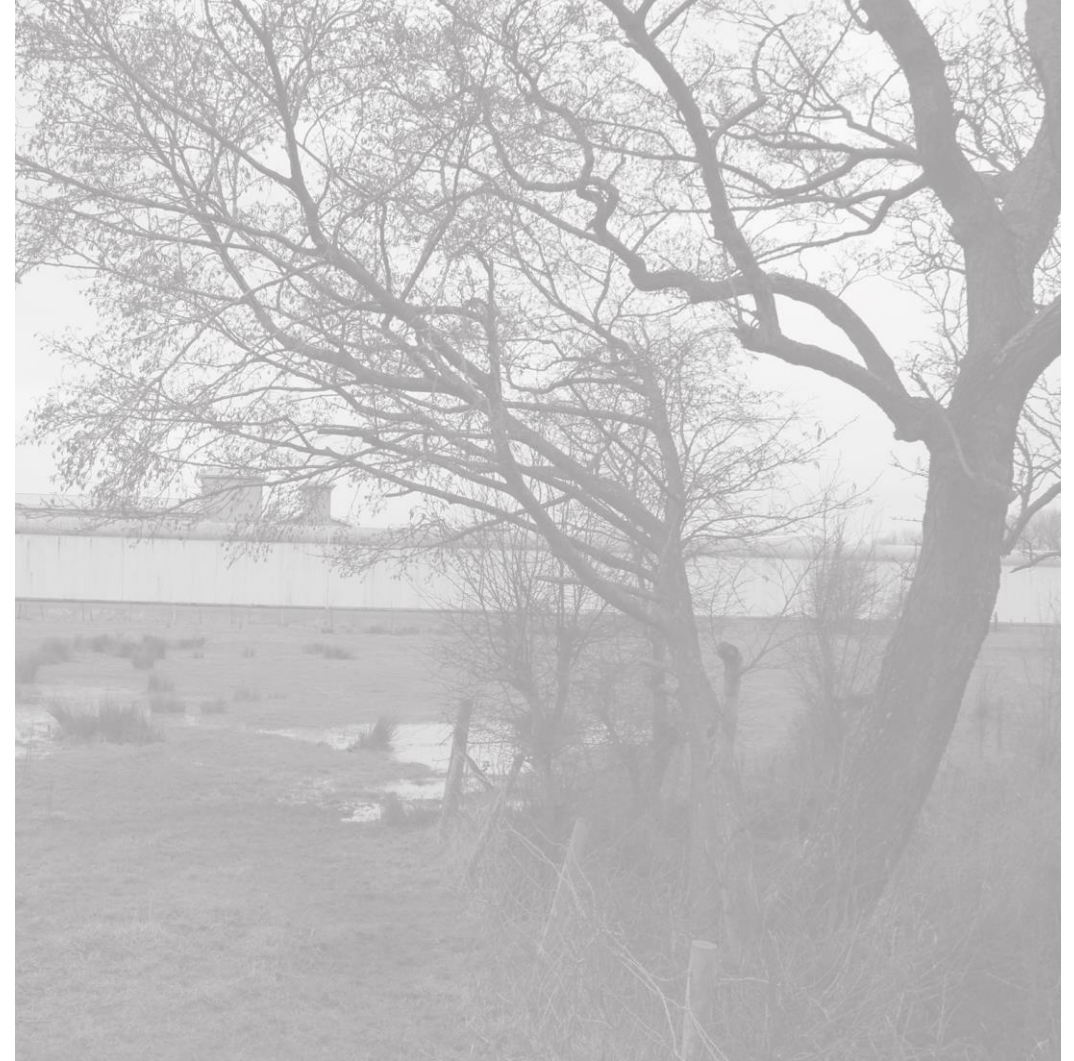
Garth Wymott 2 Report

For all new MoJ projects, the target for development under the New Prison Programme is to achieve a minimum BREEAM 'Excellent' with endeavours for "Outstanding" rating. This reflects the MoJ's approach to leading on sustainability, environment and energy use (including the potential to incorporate renewables and energy efficient technology). Please refer to the BREEAM Pre-Assessment report and the Energy and Sustainability statement.

