

Landscape and Visual Matters

Proof of Evidence

Garth Wymott 2

On behalf of Ministry of Justice

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1. Introduction

Qualifications and experience

- 1.1. My name is Katie Machin. I have a Bachelor of Science degree in Geology and Geography from the University of Birmingham, and a Postgraduate Diploma in Landscape Architecture from Birmingham City University. I am a Chartered Member of the Landscape Institute (2012).
- 1.2. I hold the position of Environment Director in the Birmingham Office of Pegasus Group. The Company undertakes all aspects of planning, urban and landscape design and environmental planning. I am involved in all these areas of work and have specific expertise in landscape and visual impact assessment (LVIA).
- 1.3. I have completed a number of detailed LVIA's for development sites across the UK, including residential and mixed use developments, renewable energy development, commercial developments and as part of my work on the 4NPP (4 New Prisons Programme), new prison developments. As an inherent part of this work, I apply an iterative process of landscape and visual appraisal and assessment to inform masterplanning principles, which respond to landscape and visual constraints and opportunities.
- 1.4. In this context I have produced technical documents on landscape and visual matters for use in the emerging design process, for planning applications and at appeal. The diversity of the different project types I am involved with, has enabled me to develop a strong understanding as to how different landscapes can respond to different types of development.

Terms of reference

- 1.5. I am instructed by the Ministry of Justice (MoJ, the Appellant) to provide expert witness evidence on landscape and visual matters, relating to an appeal against refusal by Chorley Council of a hybrid planning application for the development of a new prison within a secure perimeter fence, replacement boiler house and replacement bowling green and club house on land adjacent to HMP Garth and HMP Wymott, Leyland (the appeal site).
- 1.6. The application was considered at committee on 21st December 2021 where it was refused by Members, against officer's recommendation.
- 1.7. An overall Statement of Common Ground (SoCG, **CD/C7**) has been prepared between the Appellant and the Council. In this, in relation to landscape and visual matters, it is agreed that:
 - The proposed development would be set against the backdrop of HMP Garth and HMP Wymott which comprise extensive and significant built form;
 - The appeal site is not subject to any national or local landscape designations;
 - The appeal site and surrounding area do not comprise a valued landscape for the purposes of paragraph 174 (a) of the NPPF;
 - The LVIA which accompanied the application has been written in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) 3rd Edition (2013);

- The locations of viewpoints set out in the LVIA were agreed with the Landscape Officer;
- The Comprehensive Landscape Masterplan provides for new tree planting that will reduce the visual impact of the appeal proposals;
- The extent of this new tree planting is considered proportionate to compensate for the proposed tree losses and offers benefits in terms of extending and diversifying the current arboricultural resource; and
- Insofar as visual impacts are concerned, the proposed development is considered to comply with Policy BNE1 b) of the Chorley Local Plan in relation to potential impacts on residential amenity.

Evidence structure

- 1.8. My evidence is structured into the following 6 sections, including this introduction (section 1).
- 1.9. At section 2, I briefly review the background to the appeal, with reference to the Officer report to committee, reasons for refusal, Chorley Council's Statement of Case and the Ulnes Walton Action Group's Statement of Case. Thereafter, I set out the scope of my evidence, and the issues to be examined.
- 1.10. At section 3, I consider the landscape and visual effects of the appeal proposals, with reference to the submitted Landscape and Visual Impact Assessment (Pegasus Group, August 2021) and additional consideration of potential lighting impacts.
- 1.11. At section 4, I consider the impact on the openness of the Green Belt in landscape and visual terms.
- 1.12. At section 5, I set out a response to policy, including the NPPF, Policies 18 and 21 of the Central Lancashire Adopted Core Strategy; and Policies BNE1, BNE5 and BNE6 of the Chorley Local Plan.
- 1.13. At section 6, I provide a summary and conclusions.
- 1.14. The evidence which I have prepared and provide for this appeal is true and has been prepared in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true and professional opinions.
- 1.15. Planning matters, including Green Belt matters and very special circumstances (VSC) are dealt with by the evidence of Ms Katrina Hulse (**CD/E2**).

2. Background to the appeal

- 2.1. The background to the appeal proposal and planning application is set out in the Statement of Case prepared by Cushman and Wakefield on behalf of the Appellant (CD/C2).
- 2.2. This section provides a brief overview of the background relevant to landscape and visual matters.

Appeal proposals and landscape context

- 2.3. In terms of the local landscape context, the appeal proposals can be considered broadly in three parts:
 - The new prison development area (including houseblocks, supporting buildings, car parking, perimeter fencing, the internal road layout and the boiler house);
 - The new bowling green development area (including access and car park, bowling green and club house); and
 - The wider extent of the appeal site which includes areas of environmental mitigation and enhancement.
- 2.4. For the new prison development area, this is physically and visually contained to the south by the built form of HMP Wymott, and to the west by the built form of HMP Garth, including 3-4 storey houseblocks.
- 2.5. Directly east, the new prison development area is also contained by ca. 13m high tree cover and the built form of the residential area of Wymott beyond. To the south-east, ca. 10-17m high screen planting contains the area currently comprised of HMP Wymott's sports/recreation ground. To the north-east, this part of the new prison development area is more open, having a subsequently more direct relationship with the wider landscape.
- 2.6. Beyond the appeal site, mature vegetation, including woodland blocks such as Stanning's Folly to the south-west and tree belts to the north, also serve to help contain the existing prison 'complex' from the wider landscape.
- 2.7. In terms of land use, the majority of the new prison development area currently comprises a mix, directly related to HMP Wymott. This includes the sports/recreation ground to the east set behind existing security fencing; the existing pumping station, disused social club, bowling green and car parking areas; the existing prison farm (comprising a repurposed munitions storage building, small scale paddocks defined by post and rail fencing, a large yard area and access track); and separated from this by a tree belt to the west is the prominent existing energy centre with associated hard-standing, access road and storage areas (see **Plate 1**). There are also hard surfaced pedestrian routes and lighting columns present across this area of the appeal site.
- 2.8. To the east of Pump House Lane, this parcel of the appeal site comprises a more open field enclosure, albeit somewhat contained from the wider landscape by mature vegetation associated with the western edge of Wymott, a munitions building with earth mounding and an existing pond (to be retained).

Plate 1: Existing HMP Wymott repurposed farm building, paddocks and energy centre. HMP Garth is visible in the background.



- 2.9. Whilst land use is in part characterised by agricultural field enclosures, the character of this part of the appeal site is strongly influenced by existing prison infrastructure and associated urbanising elements and features including lighting columns, security fencing and hard surfaced pathways. It is clear that it reads more closely as part of the wider prison complex and together with its associations with the residential area of Wymott to the east, there is a strong urban influence cast across it, which contrasts with the more rural character of the landscape to the north and east.
- 2.10. Topographically the new prison development area lies between ca. +10–13m AOD (above ordnance datum). This is consistent with the surrounding landscape which is relatively level with no noticeable undulations. It is also contiguous with existing levels at HMP Garth and HMP Wymott. It is the combination of this broadly flat landscape and the layering of the local vegetation framework which comprises hedgerows, tree belts and woodland that serves to limit direct views towards the appeal site. This also restricts the potential area of influence of the new prison development in terms of the perception of the existing landscape character and potential change within it.
- 2.11. Whilst there are views from receptors in close proximity towards the new prison development area, including occupiers of residential properties at Wymott to the east, and from along Pump House Lane to the north (identified as a proposed New Cycle Route, Policy ST1, Chorley Local Plan and used locally for recreation); direct views are highly localised with the majority of views from the local landscape being partly screened or filtered by intervening vegetation. Despite the proposed scale of the new prison development, the area of the visual envelope affected by it is localised. There are two main reasons for this; the combination of mature vegetation surrounding the wider HMP Garth and HMP Wymott site and to a lesser extent the built form of the existing prisons themselves screening or filtering

views towards this part of the appeal site from the wider landscape to the north, west, south and south-east; and the general lack of public access between the railway line/Ridley Lane to the north-west and Pump House Lane to the east.

- 2.12. In terms of the proposed boiler house, this is retained on an area of land situated between the two existing prisons, serving to reduce its impact.
- 2.13. In relation to the new bowling green area, this comprises three agricultural field enclosures to the south of the existing access road to HMP Garth and HMP Wymott. The landform here is similarly level and there are two existing field ponds. An agricultural building lies in the centre of this area, accessed by a track in a shallow cutting which passes through the building itself (also assumed to be related to the area's past use as a munitions depot).
- 2.14. This part of the appeal site is defined to a greater or lesser extent by mature woodland to the north, west and south which serves to help contain it from the wider landscape. In respect of the perception of landscape character, and in relation to views/visual amenity, it should be noted that there is little opportunity to appreciate or understand this 'pocket' of landscape other than from: the north off the access road to the existing prison sites; and Ulnes Walton Lane and Johnson House Farm to the east, where intervening vegetation allows.
- 2.15. In terms of the wider extent of the appeal site which includes areas of environmental mitigation and enhancement, this comprises existing grassland directly west of HMP Garth, as well as those areas of existing woodland across the wider site.

Pre-app consultation and Landscape Officer comments

- 2.16. During the pre-application period, the locations of representative viewpoints to be included in the submitted LVIA, including those to be subject to verified visualisations, were agreed in correspondence between Pegasus Group and Chorley Council's Landscape Officer.
- 2.17. Whilst no formal comments were submitted during the application consultation period by the Landscape Officer, the Case Officer set out in an email to Cushman and Wakefield (the appellant's planning consultant) that:
- 2.18. *"I have also received the comments of our landscape officer, who largely accepts the findings of the LVIA and raises no issues with the landscaping scheme other than a recommendation that the structural landscape planting to the north / north-east of the proposed development should be planted in advance of the physical construction works commencing."*
- 2.19. In summary, the Landscape Officer raised no fundamental concerns with the appeal proposals, in relation to landscape and visual matters.
- 2.20. This is borne out in the Officer report to committee, which I consider in the following section.

Officer report to committee

- 2.21. The Officer report to committee (CD/A97) makes a number of references with respect to landscape and visual matters, summarised as follows:

- 2.22. The author of the report sets out at paragraph 108 that the application was supported by a landscape and visual impact assessment (LVIA), "*which has been prepared in accordance with the latest guidance (Landscape Institute and Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Impact Assessment (GLVIA3) 3rd Edition (2013)...*"
- 2.23. The author goes on to state that the LVIA is: "*comprehensive and it is considered that the LVIA study area, viewpoints selected, and methodology are appropriate and representative to the location and the scale of the proposal.*"
- 2.24. The Officer report also confirms that the Council set out in its Screening Opinion that the appeal proposals did not require an Environmental Impact Assessment (EIA).
- 2.25. The author of the report sets out at paragraph 198 that the proposed development is considered to comply with Policy BNE1 (Chorley Local Plan, **CD/II**) in relation to potential impacts on residential amenity.
- 2.26. At paragraphs 338–339, the author of the report accepts that the extent of new planting is considered proportionate to compensate for the tree losses and offers benefits in terms of extending and diversifying the current arboricultural resource and that the appeal proposals are compliant with policy BNE10 (Chorley Local Plan, **CD/II**).