There are a number of environmental matters to cover in and around the proposed site. For this reason, this outline planning application is supported by various documents which consider and address a range of these matters, including but not limited to:

- **Landscape & Visual Impact Assessment**, which considers the potential effects on any landscape designations but also on public amenity.
- **Ecological Impact Assessment**, which identifies potential important habitats or protected species and considers further investigations and measures to mitigate potential harmful impact on these habitats.
- **Noise and Vibration Impact Assessment**, which considers the potential impact of the development and its associated traffic on the local residents and outlines the proposed mitigation measures.
- **Air Quality Assessment**, which considers the potential impact of the development on local air quality as a consequence of dust and other emissions in the construction phase and traffic in the operational phase.
- A **Flood Risk Assessment**, which identifies the risk of flooding within the site from all sources assessed.
- An **Arboricultural Impact Assessment**, was completed in accordance with BS5837 in September 2020. A measured topographical survey was used to inform the location of trees and their surrounding context.
- A **Transport Statement (TA)** was carried out in accordance with 'Travel Plans, Transport Assessments and Statements' guidance from the Ministry of Housing, Communities & Local Government. The purpose of the TA is to evaluate the transportation aspects of the development proposals and consider the existing highway network and sustainable transport provision within the vicinity of the proposed development.
- The **Outline Travel Plan (OTP)** provides a strategy for the proposed development, including a range of outline measures to encourage travel by sustainable modes (walking, cycling, public transport and car sharing) amongst staff and visitors to the prison. Within this document is an Action Plan which details a range of tailored measures for the prison. The OTP can be used as a basis for the development of a full Travel Plan (TP).

The conclusions of all technical and environmental assessments are summarised in the Planning Statement.



9. Movement & Access - New Prison

Pedestrian and Vehicular Movement

Pedestrian Movement within Public Areas

Several pedestrian crossings provide level access from the parking areas and the public bus stop into a pathway which leads to the Entrance Resource Hub (via its external entrance plaza). Access to and from the proposed bus stop can also be obtained via Willow Road via a proposed pedestrian footpath through the existing tree planting.

These proposed public pathways run through a landscaped area comprising grass with wildflower meadow, ponds with marginal planting and new vegetation including native shrub coppice and trees, in addition to the retained woodland areas adjacent Moss Lane. Within the entrance plaza area lies 51 covered cycle parking bays.

Pedestrian Movement within the Prison Secure Area

The prison secure area is sub-divided into zones, which are organised to enable greater freedom and internal prison movement while creating proportionate physical security. This will allow greater prison autonomy and closer resemblance to normal life. The overall circulation is organised similar to a residential university campus. The circulation network is organised in the first place to give easy level access from the residential areas to the central facilities zone. The connection is simple and easy to understand allowing the campus to be easily navigable. The overall circulation layout will contribute to higher degree of prisoner autonomy and will allow residents to take advantage of improved access to services.

Good visibility in areas where a lot of residents will pass is important to achieve operational safety. The routes from residential areas to the central hub retain clear sightlines wherever possible to allow unimpeded visual control from nearby buildings bordering these spaces. The visibility of activities in these internal public spaces provides interesting views and has a normalising effect. The overall level of visibility with appropriate security zoning makes the desired level of freedom for residents possible. Internal zoning is achieved by using the building envelope itself as far as possible, minimising the use of fences to avoid the feeling of 'confinement'.

Vehicular Movement Flows

The vehicular routes are distributed to enable greater internal prison accessibility and movement while creating proportionate physical security.

Assessment of vehicle types and turning space has been considered in the arrangement of roads to minimise the need for turning areas. Emergency vehicles will move around the site using the Prisoner Free Area, situated along the boundary of the site with no access to residents.

Waste management will be handled at a facility adjacent to the kitchen to deal with all waste generated on the site. This is positioned to benefit from the vehicular access provision serving the kitchen.

Goods vehicles travel along the main thoroughfare to the centre of the delivery compound in order to access the kitchen, support building, workshops and the residents reception and healthcare facility in the Central Services Hub.

Provision has been made to accommodate mobile scanning vehicles associated with the healthcare function.