Reasons for refusal

- 2.27. The application was recommended for approval in the Officer's report to committee. Despite this, Members refused the application. The decision notice was issued on 22nd December 2021 and the application was refused with three reasons for refusal. Reason for refusal 1 relates to impact on the Green Belt, which has relevance to landscape and visual matters, and is set out as follows:
- 2.28. "*The proposed development would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development on that part of the site that is previously developed and would encroach onto open countryside and is inappropriate development in the Green Belt.*

Substantial weight attaches to the harm to the Green Belt by reason of inappropriateness and further harm arising here by reason of the impact of the proposed development on the openness of the Green Belt and encroachment.

The benefits associated with the proposed development would not clearly outweigh the resulting harm and, therefore, do not constitute, individually or cumulatively, very special circumstances required if inappropriate development is to be approved in the Green Belt in accordance with paragraph 148 of the National Planning Policy Framework."

Chorley Council Statement of Case

- 2.29. The Council's Statement of Case (**CD/C4**) does not raise any specific concerns to do with potential impacts on landscape character and visual amenity per se. It is the Council's case however that: "*the proposed development would result in definitional harm to the Green Belt, harm to openness and other harm through encroachment*".

- 2.30. The Council's Statement of Case goes on: "*Harm caused by the inappropriateness of the development in the Green Belt is significant and substantial. Additional significant harm would also be caused by encroachment.*"
- 2.31. The Green Belt harm in respect of 'inappropriate development' is discussed in the planning evidence of Ms Hulse. My evidence considers the landscape and visual aspect, where these overlap with matters of Green Belt.

Ulnes Walton Action Group Statement of Case

- 2.32. Ulnes Walton Action Group's (UWAG) Statement of Case suggests that the appeal proposals will: "*have an adverse impact on the character of the local area, above and beyond the reduction in openness.*"
- 2.33. It also states that: "*insufficient regard has been paid to the mass and scale of the proposed buildings and the impact they will have on the surrounding landscape*".
- 2.34. My evidence deals with the likely effects of the appeal proposals on landscape character and visual amenity, based on the submitted LVIA.
- 2.35. A Statement of Common Ground (**CD/C8**) has been prepared between the Appellant and Ulnes Walton Action Group. In this, those matters related to landscape and visual issues are set out under the sub-headings 'Design' and 'Landscape and Visual Impact' (**paragraphs 5.19–5.25, CD/C8**). In summary it is agreed that:
- The proposed landscaping scheme would, once established, soften views of the site and filter them from the local footpath network and other visual receptors;
 - With reference to the adjacent two existing prisons, the design of the new prison would not be out of keeping with the current built form in the locality;
 - The bowling green and club house are submitted in full detail. It is agreed that the design is of a modern and functional facility that is no larger than necessary. The timber cladding would provide a natural finish, blending visually into the woodland close to the site;
 - The boiler house would be of a lesser scale than the existing energy centre which would be demolished to make way for the new prison. It is agreed that the relocation of the boiler house further towards the centre of the wider prisons site and sited between HMP Wymott and HMP Garth would effectively screen the new built form and limit its impact on the character of the area;
 - The proposed development would be set against the backdrop of HMP Garth and HMP Wymott which comprise extensive and significant built form, with a distinctly urbanised character; and
 - That the proposed landscaping would reduce the impact of the proposed development.

Grounds for appeal and scope of evidence

- 2.36. With reference to the matters raised by the reason for refusal, Chorley Council's Statement of Case and UWAG's Statement of Case, this proof of evidence considers the following issues:
- The effects of the appeal proposals on the landscape character and visual amenity of the appeal site and its local landscape context, including potential impacts as a result of the lighting element of the appeal proposals;
 - The impact on the Green Belt in this location insofar as landscape and visual matters are concerned; and
 - The appeal proposals in the context of the landscape policy framework.
- 2.37. Thereafter I draw my conclusions in these respects, with reference to the reason for refusal.

3. Effects on landscape character and visual amenity

3.1. My evidence draws on the landscape and visual impact assessment (LVIA) prepared as part of the planning application (CD/A25). This addresses the following landscape resources and visual receptors:

- Landscape character, including physical landscape features and elements; and
- Views and visual amenity experienced by residents, recreational users and road users.

3.2. The LVIA identifies the impacts that may arise from the proposed development and evaluates the potential effects arising as a result, in tandem with proposed mitigation measures that are included as an integral part of the appeal proposals.

3.3. Set out below in this section of my evidence is a brief summary of the likely effects.

Approach and methodology

3.4. Principles and good practice for undertaking LVIA and/or applying the principles of LVIA are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) (GLVIA3).

3.5. The submitted LVIA uses a methodology which has been developed with reference to and is fully compliant with GLVIA3.

3.6. The Case Officer indicated their acceptance of the methodology in their Officer report to committee, in which they state at paragraph 109 (CD/A97):

3.7. *"... it is considered that the LVIA study area, viewpoints selected, and methodology are appropriate and representative to the location and scale of the proposal".*

3.8. This is also common ground between the Appellant and the Council (**paragraph 7.24, CD/C7**).

Landscape effects

Physical landscape resources

3.9. The LVIA (CD/A25) sets out the predicted changes to physical landscape elements and features that will give rise to the subsequent perceived changes in landscape character in relation to development of the appeal site. This section of my evidence provides some further analysis with regard to impacts on those physical landscape resources highlighted by interested parties.

3.10. In relation to proposed tree removal, the Arboricultural Impact Assessment and Method Statement (AIA, CD/A7) sets out that there will be a loss of ca. 21,550 m² (ca. 2.1 hectares) of existing tree canopy, comprised of low and moderate value trees. It is important to note that no trees within the appeal site are of high (Category A) arboricultural value. Areas of tree cover retained include that around the perimeter of the appeal site, to ensure that the visual screening/filtering function of this vegetation is maintained. Where there is less boundary

vegetation along the north-eastern extent of the site, new woodland planting is proposed (refer to **Appendix 1: Comprehensive Landscape Masterplan**).

- 3.11. Interested parties have indicated that the woodland present on site is identified as 'priority habitat'. It is the case that the tree cover across the appeal site and around its perimeter, along with several other woodland blocks and tree belts across the landscape are identified as 'Priority Habitat Inventory - Deciduous Woodland' according to a spatial dataset held by Natural England and displayed on their MAGIC website¹. There are however no statutory designations in relation to trees on the appeal site or across its local context. There are no Tree Preservation Orders, trees in Conservation Areas, nor is there any Ancient Woodland on or near to the appeal site.
- 3.12. The integral landscape strategy includes for ca. 15,050 m² (ca. 1.5 hectares) of new tree planting, as well as other new landscape elements and habitats, including hedgerows, grassland enhancement and wildflower/wetland meadow creation.
- 3.13. It is common ground between the Appellant and the Council that the extent of this new tree planting is considered proportionate to compensate for the proposed tree losses and offers benefits in terms of extending and diversifying the current arboricultural resource (**paragraph 7.27, CD/C7**).
- 3.14. Where the new prison development is concerned, new woodland planting is concentrated along the northern/north-eastern appeal site boundary, where it serves to extend planting in this location, forming a continuation of tree cover in views from the north towards the appeal site, where previously the existing vegetation has petered out along this boundary (refer to **Viewpoint 6: Existing Baseline and Proposed View, pages 12-15, Appendix 2**).
- 3.15. Notwithstanding the loss of some areas of woodland within the interior of the appeal site as a result of the new prison development, I consider this continuation of the tree belt and the introduction of a new woodland copse along the boundaries of the appeal site, to reflect positively on local landscape character.
- 3.16. In relation to public access, the site does not contain any formal PROW (public rights of way). However, Pump House Lane is identified as a new cycle route in the Chorley Local Plan. This route will be diverted where it passes through the north-eastern part of the appeal site around the appeal proposals (kitchen, workshops and support buildings), re-joining the original alignment of Pump House Lane to the north. The appeal proposals will not however result in the stopping up or reduction of pedestrian, cyclist, or equestrian routes in the local area. Equally the character and amenity of the contextual PROW network in the wider landscape will not directly alter as a result of the appeal proposals.
- 3.17. Overall and as set out in the LVIA, the physical landscape impacts of the appeal proposals in relation to landform, land use and vegetation, as well as the impacts on public access are considered to be direct and will be limited to the extent of the appeal site only. There will be no additional direct impacts on the wider landscape context.

¹ <https://magic.defra.gov.uk/MagicMap.aspx>

Landscape Character Area 15c: Croston–Mawdesley

- 3.18. The submitted LVIA sets out an assessment of impacts on landscape character with reference to the relevant published landscape character assessment: A Landscape Strategy for Lancashire (**CD/I13 and I14**). The appeal site is located within the Coastal Plain Landscape Character Type (LCT) and at a finer level of detail, Landscape Character Area (LCA) 15c: Croston–Mawdesley.
- 3.19. The LVIA has determined that for the wider LCA 15c: Croston–Mawdesley, the magnitude of impact will be **low**. Assessed alongside the **low to medium sensitivity** of the LCA, this will result in a **minor adverse effect** in the short term (at Year 1 – operation).
- 3.20. In the longer term, the magnitude of impact will reduce to **negligible to low**. Assessed alongside the **low to medium sensitivity** of the LCA, this will result in a **negligible to minor adverse effect** in the longer term (Year 15).

The appeal site and its local landscape context

- 3.21. The published landscape character assessment is usefully informative insofar as it offers context and a description of the prevailing landscape. Whilst the local context of the appeal site does share some commonality with the published assessment, as set out in the LVIA, it is useful to go a step further and consider the site and its immediate context to understand what if any further influences are at play.
- 3.22. At a local level, the LVIA has drawn upon the baseline information presented, to analyse the landscape character local to the appeal site and its immediate context.
- 3.23. This section of my evidence provides some further analysis with regard to impacts on this local context in order to respond to related concerns highlighted by UWAG in their Statement of Case (**CD/C5**).

Landscape value, susceptibility, and sensitivity

- 3.24. In this part of my evidence, I provide some additional analysis in relation to the value, susceptibility and overall sensitivity of the appeal site and its local landscape context.

Value of the appeal site and its local landscape context

- 3.25. The appeal site and its local landscape context is not subject to any statutory or local landscape designations, including Areas of Outstanding Natural Beauty (AONB) or National Parks. This is not a protected landscape. There are no other related designations, such as ancient woodlands, conservation areas or registered parks and gardens within 1km of the appeal site.
- 3.26. In relation to the condition of the landscape, the overall landscape structure of vegetation across the appeal site and the adjacent field enclosures is generally in good condition and that which characterises the boundaries of the site to the north serves to provide containment from the wider landscape. In purely arboricultural terms, the Arboricultural Impact Assessment (**CD/A7**) finds most trees to be of low to moderate quality, and there are notably no high quality trees (category A) present.

- 3.27. Boundary hedgerows along the access tracks and lanes in the vicinity of the appeal site are generally intact and well maintained. Historic field patterns are not as clear, given the influence of the former use of the appeal site and its context as part of a munitions depot, and the fact that field enclosures across the north-eastern area of the appeal site have been further subdivided into smaller paddocks by post and rail fencing over time.
- 3.28. The scenic quality of the appeal site and its immediate context is influenced by built form and other urbanising elements and features, including existing prison buildings, security fencing, lighting columns and areas of hardstanding. Whilst the influence of these aspects decreases further away from the appeal site itself, there are no indicators (for example, intricate topography or key vistas to local landmarks) which would suggest that this part of the 'coastal plain' landscape is of particular scenic quality.
- 3.29. There are no known associations with well-known literature, poetry, art, TV/film and music that contribute to the perception of the landscape. However, there is some historic interest apparent across the landscape in this location in relation to remnant structures associated with the appeal site's use as a former munitions depot.
- 3.30. Whilst munitions buildings are not necessarily detracting features in their own right, they do influence the local landscape in terms of the perception of it being previously inhabited or developed.
- 3.31. In terms of recreational opportunities, as set out in earlier sections of my evidence, the site does not contain any formal PROW (public rights of way). However, Pump House Lane is identified as a new cycle route in the Chorley Local Plan and passes through the north-eastern part of the appeal site. Whilst there is an extensive network of PROW across the wider landscape, there are no promoted or longer distance routes in the local context.
- 3.32. In terms of perceptual aspects, views across the site and its immediate context are gained from the local PROW and road network and are generally concentrated to the north and north-east, given that intervening vegetation is more limited along the north-eastern appeal site boundary than in other locations. There are no locally identified key views, landmarks or memorable features relevant to the site and its immediate context set out in any published guidance.
- 3.33. The appeal site and its immediate context does not lie within an area designated as 'dark skies'. Whilst the influence of settlement and prison infrastructure reduces further away from the appeal site itself, where a more rural character is evident, this is not a landscape perceived as having high levels of tranquility or of being particularly remote, especially given the presence of the railway line to the west and settlement edge of Leyland to the north-east.
- 3.34. Overall, and as set out in the LVIA, the local landscape character of the appeal site and its immediate surrounding context is considered to be of **medium value** in landscape terms.

Susceptibility of the appeal site and its local landscape context

- 3.35. In terms of susceptibility, the landscape character of the appeal site and its local landscape context is influenced by the existing HMP Garth and HMP Wymott, which essentially define large lengths of the appeal site's boundaries, are of a large scale and distinctively 'institutional' in character, meaning that there is extensive existing context to the type of

development proposed. The residential land use to the east also casts an 'urbanising' influence across the north-eastern area of the appeal site in particular.

- 3.36. In relation to the scale of enclosure, this part of the 'coastal plain' is, as described in earlier sections of my evidence, topographically relatively level, with the majority of the appeal site and its local context lying at ca. +10–13m AOD. The combination of this broadly flat landscape and the layering of the local vegetation framework which comprises hedgerows, tree belts and woodland, as well as the containment provided by the existing large scale built form of the existing prisons, serves to limit direct views towards the appeal site.
- 3.37. This restricts the potential area of influence of the new prison development in terms of the perception of the existing landscape character and potential change within it and means that the local landscape has a high capacity to accommodate the type of development proposed.
- 3.38. In relation to the nature of existing elements and features, the existing prison buildings and associated infrastructure, including security fencing, walls, car parking, lighting, access roads and other areas of hardstanding are considered to be detracting features which given their scale have a dominating 'institutional' influence on the appeal site itself and a noticeable influence on its local landscape context. There are, as described some areas of existing woodland across some areas of the appeal site which is of low to moderate quality and can be replaced. Overall, there are no landscape elements across the appeal site which are not easily retained, replaced or substituted.
- 3.39. Overall, and as concluded in the LVIA, it is considered that in the appeal site and its local landscape context is of **low susceptibility** in landscape terms to the type of development proposed.

Landscape sensitivity of the appeal site and its local landscape context

- 3.40. Overall, and as set out in the LVIA, the appeal site and its local landscape context is considered to be of medium value and low susceptibility. Therefore, the landscape character of the appeal site and the local landscape context is considered to be of **low to medium sensitivity** overall.

Magnitude of impact and significance of effect

- 3.41. Effects on local landscape character are defined as those occurring on the appeal site and in the immediate landscape context of the appeal site (the local landscape).
- 3.42. The setting of the appeal site within an area characterised by two existing prisons, both of which comprise large-scale houseblocks similar to that proposed, has an influence on this part of the landscape's capacity to accommodate this type of development, as described in earlier sections of my evidence. Notwithstanding this influence, I consider that the scale of change will be large as a result of the massing and extent of the appeal proposals (new prison development) across that part of the site currently comprised of prison farm buildings, paddocks and tree cover.
- 3.43. This is balanced with not only the influence of the existing prisons, but by the containment provided by that built form, in combination with mature tree belts around the perimeter of the buildings and across the local landscape context. As a result, I consider that the geographical extent of the appeal proposals will influence the landscape at a local scale only.

- 3.44. In relation to the proposed car park area, whilst the replacement of an open, recreational ground area with car parking and associated infrastructure in land use terms will be a noticeable change at a local level, this area of open space does not read as part of the wider agricultural landscape, it is in fact an inherent part of the existing HMP Wymott site, physically and visually contained by existing screen planting to the east along Moss Lane and influenced by the existing prison setting which reflects an 'institutional' character across it.
- 3.45. In relation to the introduction of the proposed bowling green, and as set out in the LVIA, the impact on landscape character will be less than the proposed new prison development as a result of its smaller scale. It will however result in the introduction of an 'urban fringe', recreational land use, into a piece of agricultural landscape at a very local level. This will be balanced with the introduction of new landscape planting and its proximity to HMP Wymott and the existing prison access road, which provides some built context.
- 3.46. In terms of the duration of impacts, I consider them to be long term and where the potential reversal of the impact is not likely.
- 3.47. Overall, and as concluded by the LVIA, the magnitude of impact on the appeal site and its local landscape context will be **medium to high**. Assessed alongside the **low to medium** sensitivity, this will result in a **moderate adverse effect** in the short term (at Year 1 – operation).
- 3.48. In the longer term, as the proposed landscape mitigation measures establish, the magnitude of impact will reduce to **medium**. Assessed alongside the low to medium sensitivity this will result in a **minor to moderate adverse effect** in the longer term (Year 15).

Key environmental features and local forces for change of the Coastal Plain LCT

- 3.49. The LVIA considers the impact on LCA 15c: Croston–Mawdesley as set out, as well as that on the local landscape character with reference to the appeal site and its local landscape context.
- 3.50. Whilst the published assessment (the Lancashire Landscape Strategy, **CD/I13 and CD/I14**) does not identify specific key characteristics for the LCA itself, it does set out 'Key Environmental Features' and 'Local Forces for Change' in relation to the wider Coastal Plain Landscape Character Type (LCT), of which LCA 15c is part.
- 3.51. In this section of my evidence, I consider which of these 'key environmental features' are evident for the appeal site and its local landscape context and consider what potential impacts the appeal proposals may have on them, as well as how the appeal proposals may influence any local forces for change in the landscape (**Table 1**).

Table 1: Key environmental features and local forces for change: Coastal Plain LCT

Coastal Plain LCT	Characteristics evident for the site and its immediate context	Potential impact as a result of the appeal proposals
Key environmental features		
<p>Large, geometric arable fields reflecting the history of enclosure of the land and allowing long views over the landscape. This area has the highest surviving concentration of fields originating from the medieval open field system in Lancashire.</p>	<p>Field patterns across the appeal site and its context are limited in terms of how reflective they are of this key feature, being generally small to medium scale enclosures and some of irregular form. Those associated with the prison farm in the north-eastern part of the appeal site are divided by post and rail fence lines. Those to the north are also influenced by the presence of wartime munitions structures.</p>	<p>Whilst the appeal proposals will change the land use of the appeal site itself, they will not have any direct impact on the pattern of large, geometric arable fields present in the wider landscape.</p>
<p>Colourful arable fields including poppies and corn marigold are important for their visual and biodiversity value and as a reflection of farming history.</p>	<p>The agricultural paddocks of the north-eastern part of the appeal site, and the field enclosures at the proposed bowling green area of the appeal site are not in arable use. Opportunities to appreciate these areas from a visual perspective are also limited.</p>	<p>I consider that there will be no direct impact on colourful arable fields.</p>
<p>Marl pit and brick pit ponds reflect past extraction of clays and provide an important wildlife habitat for aquatic plants, great crested newt and a wide range of aquatic invertebrates, including some rare species.</p>	<p>There is no evidence of any marl pit/brick pit ponds within the appeal site.</p>	<p>I consider that there will be no direct impact on marl pit/brick pit ponds.</p>

<p>Historic brick built farms including highly distinctive red brick barns with ornate brickwork detailing reflect the culture and history of the working landscape.</p>	<p>Whilst there are some brick buildings on the appeal site, these are related to the site's past use as a munitions depot and unrelated to any historic farming.</p>	<p>I consider that there will be no direct impact on historic brick built farms.</p>
<p>Estate plantations, shelter belts and parkland trees provide a sense of enclosure, a backdrop to views and shelter for wildlife.</p>	<p>The existing woodland on the appeal site functions as part of the wider tree cover that provides enclosure and containment to the existing prisms and in turn, the appeal site.</p>	<p>There will be a direct impact on the existing vegetation framework on the appeal site. However, the integral landscape strategy includes for ca. 15,050 m² (ca. 1.5 hectares) of new tree planting, as well as other new landscape elements and habitats, including hedgerows, grassland enhancement and wildflower/wetland meadow creation. There will be no direct impact specifically on estate plantations or parkland trees.</p>
<p>Pockets of semi-natural woodland along brooks and watercourses provide valuable shelter and habitats for wildlife (such as flocks of pink-footed geese), as well as recreational potential and links with the historic landscape.</p>	<p>There are several drainage ditches across the appeal site. Some are located close to the existing tree belts. The closest watercourse is Wymott Brook to the west of the appeal site.</p>	<p>As set out above, there will be a direct impact on the existing vegetation framework on the appeal site. However, the integral landscape strategy includes for ca. 15,050 m² (ca. 1.5 hectares) of new tree planting, as well as other new landscape elements and habitats, including hedgerows, grassland enhancement and wildflower/wetland meadow creation. There will be no direct impact on Wymott Brook.</p>
<p>Meandering rural lanes respond to the local landform and provide a contrast in experience from</p>	<p>There are several lanes in the local context, including Pump House Lane which passes through the north-eastern extent of the appeal</p>	<p>The section of Pump House Lane that passes through the appeal site will be redirected along an alternative access track, re-</p>