Traffic flows and Transport Analysis have been considered throughout design development. A Travel Assessment (TA) and outline travel plan (OTP) was carried out in accordance with 'Travel Plans, Transport Assessments and Statements' guidance from the Ministry of Housing, Communities & Local Government.

The purpose of the TA is to evaluate the transportation aspects of the development proposals and consider the existing highway network and sustainable transport provision within the vicinity of the proposed development. The TA should be read in conjunction with the Outline Travel Plan (OTP) for the proposed development.

This OTP provides a strategy for the proposed development, including a range of outline measures to encourage travel by sustainable modes (walking, cycling, public transport and car sharing) amongst staff and visitors to the prison. Within this document is an Action Plan which details a range of tailored measures for the prison. The OTP can be used as a basis for the development of a full Travel Plan (TP).

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Fig 36 - Visualization of Entrance Resource Hub

10. Boiler House

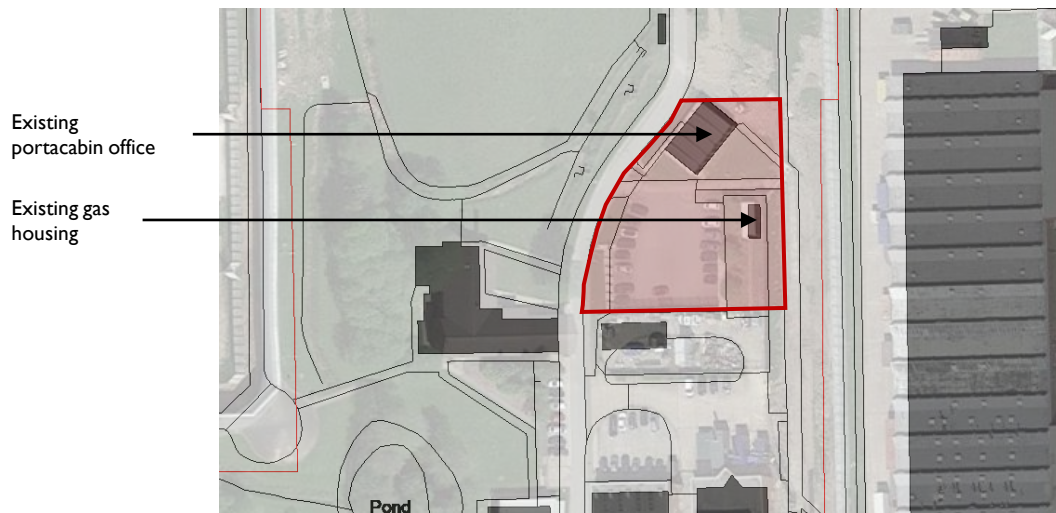
Site location & existing site

As part of the proposals for the new prison site, the existing energy centre which currently services both existing HMPs Garth and Wymott would require to be re-provided within a new location to serve both existing prisons only and not the new prison.