the straight lanes of the surrounding Mosslands.	site and Ridley Lane which passes in a broad north-south orientation to the west. These lanes are however more often generally rectilinear in form and sometimes with clear 'doglegs', rather than 'meandering' in character.	joining with the original alignment to the north.
A potentially rich archaeological record within the peat on the fringes of the Mosslands may provide clues as to early settlement and land use before drainage and improvement.	The appeal site and its local landscape context do not comprise any areas of peat/mossland landscape.	I consider that there will be no direct impact on any areas of peat/mossland landscape.
Local Forces for Change and their Landscape Implications		
Continued suburbanisation and large scale residential development.	The majority of the appeal site is influenced to a greater or lesser extent by large scale existing built form and other urbanising features and elements.	Whilst the appeal proposals will not introduce additional residential/typically suburban development into the landscape, they will introduce additional prison buildings and infrastructure. This will however be in the context of a mature vegetation framework, with the majority of larger scale built elements set behind retained mature tree cover.
A decline in the biodiversity of the landscape.	Existing habitats across the appeal site include improved grassland and broadleaved woodland.	The proposed landscaping scheme will result in a 20.08% net gain in habitat units and a 11.25% net gain in hedgerow units.
Pressure for communication masts, electricity pylons and other prominent development.	The appeal site and its local landscape context do not comprise any tall infrastructure development such as electricity pylons.	Whilst the appeal proposals will appear as prominent built form from locations in close proximity, there will be a limited impact on skylines due to the combination of existing and proposed

		vegetation and the relatively level landform across the local area.
Conversion of historic brick-built barns.	As set out in above, whilst there are some brick buildings present on the appeal site, these are related to the site's past use as a munitions depot and unrelated to any historic farming.	The appeal proposals will not increase pressure on the local landscape in relation to the conversion of historic brick-built barns.
Fragmentation of historic estates.	The appeal site is not part of a historic estate.	The appeal proposals would not result in the fragmentation of historic estates.
Sand and gravel extraction.	The appeal site has no relationship to any areas of sand and gravel extraction.	N/A.
Degradation and loss of field ponds.	There are a limited number of existing field ponds within the appeal site.	The appeal proposals will result in the loss of one field pond. The overall landscape/ecological strategy proposes new ponds, which is a "preferred direction of change" according to the Lancashire Landscape Strategy.
Pressures for recreational facilities.	There is a disused bowling green and social club in the north-eastern area of the appeal site.	The appeal proposals include the provision of a new bowling green and club house which has been located in a visually discreet area of the appeal site.
Waste Management developments including treatment works and land raising.	The appeal site has no relationship to any waste management activities.	N/A.

3.52. In summary, it is clear the appeal site and its local context neither fully represent the published key environmental features of the wider LCT within which it is located, nor do the

appeal proposals impact them to an extent that should be considered as being overly detrimental to local landscape character. Equally, the appeal proposals will not unduly exacerbate the local forces for change identified for the Coastal Plain LCT.

Visual effects

- 3.53. A number of views (1–21) have been identified in the LVIA (at Figures 5 and 6, **CD/A25**), which together are considered as being representative of the visual envelope of the appeal site. All representative viewpoints were agreed with the local authority Landscape Officer in pre-application correspondence.
- 3.54. Overall, the greater degree of visual impact will be from the local PROW network within the wider agricultural landscape to the north-east of the appeal site. There will also be a greater degree of visual impact on residential receptors located within the residential area of Wymott, immediately east of the appeal site.
- 3.55. I provide some further consideration of those receptors most affected by the appeal proposals in this section of my proof of evidence.

Residential receptors

- 3.56. In relation to visual effects for occupiers of residential properties, I consider that for those receptors directly east of the site (off Wray Crescent), there will be moderate to major adverse effects in the long term. This is only relevant to a maximum of ca. 14 individual properties along the western edge of the residential area of Wymott. All of these properties are separated from the appeal site by a mix of rear garden spaces and existing tree cover (to be retained).
- 3.57. Views will also be generally limited for most properties to upper floors only, not the main habitable rooms on the ground floor, given that rear garden spaces are defined by fences and garden vegetation, and the Comprehensive Landscape Masterplan demonstrates a setback between the built form of the appeal proposals and existing dwellings.
- 3.58. It is important to note that it is widely acknowledged that there is no 'right to a view' and that in most cases the potential impact of a proposed development on private views is not a material planning consideration. This is unless the effect on visual amenity reaches the Residential Visual Amenity Threshold, at which point it would become part of an overall judgment on Residential Amenity (which considers other factors beyond visual amenity), made by a qualified planning professional.
- 3.59. I do not consider that the effects on visual amenity for those receptors along the edge of Wymott will meet that threshold, given that:
- As set out above, views from residential properties are limited to those from rear windows, not the primary view from property frontages;
 - The baseline context of views from the rear of properties in this location includes boundary vegetation, the disused social club building; infrastructure such as lighting columns; existing prison security fencing and HMP Garth (refer to **Viewpoint 2, LVIA, CD/A25**);

- There is a setback between the rear of existing properties and new built form, which includes areas of existing and proposed tree planting;
- The appeal proposals are located at a similar elevation to the residential edge; and
- The tallest elements of the appeal proposals (the proposed houseblocks, ca. 17m in height) are located away from the residential edge (ca. 190m west), on the western area of the appeal site.

3.60. Overall, the appeal proposals will not be overly intrusive and in no instance would the visual impact be so great that it would affect the 'living conditions' or residential amenity of receptors in this location.

3.61. The Council have not requested the appellant undertake a Residential Amenity Assessment. Furthermore, it is common ground between the Appellant and the Council that insofar as visual impacts are concerned, the proposed development is considered to comply with Policy BNE1 b) of the Chorley Local Plan in relation to potential impacts on residential amenity.

3.62. In summary, notwithstanding the moderate to major adverse visual effects, these are limited and acceptable in landscape and visual terms when taken in the round.

Recreational receptors

3.63. In relation to visual effects for recreational receptors using Pump House Lane (identified as a future cycleway by Chorley Local Plan, Policy ST1, **CD/11**), I consider that for those receptors (represented by LVIA **Viewpoint 6, CD/A25**), there will be moderate to major adverse effects in the short term. Impacts will increase as receptors move along the redirected section of Pump House Lane, given that their visual experience here will change from a generally open aspect with some reference built form, to one that is dominated by new prison built form. This is limited however to the ca. 300m length of Pump House Lane that passes through the appeal site itself.

3.64. From further north, the impact on receptors will reduce as a result of mitigation planting that will be established over time along the north-eastern extent of the appeal site and the significance of effect will be moderate adverse in the longer term. The effectiveness of this mitigation is clearly demonstrated by Viewpoint 6: Existing Baseline and Proposed View (**pages 13–15 Appendix 2**).

3.65. As set out in the LVIA, the significance of effect reduces to minor to moderate adverse for receptors using the PROW network further east (off Ulmes Walton Road, refer to LVIA **Viewpoints 7 and 19, CD/A25**).

Summary

3.66. Overall, notwithstanding the understandably greater impacts on visual receptors in close proximity to the appeal proposals, the assessment of visual effects at Year 1 (operation) as set out in the LVIA (refer to pages 70–90, **CD/A25**) serves to illustrate the likely visual effects from receptors at middle distances range between negligible to minor adverse (**Viewpoints 8–13**), with the exception of viewpoints 7 and 19, where receptors are in closer proximity to the main built form of the appeal proposals, as set out above. For receptors at distance, (**Viewpoints 14–18**) effects are either nil or neutral.

Landscape proposals and mitigation

- 3.67. In this section I review the landscape proposals and inherent mitigation.
- 3.68. These aspects were part of an iterative approach to the design of the new prison development area and the wider appeal site, paying attention to the preliminary findings of the LVIA and incorporating mitigation appropriately.

Retention of existing vegetation

- 3.69. As set out in the LVIA (CD/A25) wherever possible existing trees, woodland, hedgerows and hedgerow trees have been retained, including along the northern boundary of the site. The existing young woodland planting along the north-eastern boundary of the site along Moss Lane will be retained in the majority. Field boundary vegetation associated with the southern extent of the site (the proposed bowling green area) is also to be retained. There is no vegetation loss anticipated in relation to the proposed boiler house.
- 3.70. There will however inevitably be some losses of vegetation across the appeal site as described in earlier sections of my proof of evidence. Where they occur, they will be balanced by a vegetation retention strategy and by areas of new landscape planting which will be implemented as part of the overall strategy for green infrastructure and biodiversity.
- 3.71. It is my view that a reasonable balance has been struck, with regard to the operational requirements and constraints of a new prison development and the overall landscape and ecological mitigation strategy, reflecting positively in terms of local landscape character and successfully reducing visual impacts.

Proposed landscape planting

- 3.72. The Comprehensive Landscape Masterplan (**Appendix 1**) sets out the proposed landscape planting strategy across the appeal site. The landscape strategy considers, protects and reinforces existing habitats and vegetation where possible and aims to maximise Biodiversity Net Gain. This includes areas of the site beyond the main development area which are proposed to be seeded in order to create new areas of neutral grassland.
- 3.73. The northern boundary will be supplemented with new woodland planting, including a woodland copse in the north-eastern corner of the site. This new planting will help bolster the filtering and screening of the proposed new built form in views from the north, and provide a robust landscaped boundary to the wider Green Belt in this location.
- 3.74. The landscape strategy will contribute to the aims set out in the Landscape Strategy for Lancashire in relation to the Coastal Plain LCT which recommends tree planting in order to enhance and assist in screening major infrastructure developments, as well as the creation of ponds where possible.

Summary

- 3.75. Overall, whilst the appeal proposals comprise areas of large scale built form, which in any landscape will result in higher magnitudes of impact; there is a robust scheme of mitigation embedded in the design. This will go a considerable way to minimising these impacts. Environmental mitigation and enhancement across the wider appeal site adds further to the

package of mitigation in respect of landscape character and views/visual amenity and these measures complement strategies and guidelines relevant to the area.

- 3.76. Together, these are more than adequate to address the potential landscape and visual impacts of the new prison development. Notwithstanding the loss of an area of existing woodland, the change from an area of agricultural paddocks in land use terms and implementation of new prison built form, in the context of the existing HMP Garth and HMP Wymott developed areas, these measures are the reason why I consider the appeal proposals strike an appropriate balance between impact and mitigation and that the overall effects are acceptable in landscape and visual terms.