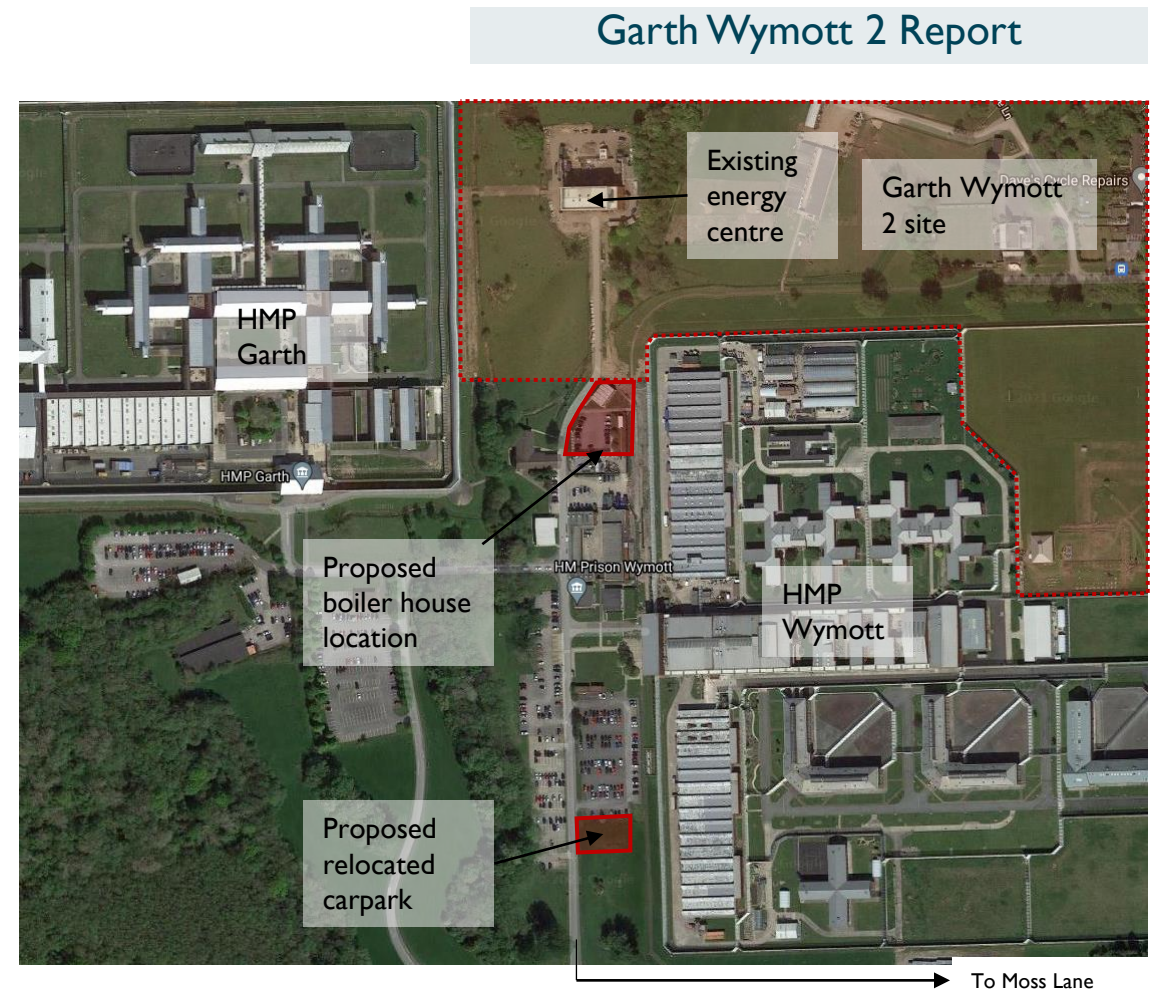
We understand from past record information, the main existing boiler house building/structure was originally designed to house coal burning boilers and is now approaching 30 years old. Prior to the recent plant replacement works in 2020 which consists of three dual fuel gas/oil boilers and one wood pellet biomass boiler. The main building is now vastly oversized as a result and at a height of circa 12m.

Following a feasibility study and stakeholder engagement the proposed location of the new boiler house was derived as the location shown on the adjacent image, a primary factor was the proximity to the existing energy centre to minimise extensive services redirection. The development site for the new boiler house is located on a parcel of land between HMPs Garth and Wymott and occupies 0.23 hectares.

Access to the proposed site is achieved off Moss Lane to the East, and would utilise the existing route to the energy centre. The proposed site is relatively flat and currently houses an informal staff car park and portacabin office – both of which are proposed to be relocated to the south of the existing HMP Wymott's staff car park as shown adjacent.