Effects of lighting

- 3.77. The potential impact of proposed lighting has been raised by UWAG. In response I have set out in this section of my evidence a brief appraisal of potential lighting effects.
- 3.78. Field survey work for this night-time appraisal was undertaken on 13th May 2022 between 10–11pm. Locations visited included those most likely to be influenced by night-time lighting. This includes:
- The residential area at Wymott to the east of the appeal site, taken from a location close to LVIA Viewpoint 1 (**CD/A25**), but at an angle that captures the baseline lighting situation of the residential area and allows a more direct view of the appeal proposals;
 - An open view across the landscape from the local road network to the west so as to investigate potential skyglow impacts; and
 - A view from Pump House Lane (along the proposed new cycle route) in relatively close proximity to the north, albeit I should note I do not consider rights of way to be as relevant in the context of night-time effects, as they are less likely to be used for recreation during darkness.
- 3.79. Both daytime and night-time baseline photography was undertaken from these three locations (refer to **page 4, Appendix 2**). Subsequently the appeal proposals (new prison development) have been modelled into these views for both daytime and night-time scenarios. This includes reference to the lighting specification set out in the Amenity External Lighting Note (**CD/E2, Appendix C**).
- 3.80. As set out in the LVIA, the External Lighting Layout (**CD/A54–A56**) identified the Environmental Zone in terms of the existing lighting environment in this location as 'E3: Suburban/Medium District Brightness'.
- 3.81. I have several additional observations on the baseline lighting context to the appeal site:
- Existing lighting at both HMP Wymott and HMP Garth is clearly visible from the settlement edge of Wymott and to a greater or lesser extent, depending on intervening vegetation, from Pump House Lane to the north;
 - In terms of settlement areas, the residential area of Wymott itself, close to the appeal site, is lit, and on approach to the western edge of Leyland along Ulnes Walton Road, the presence of lighting increases and skyglow from the main settlement area is evident;

- The local road network is not generally lit, although there is incidental lighting of wayside properties and farmsteads, including entrance and security lighting, but these tend to be smaller scale and specific features;
- Generally, views across the landscape at night are reinforced by the backdrop of tree and woodland belts, which often create a dark belt on the edge of the horizon, and which prevent direct views to light sources that might otherwise occur where screening is absent;
- This is the case from the local landscape to the west, from where existing woodland blocks and tree belts in particular around the perimeters of the wider appeal site serve to screen and filter existing lighting at HMP Garth and HMP Wymott (refer to **Viewpoint 21 – Existing Baseline, pages 23–24, Appendix 2**); and
- The remaining agricultural land is therefore relatively dark, but given the influence of the existing prisons, as well as the proximity to the settlement areas of Wymott and Leyland, this is not intrinsically a dark landscape.

3.82. The following table sets out a brief summary of the potential impacts of lighting from the selected views.

Table 2: Appraisal of visual effects of lighting

Viewpoint	Description of change	Nature of effect
<p>1B : view looking west from junction of Wray Crescent and Willow Road.</p>	<p>From this location, street lighting associated with the residential context in this location is visible. In the background of the view, somewhat brighter lighting is visible at HMP Garth further west.</p> <p>The proposed view at night (refer to page 11, Appendix 2) demonstrates that the existing lighting at HMP Garth will be screened by the introduction of the appeal proposals and that the new built form will also be lit and in close proximity to nearby receptors.</p> <p>The design of the proposed lighting strategy and its down-lit LED lamps is seen here to be effectively reducing light spill, such that only the lower parts of the proposed built form are lit.</p> <p>I do not consider that the impact of lighting will be over and above the overall impact found for daytime receptors in this location.</p>	<p>Notwithstanding the impacts on receptors at Wymott, these are not considered to be significant overall.</p>

<p>6: View looking south-west from Pump House Lane (along route of proposed new cycle route).</p>	<p>From this location, some skyglow is discernible above the residential area of Wymott, HMP Wymott and to a greater extent HMP Garth. Direct views of lighting is also visible where breaks in intervening vegetation allows, including somewhat brighter lighting associated with HMP Garth.</p> <p>The proposed view at night (refer to page 18, Appendix 2) demonstrates that the appeal proposals will introduce additional light sources into the landscape, including lighting columns and lighting mounted on the buildings themselves.</p> <p>The design of the proposed lighting strategy and its down-lit LED lamps is seen here to be effectively reducing light spill, such that only the lower parts of the proposed built form are lit.</p> <p>In addition, in the longer term, the proposed mitigation planting serves to effectively reduce the appearance of new lighting (refer to page 19, Appendix 2).</p>	<p>Notwithstanding some impact on users of Pump House Lane, overall, these are not considered to be significant.</p>
<p>21: View looking south-east from Cocker Bar Road (B5248).</p>	<p>From this location, existing lighting is very limited, with some minor light sources visible to the north-west associated with properties off Cocker Bar Road. It is also likely that lighting at Garth Wymott would also be just visible through the tree line during the winter months.</p> <p>In both summer and winter, from this location, there is likely to be a very limited change as a result of the introduction of new lighting. This is particularly true during the summer months, when leaf cover means that the tree belts to the north and east of the appeal site serve to screen views of the appeal proposals (refer to pages 23-25, Appendix 2).</p>	<p>Notwithstanding some limited impact on users of the local road network during winter months, overall, these are not considered to be significant.</p>



- 3.83. Overall, notwithstanding the scale of lighting that is required for a modern prison environment, I consider that this would fit within the context of the existing HMP Wymott and HMP Garth 'complex'. The lighting specification includes the use of down-lit LED lamps to reduce light spill as far as possible (refer to Amenity External Lighting Note (**CD/E2, Appendix C**)). Added to this is the inherent mitigation of the appeal proposal, including existing and proposed tree cover and as a result, lighting effects would not be significant.

4. Green belt

Openness and character and appearance of the Green Belt

- 4.1. In previous sections of my evidence, I have addressed the character and appearance of the landscape, and the potential landscape and visual impacts in respect of the appeal proposals.
- 4.2. Green Belt is a planning designation, separate to considerations of character and appearance but, given that both topics are informed by the component parts of a landscape, having some overlap with landscape and visual matters.
- 4.3. For landscape and visual matters, the elements and features that contribute to a landscape are generally different for each site and/or area being considered. Consequently, the nature of any particular issues or considerations are equally different.
- 4.4. For Green Belt, the planning considerations remain the same wherever that area of Green Belt might be located, as they relate to the five purposes of Green Belt and openness, irrespective of the landscape context.
- 4.5. The perception of openness is linked to landscape and visual matters because of the connection with the physical components of the landscape, their influence on landscape character and the nature and extent of any available views across a landscape.
- 4.6. Any physical development in the countryside will detract from its openness. However, this does not automatically equate to the same level of impact on the 'perception' of openness because it is possible to avoid or minimise the impact on the perception of openness.
- 4.7. On this basis, I consider there to be two relevant considerations, including:
 - The perception of openness in respect of the current appeal site in its context; and
 - Notwithstanding the physical footprint of the appeal proposals, what aspects of mitigation have been included to avoid or reduce the perception of that change.
- 4.8. As noted, these considerations relate closely to landscape and visual matters and I have addressed them in previous sections of my evidence. I do not intend to repeat the analysis, framed in the context of Green Belt, but do provide a brief summary of the key considerations.
- 4.9. Having addressed the perception of openness and how the appeal proposals will influence this, I then consider the relevant purpose of Green Belt, specifically that raised in the reason for refusal (encroachment).

Openness in relation to the appeal site and its Green Belt context

- 4.10. The LVIA (CD/A25) at paragraphs 8.6 – 8.11 provides an analysis of the spatial and visual dimensions of the openness of the Green Belt in this location, insofar as it relates to both the appeal site itself and its wider context, and I summarise that here.

- 4.11. Openness is not defined in the NPPF. It is commonly taken to be “*an absence of development*”. Development can mean built form of many types, to include buildings of various function, style, scale and merit; engineering operations; infrastructure to include roads and the highways network in general together with supporting infrastructure including lighting and signage; and utilities including electricity pylons and line, or telegraph poles and lines. The overall scale and presence/absence of these elements, and how they present themselves in a given part of a Green Belt, serves to generate an understanding of the spatial dimension of openness.
- 4.12. Visual connectivity, view corridors, and public views can also contribute to a visual dimension; in terms of what can be seen from specific locations, including public viewpoints, and how this serves to influence the openness of the Green Belt.
- 4.13. For the appeal site itself, the spatial dimension of the openness of the Green Belt is heavily influenced by existing built elements including the energy centre, associated hardstanding and storage areas, farm buildings, the disused social club building, the pumping station, Pump House Lane itself, the security fence/wall to HMP Wymott and HMP Garth, and the sports pitches and associated building contained therein. Tree belts within and along the boundary of the appeal site to the north also have an influence.
- 4.14. Outside of the site boundary, in the appeal site's immediate context, the large-scale built form of HMP Garth to the west and HMP Wymott to the south, the adjacent residential area of Wymott to the east and the remnant built elements of historic munitions storage to the north also have an influence on the spatial dimension of openness in this location.
- 4.15. To the south, where the proposed bowling green is to be located, the spatial dimension of the openness of the Green Belt is influenced by an access track and bridge structure and is otherwise undeveloped.
- 4.16. Further from the appeal site, the spatial dimension is influenced by the settlement edge of Leyland to the north-east, ribbon development along Ulnes Walton Lane, the railway line passing through the landscape to the west and the network of minor roads also passing through the landscape across the area.
- 4.17. For the appeal site itself, the visual dimension is somewhat enclosed by virtue of the established woodland and tree belt along the northern boundary and through the centre of the site, and other areas of mature vegetation, including that along the north-western edge of Wymott, and that associated with the fishing lake to the north-west. This in combination with the low-lying nature of the local landform, which lacks any particular topographic undulations that may result in the site being more visually exposed, provides containment.
- 4.18. To the south, where the proposed bowling green is to be located, the visual dimension is influenced by the existing field boundary vegetation and tree belt that 'wraps around' the field enclosures in this location.
- 4.19. Further from the appeal site, the visual dimension varies but generally the lack of topographical high points means there are limited opportunities for wide ranging or long distance views across the landscape. Typically, views from the wider context are characterised by medium-distance views, filtered by mature vegetation.

Minimising impacts on openness

- 4.20. Avoiding or minimising impacts on openness can be achieved successfully through adopting appropriate mitigation which eliminates or reduces the influence of a proposal on openness.
- 4.21. I have addressed the approach to the inherent mitigation for the appeal proposals in previous sections of my evidence. I consider these to be effective in minimising the potential introduction of built development into the landscape, thereby protecting landscape character and minimising potential visibility of the appeal proposals. This inherent mitigation will be successful in ensuring that openness outside of the new prison site is maintained.
- 4.22. In relation to openness, the development area of the appeal proposals will result in the physical loss of some field enclosures and an area of woodland. This will result in a corresponding loss of openness on this part of the appeal site.
- 4.23. However, across the majority of the appeal site and from the wider landscape, the new prison development area will read consistently with the prison built form that already exists in this location, given that it is defined to the west and south by HMP Garth and HMP Wymott respectively and contained visually to a greater or lesser extent by existing mature vegetation to the north-west and east.
- 4.24. The LVIA demonstrates that those locations where the appeal proposals will be clearly perceptible (broadly those receptors with minor adverse effects and above) are limited to the north-east, east and south-east. From the south-west, west and north-west there will be only a very limited perception of the appeal proposals and consequently no clear perceived loss of openness. The perceived loss of openness will be largely restricted to those parts of the landscape which are already influenced heavily by prison development.
- 4.25. Overall, whilst the appeal proposals will result in a greater impact on openness than the existing development on the appeal site, simply by virtue of the fact that there will be an increase in overall built form, I consider that the design of the appeal proposal, including its inherent mitigation, will be successful in minimising the perception of the appeal proposals, and consequently minimising any perception of disruption to the openness associated with them.

Impacts in terms of encroachment

- 4.26. Having considered openness, I also consider the purpose of the Green Belt raised in the reason for refusal, that being 'encroachment'.
- 4.27. Mitigation is embedded in the design of the appeal proposals which successfully minimises impacts. The appeal proposals will retain a close association with the existing prison developments at HMP Garth and HMP Wymott and the overall effects on landscape character (whether this be the broader Coastal Plain LCT, LCA 15c or the local landscape context) will be limited to a small area of influence. Consequently, the landscape character of this part of the Green Belt will remain generally in-tact.
- 4.28. Furthermore, those landscape components (including mitigation) will continue to function in respect of the Green Belt and its purposes. The development area remains aligned with the influence of the existing prison infrastructure, and the landscape and ecological aspects of

the wider appeal site that surround this will maintain and enhance the local landscape context.