Proposed new boiler house development area



Existing energy centre



Existing portacabin office and car park

Garth Wymott 2 Report

10. Boiler House

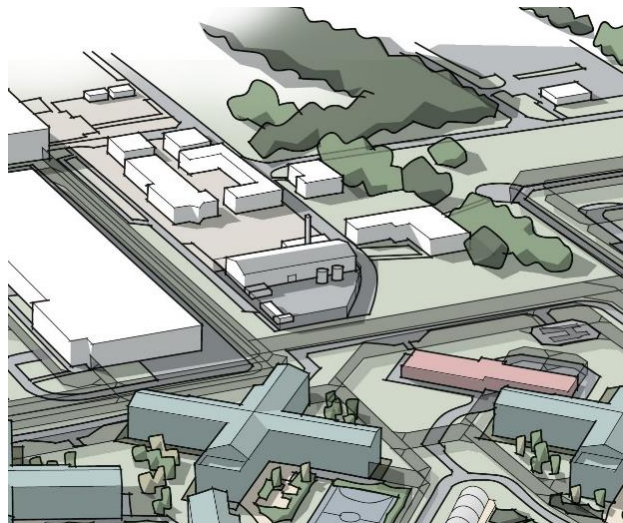
Proposed site block plan

Garth Wymott 2 Report

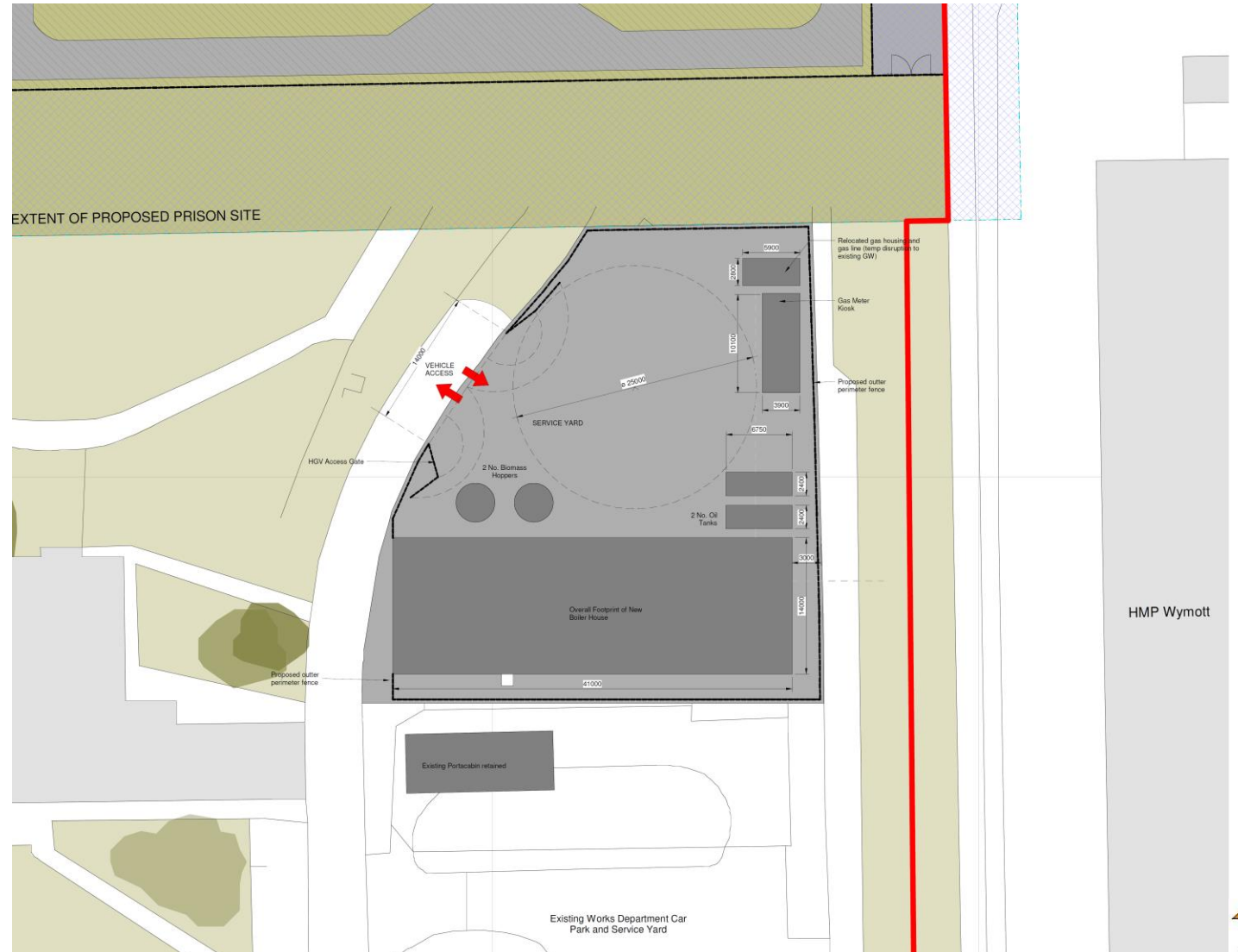
The proposed enclosed boiler house compound would include;