Encroachment

- 4.29. All forms of development are likely to comprise some encroachment into the countryside to a greater or lesser extent. In this case, the extent of the site outside of the previously developed green belt land is not large relative to the wider Green Belt context, limiting this prospect.
- 4.30. Of those areas of the appeal site that lie beyond the 'Previously Developed Green Belt Site' boundary, the north-eastern area comprises the edge of the new prison development, including part of the proposed workshops building, a support building and the relocated pump house, as well as associated access roads. This area will however be well contained in the longer term from the wider landscape by a combination of proposed and existing woodland and tree belts.
- 4.31. The proposed landscape strategy effectively introduces a new landscape boundary to the Green Belt in this location. This will represent a clear physical limit to the northern and north-eastern edge of the new prison development area and consequently the sense of encroachment beyond this will be limited. The appeal proposals, by virtue of both their location and their nature, will read as a consistent and contained part of the wider prison 'complex'. The effectiveness of this is clearly seen at Viewpoint 6: Proposed View at Year 15, **page 15, Appendix 2**).
- 4.32. To the south, the proposed bowling green facility will also be well contained by new and existing woodland planting and new hedgerow planting. It is also well set back from the site boundary, adjacent to the previously developed green belt area.
- 4.33. Overall, notwithstanding the 'harm' of the appeal proposals by definition, in relation to character and appearance, the appeal proposals are capable of being delivered with a comprehensive and credible approach to mitigation, both inherent in the design of the appeal proposals, which, together with the immediate landscape context, contain the site and will limit the appeal proposals being perceived as 'encroaching' into the countryside.

5. Response to policy

- 5.1. In the context of the analysis presented in the previous section, I now go on to address the policy context. In terms of development plan policy and the planning perspective, I defer to the evidence of Ms Hulse; my reference to policy is from a landscape and visual perspective only.

National Planning Policy Framework

- 5.2. The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development. NPPF paragraph 8 defines three overarching objectives to sustainable development, economic, social and environmental.

Environmental objective

- 5.3. The environmental objective (c) is explained in the following terms:
- 5.4. *"...to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*
- 5.5. Section 15 of the NPPF is concerned specifically with conserving and enhancing the natural environment.

Trees

- 5.6. Paragraph 131 sets out the importance of trees, more in relation to the character and quality of urban environments but noting their contribution to mitigating and adapting to climate change. It goes on to set out that policies and decisions should ensure that opportunities are taken to incorporate trees in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Green Belt

- 5.7. On Green Belt, the NPPF sets out in paragraph 137 the well-established aim of Green Belt policy along with their essential characteristics of openness and permanency, followed by the five purposes that they serve at paragraph 138. Also relevant to landscape and visual matters is paragraph 145 which states that:
- 5.8. *"Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."*
- 5.9. This aspect presents a clear opportunity in respect of good quality environmental design where this can both mitigate potential impacts and also contribute to this aspect of the NPPF.

- 5.10. The relevant purpose of Green Belt to the appeal site, and how the appeal proposals relate to it in landscape and visual terms are discussed in earlier sections of my evidence.
- 5.11. This concludes that, notwithstanding the 'harm' of the appeal proposals by definition, that in relation to character and appearance, the appeal proposals are capable of being delivered with a comprehensive and credible approach to mitigation, both inherent in the design of the appeal proposals, which, together with the immediate landscape context, contain the site and will limit the appeal proposals being perceived as 'encroaching' into the countryside.
- 5.12. Impacts on the Green Belt in landscape and visual terms relate to the physical sense of openness; this can be judged in respect of character and appearance and views/visual amenity. Together, the submitted LVIA and additional analysis presented in my evidence demonstrate a contained impact on the local landscape context and one that is closely aligned with the existing prison 'complex'. On that basis, notwithstanding the appeal site itself will be subject to change and an 'extension' of prison infrastructure, this does not extend to significant effects on the character and appearance of the area. As such, any 'harm' in respect of the character and appearance of the Green Belt is equally limited.

Natural Environment

- 5.13. Paragraph 174 states that 'planning policies and decisions should contribute to and enhance the natural and local environment by:
- 5.14. *"a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- 5.15. *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland"*
- 5.16. It is common ground between the Appellant and the Council that the appeal site and its context is not a valued landscape in respect of this paragraph (**paragraph 7.23, CD/C7**).
- 5.17. However, there remains some relevance by virtue of the need to recognise the intrinsic character and beauty of the countryside.
- 5.18. To satisfactorily address this policy, it is necessary to undertake an appraisal of landscape character making reference to published guidance, but also looking more specifically at the appeal site and its local landscape character. This approach looks more closely at a landscape and enables the consistency of the contemporary baseline to be judged against published studies.
- 5.19. The submitted LVIA for the appeal proposals makes reference to the published landscape character assessment prepared at a national and county level and also addresses local character by reference to the description of the appeal site and its immediate context.
- 5.20. This approach 'recognises' the intrinsic character of the local landscape context and responds appropriately.
- 5.21. This has formed part of an iterative process from the early stages of the project. Consequently, the design of the appeal proposals 'contribute to' local landscape character

through the retention of local landscape characteristics and embedded proposals for landscape mitigation which, together, minimise impacts and successfully assimilate the appeal proposals into the landscape.

Development Plan Policy

- 5.22. The adopted Central Lancashire Core Strategy and Chorley Local Plan set out several policies relevant to landscape and visual matters and, where relevant to the appeal site and its context, these are also addressed in the following sections.

Central Lancashire Adopted Core Strategy

Policy 18: Green Infrastructure

- 5.23. This policy recognises the need to protect and enhance the natural environment and secure mitigation measures where development would lead to the loss of green infrastructure.
- 5.24. Notwithstanding the acknowledged losses, it is considered that the appeal proposals are consistent with this policy given the approach to mitigation that has been adopted from the outset so as to minimise impacts, adopting a comprehensive approach to mitigation through landscape creation and management. Furthermore, the submitted LVIA and informed approach to mitigation has included reference to the Landscape Strategy for Lancashire (CD/I13 and I14).

Policy 21: Landscape Character Areas

- 5.25. This policy sets out the requirement for new development to be well integrated into existing settlement patterns, appropriate to the landscape character type within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.
- 5.26. This policy generally appears to relate to more typical built development such as housing or commercial buildings, however the principles are addressed through the appeal proposals in terms of:
- conserving and enhancing biodiversity, landscape quality and including consideration of opportunities for green infrastructure at the outset; and
 - integrating the natural environment within the development by reference to existing physical landscape components (tree belts).

Chorley Local Plan

Policy BNE1: Design Criteria for New Development

- 5.27. This policy sets out key principles in relation to good quality design which development proposals will be expected to meet. These generally appear again to relate to more typical built development such as housing or commercial buildings, however the principles are addressed through the appeal proposals in terms of:
- conserving and enhancing biodiversity, landscape quality and including consideration of opportunities for green infrastructure at the outset; and

- appropriate set-backs of proposed built form from higher sensitivity receptors;
- integrating the natural environment within the development by reference to existing physical landscape components (tree belts).

Policy BNE5: Redevelopment of Previously Developed Sites in the Green Belt

- 5.28. In respect of Green Belt, the policy sets out relevant criteria in relation to re-use, infill and redevelopment. Broadly, the policy requires proposals to not result in a greater impact on the openness of the Green Belt than the existing development; and to respect the character of the landscape.
- 5.29. As set out in previous sections of my evidence, whilst the appeal proposals will result in a greater impact on openness than the existing development on the appeal site, simply by virtue of the fact that there will be an increase in overall built form, I consider that the design of the appeal proposal, including its inherent mitigation, will be successful in minimising the perception of the appeal proposals (as well as respecting local landscape character), and consequently minimising any perception of disruption to the openness associated with it.

Policy BNE6: Light Pollution

- 5.30. The policy sets out that proposed lighting schemes should not result in an adverse effect on the character of an area and that light spillage should be minimised.
- 5.31. As set out in previous sections of my evidence, notwithstanding the scale of lighting that is required for a modern prison environment, I consider that this would fit within the context of the existing HMP Wymott and HMP Garth 'complex'. The lighting specification includes the use of down-lit LED lamps to reduce light spill as far as possible. Added to this is the inherent mitigation of the appeal proposals, including existing and proposed tree cover which will further reduce the appearance of new lighting.

6. Summary and conclusions

Appeal proposals and landscape context

- 6.1. The appeal site is closely associated with and contained within the setting of the existing HMP Garth and HMP Wymott. This means that for the new prison development area, this area of the appeal site is physically and visually contained to the south by the built form of HMP Wymott, and to the west by the built form of HMP Garth, including 3–4 storey houseblocks.
- 6.2. Beyond the appeal site, mature vegetation, including woodland blocks such as Stanning's Folly to the south–west and tree belts to the north, also serve to help contain the existing prison 'complex' from the wider landscape.
- 6.3. Whilst land use is in part characterised by agricultural field enclosures, the character of this part of the appeal site is strongly influenced by existing prison infrastructure and associated urbanising elements and features including lighting columns, security fencing and hard surfaced pathways. It is clear that it reads more closely as part of the wider prison complex and together with its associations with the residential area of Wymott to the east, there is a strong urban influence cast across it, which contrasts with the more rural character of the landscape to the north and east.
- 6.4. Topographically the new prison development area is consistent with the surrounding landscape which is relatively level with no noticeable undulations. It is the combination of this broadly flat landscape and the layering of the local vegetation framework which comprises hedgerows, tree belts and woodland that serves to limit direct views towards the appeal site. This also restricts the potential area of influence of the new prison development in terms of the perception of the existing landscape character and potential change within it.
- 6.5. In relation to the new bowling green area, this comprises three agricultural field enclosures to the south of the existing access road to HMP Garth and HMP Wymott. The landform here is similarly level and there are two existing field ponds. An agricultural building lies in the centre of this area, accessed by a track in a shallow cutting which passes through the building itself (also assumed to be related to the area's past use as a munitions depot).
- 6.6. This part of the appeal site is defined to a greater or lesser extent by mature woodland to the north, west and south which serves to help contain it from the wider landscape. In respect of the perception of landscape character, and in relation to views/visual amenity, it should be noted that there is little opportunity to appreciate or understand this 'pocket' of landscape other than from relatively close proximity to the north and east.

Effects on landscape character and visual amenity

- 6.7. In summary, with respect to impacts on physical landscape resources, the physical landscape impacts of the appeal proposals in relation to landform, land use and vegetation, as well as the impacts on public access are considered to be direct and will be limited to the extent of the appeal site only. There will be no additional direct impacts on the wider landscape context.

- 6.8. The setting of the appeal site within an area characterised by two existing prisons, both of which comprise large-scale houseblocks similar to that proposed, has an influence on the landscape's capacity to accommodate this type of development.
- 6.9. In relation to landscape effects therefore, there will be a moderate adverse effect in the short term on the local landscape. In the longer term, this will reduce to a minor to moderate adverse effect.
- 6.10. With reference to the published landscape character assessment, it is clear the appeal site and its local context neither fully represent the published key environmental features of the wider LCT within which it is located, nor do the appeal proposals impact them to an extent that should be considered as being overly detrimental to local landscape character. Equally, the appeal proposals will not unduly exacerbate the local forces for change identified for the Coastal Plain LCT.
- 6.11. With respect to impacts on visual amenity, overall, notwithstanding the understandably greater impacts (moderate to major adverse) on visual receptors in close proximity to the appeal proposals, the assessment of visual effects in the short term as set out in the LVIA serves to illustrate the likely visual effects from receptors at middle distances range between negligible to minor adverse, with the exception of a limited number of receptors at representative viewpoints in closer proximity to the main built form of the appeal proposals. For receptors at distance, visual effects are either nil or neutral.
- 6.12. In relation to potential lighting impacts, overall, notwithstanding the scale of lighting that is required for a modern prison environment, I consider that this would fit within the context of the existing wider prisons 'complex'. The lighting specification includes the use of down-lit LED lamps to reduce light spill as far as possible. Added to this is the inherent mitigation of the appeal proposal, including existing and proposed green infrastructure which have been shown to effectively reduce the impact of lighting. As such I do not consider lighting effects to be significant.
- 6.13. Overall, whilst the appeal proposals comprise areas of large scale built form, which in any landscape will result in higher magnitudes of impact; there is a robust scheme of mitigation embedded in the design. This will go a considerable way to minimising these impacts. Environmental mitigation and enhancement across the wider appeal site adds further to the package of mitigation in respect of landscape character and views/visual amenity and these measures complement strategies and guidelines relevant to the area.
- 6.14. Together, these are more than adequate to address the potential landscape and visual impacts of the new prison development. Notwithstanding the loss of an area of existing woodland, the change from an area of agricultural paddocks in land use terms and implementation of new prison built form, in the context of the existing HMP Garth and HMP Wymott developed areas, these measures are the reason why I consider the appeal proposals strike an appropriate balance between impact and mitigation and that the overall effects are acceptable in landscape and visual terms.

Green Belt

Openness

- 6.15. In relation to Green Belt matters, the perception of openness is linked to landscape and visual matters because of the connection with the physical components of the landscape, their influence on landscape character and the nature and extent of any available views across a landscape.
- 6.16. Any physical development in the countryside will detract from its openness. However, this does not automatically equate to the same level of impact on the 'perception' of openness because it is possible to avoid or minimise the impact on the perception of openness.
- 6.17. In relation to openness, the development area of the appeal proposals will result in the physical loss of some field enclosures and an area of woodland. This will result in a corresponding loss of openness on this part of the appeal site.
- 6.18. However, across the majority of the appeal site and from the wider landscape, the new prison development area will read consistently with the prison built form that already exists in this location, given that it is defined to the west and south by HMP Garth and HMP Wymott respectively and contained visually to a greater or lesser extent by existing mature vegetation to the north-west and east.
- 6.19. The LVIA demonstrates that those locations where the appeal proposals will be clearly perceptible (broadly those receptors with minor adverse effects and above) are limited to the north-east, east and south-east. From the south-west, west and north-west there will be only a very limited perception of the appeal proposals and consequently no clear perceived loss of openness. The perceived loss of openness will be largely restricted to those parts of the landscape which are already influenced heavily by prison development.
- 6.20. Overall, I consider that the design of the appeal proposal, including its inherent mitigation, will be successful in minimising the perception of the appeal proposals, and consequently minimising any perception of disruption to the openness associated with it.

Encroachment

- 6.21. In relation to the encroachment, all forms of development are likely to comprise some encroachment into the countryside to a greater or lesser extent. In this case, the extent of the site outside of the previously developed green belt land is not large relative to the wider Green Belt context, limiting this prospect.
- 6.22. Of those areas of the appeal site that lie beyond the 'Previously Developed Green Belt Site' boundary, the north-eastern area comprises the edge of the new prison development, including part of the proposed workshops building, a support building and the relocated pump house, as well as associated access roads. This area will however be well contained in the longer term from the wider landscape by a combination of proposed and existing woodland and tree belts.
- 6.23. The proposed landscape strategy effectively introduces a new landscape boundary to the Green Belt in this location. This will represent a clear physical limit to the northern and north-eastern edge of the new prison development area and consequently the sense of

encroachment beyond this will be limited. The appeal proposals, by virtue of both their location and their nature, will read as a consistent and contained part of the wider prison 'complex'.

- 6.24. To the south, the proposed bowling green facility will also be well contained by new and existing woodland planting and new hedgerow planting. It is also well set back from the site boundary, adjacent to the previously developed green belt area.
- 6.25. Consequently, the countryside within this part of the Green Belt will continue to function in respect of the Green Belt purposes relevant to this part of the landscape. Overall, in landscape and visual terms, it is my view that the proposed development will have a limited impact on the purpose of safeguarding the countryside from encroachment.

Response to policy

- 6.26. With respect to Core Policies 18 and 21 of the Central Lancashire Adopted Core Strategy, and Policies BNE1, BNE5 and BNE6 of the Chorley Local Plan, noting the residual landscape and visual effects which will occur for this scale of development in any case, the appeal proposals include mitigation inherent in its design. Consequently, impacts are minimised.

Overall conclusion

- 6.27. Overall, in respect of the appeal proposals, having considered potential landscape and visual effects, the ability to mitigate these, and the consequent limited influence that the appeal proposals will have in terms of the perception of openness, I consider the level of landscape and visual effect to be acceptable in landscape and visual terms.



Appendix 1: Comprehensive Landscape Masterplan

KEY

- Site Boundary
- MAJ Ownership Boundary
- Extent of Perimeter Fence Clearance Zone
- Existing Trees / Vegetation To Be Retained
- Other Existing Areas To Be Retained
- Existing Pond

Soft Landscape Proposals

- Proposed Trees
- Proposed Orchard Trees
- Proposed Multi-stemmed Trees
- Proposed Ornamental Shrubs
- Proposed Specimen Shrubs
- Proposed Ready Hedge (Pre-Grown)
- Proposed Woodland Planting
- Proposed Native Hedgerow
- Proposed Amenity Grass
- Proposed Sports Pitch Grass
- Proposed Wildflower Meadow
- Proposed Wetland Meadow
- Proposed Bulb Planting
- Proposed Allotment Plot
- Proposed Pond
- Existing Grassland to be Converted to Neutral Grassland

Hard Landscape Proposals

- Proposed Vehicular Tarmac
- Proposed Pedestrian Tarmac
- Proposed Textured Concrete
- Proposed Utilitarian Concrete
- Proposed Safety Surfacing
- Proposed Self Binding Gravel
- Proposed Reinforced Grass System
- Proposed Concrete Slab Paving
- Proposed Tactile Paving
- Proposed Resin Bound Gravel
- Proposed Decorative Pebble
- Proposed Polymeric Surfacing
- Proposed Timber Seating and Picnic Tables
- Proposed Concrete Ballard
- Proposed Hardwood Timber Planter
- Proposed Softwood Timber Planter
- Proposed Water Feature
- Proposed Pram Shelter
- Proposed Smoking Shelter
- Proposed Polytunnel
- Proposed Garden Shed
- Proposed Cycle Shelter and Cycle Stands
- Proposed Feature Stone
- Proposed Play Equipment
- Proposed Outdoor Fitness Equipment

NOTES

1. Refer to Architect's Proposed Site Layout
- Drawing No. 608623-0000-PEV-GHX0011-ZZ-DR-A-0201
- 608623-0000-PEV-GHX0021-ZZ-DR-A-0201
- 608623-0000-PEV-GHX0021-ZZ-DR-A-0202
- 608623-0000-PEV-GHX0021-ZZ-DR-A-0201
2. To be read in conjunction with Arboricultural Survey doc no. 441227-0000-TYL-WAX000-XX-RP-X-0001 and Arboricultural Impact Assessment by Tyler Grange.

Rev	Date	Description
P06	13/07/2021	Energy Centre and Associated Car Park Updated
P05	05/07/2021	Revised to incorporate received comments. Bus layby added. Cycle storage area expanded.
P04	24/06/2021	Updated with Revised Site Boundary and Ecologists Recommendation for Habitat Recreation and Environment.
P03	27/04/2021	Revised to incorporate Received Comments
P02	16/04/2021	Reference to Arboricultural Reports Added.
P01	13/04/2021	First Issue

This document references the following linked files

File Reference	Status	Revision

Project Status
RIBA Stage 02

Client
Ministry of Justice

Project
New Prisons Programme

Ministry of Justice, 102 Petty France, London, SW1H 9AJ

Project Name / Site
New Prisons Programme
Garth & Wymott 2

Project Address
Site Adjacent to HMP Garth & HMP Wymott

Building Type
Site Infrastructure

Drawing Title
Comprehensive Landscape Masterplan

Originator Logo
PICKER EVERARD

Drawn By JBY Date 13/04/2021
 Checked By MAO Date 13/04/2021
 Approved By n/a Date 13/04/2021

Drawing Number 608623-0000-PEV-GHX0011-XX-DR-L-0301
 Delref D0100

Sheet No. 01 of 01 Scale 1:1500 Orig. Sheet Size @ A0 P06
 Data Handling Classification OFFICIAL Suitability S3





Appendix 2: Night-time Visualisations

Garth Wymott 2 Night-time

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1.0 Introduction

1.1. Verified View / Accurate Visual Representation

- 1.1.1. A Verified View (VV) or Accurate Visual Representation (AVR) is *"a still image, or animated sequence of images, intended to convey reliable visual information about a proposed development to assist the process of visual assessment"*.¹
- 1.1.2. This document applies current good practice in preparing verified views of a proposed development. Views are from what is considered to be the most representative viewpoints in the area surrounding the site.
- 1.1.3. The current practice guides this process is informed by include:
- The Landscape Institute's Technical Guidance Note 06/19 (September 2019)- Visual Representation of Development Proposals
 - 'Guidelines for Landscape and Visual Impact Assessment' Third edition (April 2013), The landscape institute and Institute of Environmental Assessment and Management.
 - 'London View Management Framework' (March 2012) Published by Greater London Authority.
- 1.1.4. When displaying images taken with a 50mm lens at A3, It is advised (within the Landscape Institute's Technical Guidance Note 06/19) that the viewing distance for the montages from eye to paper should be 'at arms length' between 50 and 55cm (Landscape Institute TGN 06/19 para 3.8.3) with a Horizontal Field of View of around 39.6°.

2.0 Methodology

2.1. Overview

- 2.1.1. In preparing the verified views/photomontages, accurate photography is required, with survey information recorded, and an accurate model of the application parameters prepared. In simple terms, this allows a 'virtual' viewpoint to be constructed that accurately reflects an actual photograph, which in turn allows a wireline (representing the outline of the proposed development form) or fully rendered image of the proposed development to be accurately superimposed on the existing photograph.