- The main structure measuring 41m x 14m, including a small first floor with an overall GEA of 644swm, a pitched roof at a ridge height of circa 9m, and a 22m high extremal flue
- 2 biomass pellet silos at 5.2m high
- 2 oil tanks at 2m high
- A gas meter kiosk
- Relocated gas housing

The arrangement of structures has considered the required turning circle of heavy goods service vehicles, access for which is granted via large gates within the external 2.4m high perimeter fence.



View South-West of concept massing



Drawing no: 608623-0000-PEV-GHX0021-ZZ-DR-A-9100_P01_Site-Block Plan-Boiler House Proposed-PLANNING



11. Bowling Green

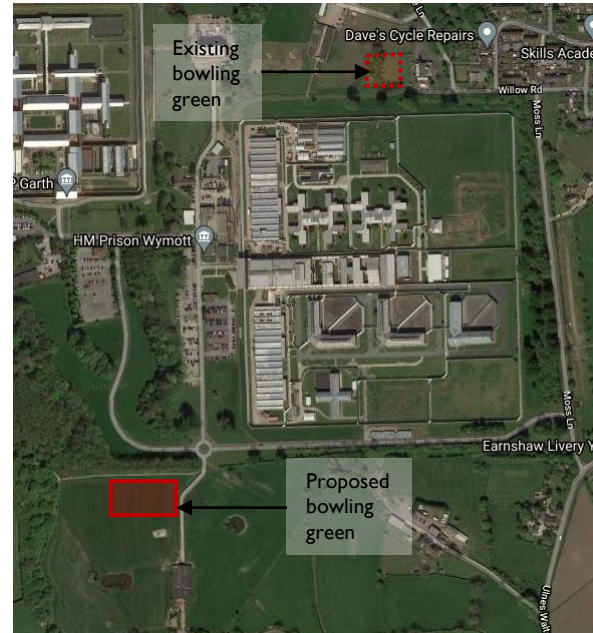
Site location & existing site

As a result of the proposals for the new prison site, the existing bowling green off Pump House Lane would require to be re-provided within a new location.

The existing bowling club utilises the car park of a vacant social club adjacent, with a single access point off Pump House Lane. Access to Pump House Lane is via Willow Road and further Moss Lane.

Following an appraisal on potential locations for the new bowling green, and consultation with stakeholders including the owners of the bowling club, the position indicated adjacent shows the agreed location. This allowed for access to be maintained off Moss Lane.

The proposed location, 0.63 hectares in size, is positioned upon level grasslands to the south west of HMP Wymott. It is flanked by a pedestrian route to the north and a vehicular access to a farm structure to the east.

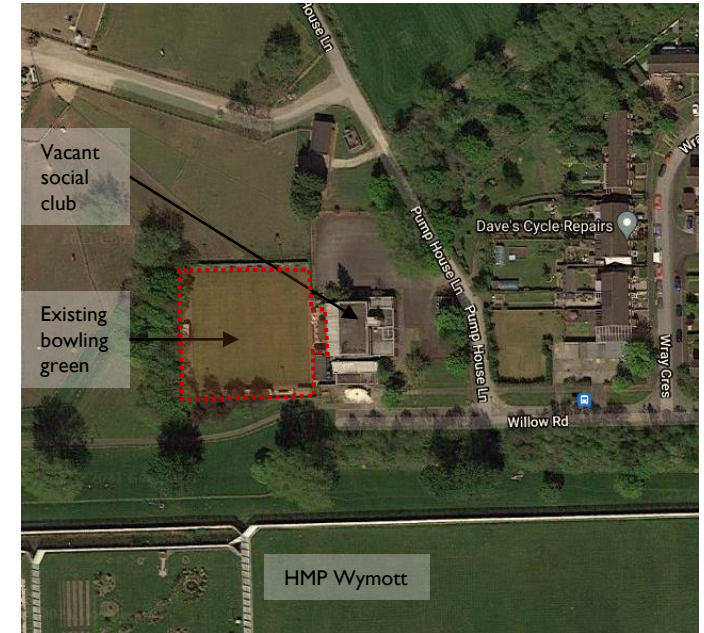


Existing and proposed bowling green location



Proposed bowling green location photo – SW view

Garth Wymott 2 Report



Existing bowling green location



Proposed bowling green location

11. Bowling Green

Proposals

Garth Wymott 2 Report

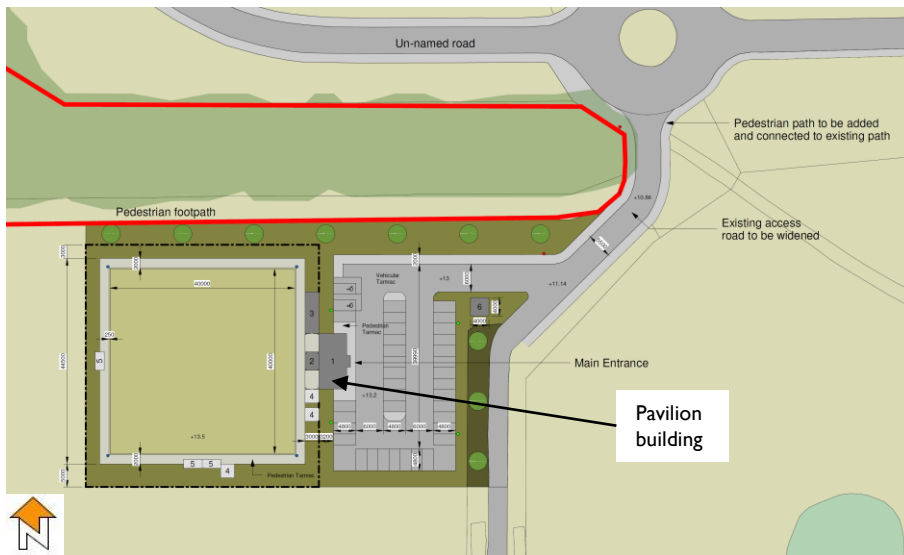
The proposed bowling green would comprise of a main pavilion building, cabins, storage and sheltered seating areas bordered by a 1.8m timber panel fence. A car park catering for 37 parking spaces is accessed off a widened access road to cater for two way traffic. Vehicular access is proposed via this existing exit off the round about to the North. A new pedestrian footpath is proposed from the nearby roundabout providing links to Moss Lane.

The timber clad flat roofed pavilion measured 3.1m high and as such aims to minimise it's visual impact on the landscape. Proposed trees are positioned to the north and east to provide a level of tree screen and integration into the surrounding. The existing mature trees to the north are untouched, and provide a backdrop to the scheme. Native hedgerow planting is proposed around the car park and northern boundary to shield the tarmacked car park from eyeline. The landscape plan for this scheme can be found upon drawing: 608623-0000-PEV-GHX0031-XX-DR-L-0405_Bowling Green Landscape Proposals.

The bowling green itself is a replica footprint of the existing and includes a tarmac perimeter and 4 floodlights to light the green, one in each corner as represented adjacent.



Proposed visualisation view north-east



Proposed site block plan



Proposed site east elevation

12. Conclusion

Selecting a suitable site for any new prison has to be balanced by many factors. A wide search of available land by agents was undertaken though the approach taken here is to make use of land currently owned by the MoJ in a location next to existing prison sites.

The design proposed in the supporting documentation for this planning application has been developed in close collaboration with the MOJ stakeholders with great care taken to comply with the numerous standards and site considerations. This is to ensure the necessary functional efficiency for the facility and to relate the proposed prison to its surrounding context. Careful consideration has been paid to the privacy and amenity of the surrounding residents as well as the integration and improvement of the local environment. These proposals represent a sustainable prison development which has been designed to be more rehabilitative to residents and more efficient for staff to work in, as well as more welcoming to visitors and considerate to the neighbours and the existing surrounding area.



South facing aerial visualization of OPA proposals