2.2. Photography

- 2.2.1. In accordance with current guidance, on-site photography records the position (as a grid reference), height of camera lens, camera used, lens type and focal length, field of view, date and time. Photographs were recorded at 1.6 metres above ground level to reflect the pedestrian eye height. Photographs are taken with a fixed 50mm focal length lens attached to a SLR camera (Canon EOS 5D MK IV).
- 2.2.2. In assessing the impact of development on the landscape it is often necessary to record a panoramic view. A panorama made up from planar photographs is not strictly a 'true panorama' due to distortion encountered from the rectilinear projection of the lens. This is best described by looking through the viewfinder as you rotate the camera, the objects near the centre get larger as they approach the edge of the frame. Accurate 'stitching software' overcomes this effect by distorting each image into a cylindrical projection before aligning and blending, to reflect as accurately as possible the experience of the human eye. In taking a panoramic photograph it is important to ensure the camera position is set horizontally level.

2.3. Survey Information

- 2.3.1. On site surveying is carried out at the same time that the photographs are taken to record the position and height (Above Ordnance Datum) of the camera and its tripod alongside a range of 6 to 10 physical reference points per viewpoint (such as telegraph poles, road signs, or in the absence of sufficient existing reference points, ranging poles). To ensure the accuracy, the surveyed data was cross-referenced against OS information as well as the topographical site survey. This data is subsequently transferred into computer modelling software to produce an accurate 'virtual' view reflecting the actual panoramic photograph. Reference points are captured by a Total Station (the surveyors on-site equipment) with an electronic distance meter (EDM) which reads slope distances from the instrument to a particular point. These points are used to align the computer image against the photography.

2.4. Scheme Parameters Modelling

- 2.4.1. The Landscape Masterplan on pg5 provides a layout that is reflective of how the proposed application site could be developed, and is therefore considered to be an acceptable basis for verified view production.

The proposed buildings have been formed from the plan and elevation drawings and their FFL (Finished Floor Level) taken from the site section drawing.

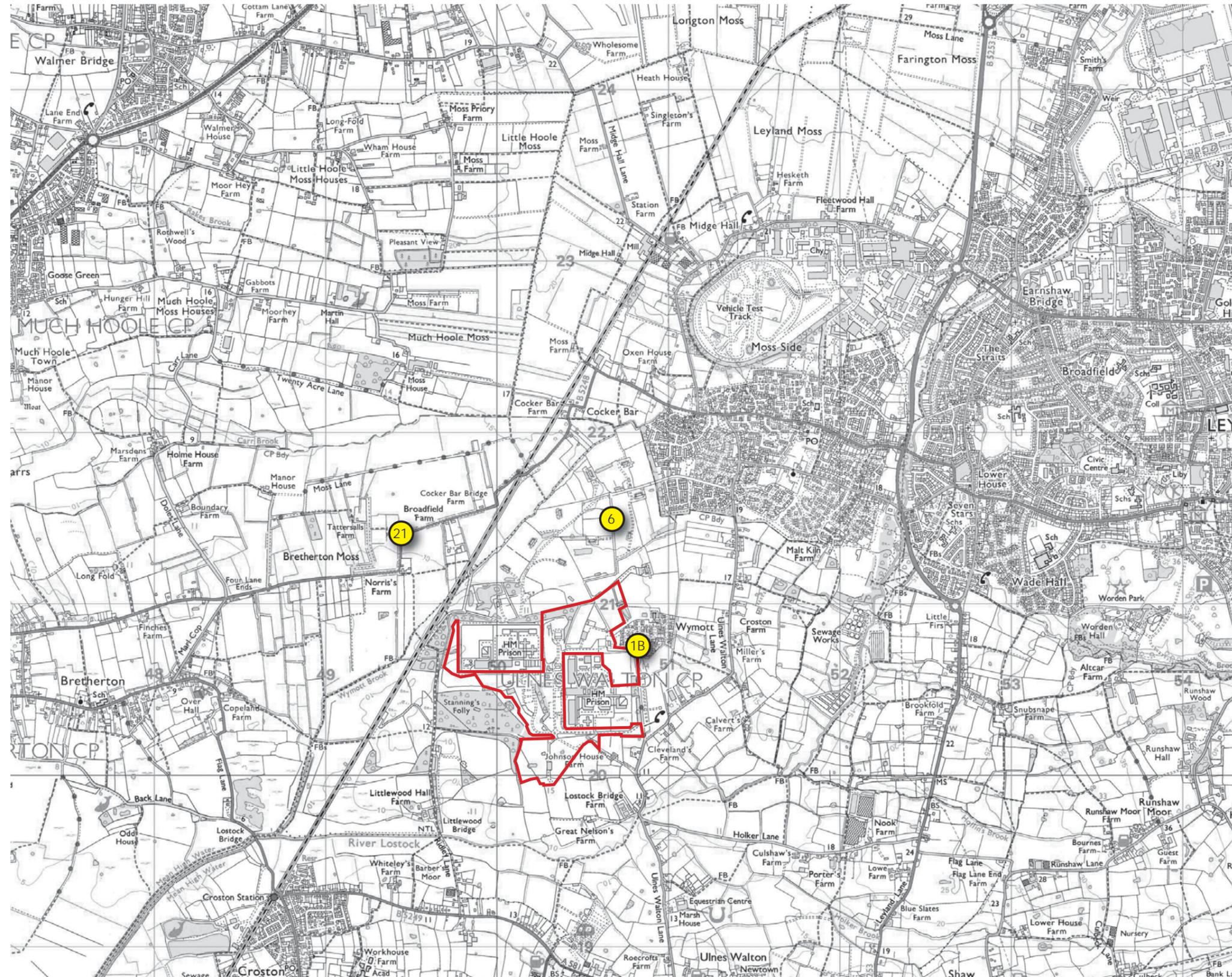
The proposed site planting has been shown in line with the Landscape Masterplan and assumes 8-10m at year15

2.5. Camera Matching

- 2.5.1. Having accurately modelled the scheme, a series of computer generated images are constructed from the exact viewpoint locations and have cylindrical projection applied before photo-stitching to match the panoramic photographs, thus creating a 'virtual' panorama of the proposed development. With the virtual and photographic images overlaid with each other, common (surveyed) reference points are used to align both the virtual and photographic image and the wireline drawn/foreground clipping applied.

¹ London View Management Framework March 2012

3.0 Location Plan



Legend

 Site Location

 Viewpoint Location

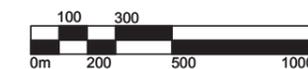
1B. View looking west from junction of Wray Crescent and Willow Road.

6. View looking south-west from Pump House Lane (along route of proposed new cycle route).

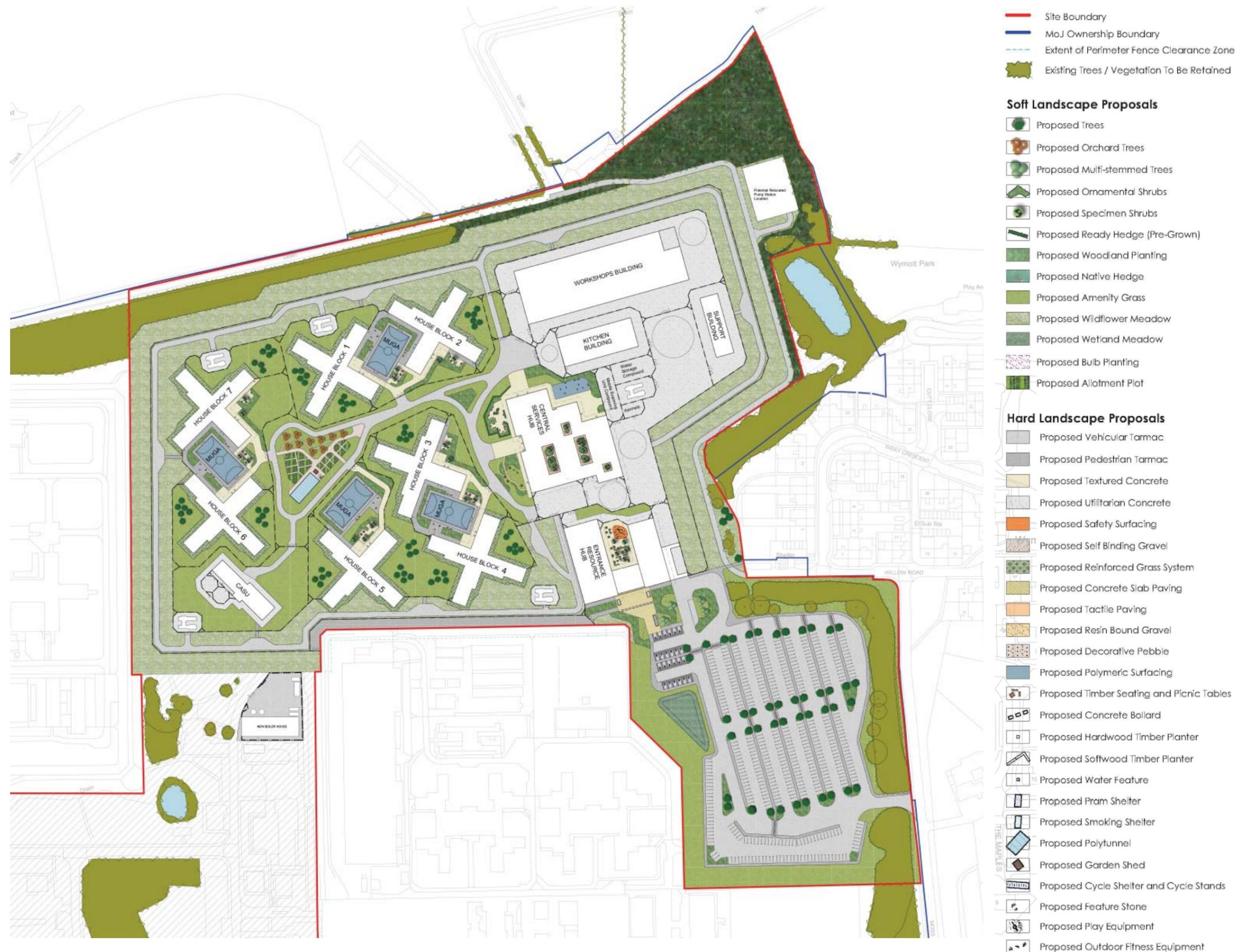
21. View looking south-east from Cocker Bar Road (B5248).



SCALE 1:25,000



4.0 Landscape Masterplan



5.0 Viewpoint 1B - View looking west from junction of Wray Crescent and Willow Road.



National Grid Reference:
350762.6530, 420754.251

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
15.62 AOD

Horizontal Field of View:
44 °

Date:
13.05.22

Time:
13.39



Existing Panorama

5.1 Viewpoint 1B - Existing Baseline

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



5.2 Viewpoint 1B - Proposed view

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



5.3 Viewpoint 1B (Night) - View looking west from junction of Wray Crescent and Willow Road.



National Grid Reference:
350762.6530, 420754.251

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
15.62 AOD

Horizontal Field of View:
44 °

Date:
13.05.22

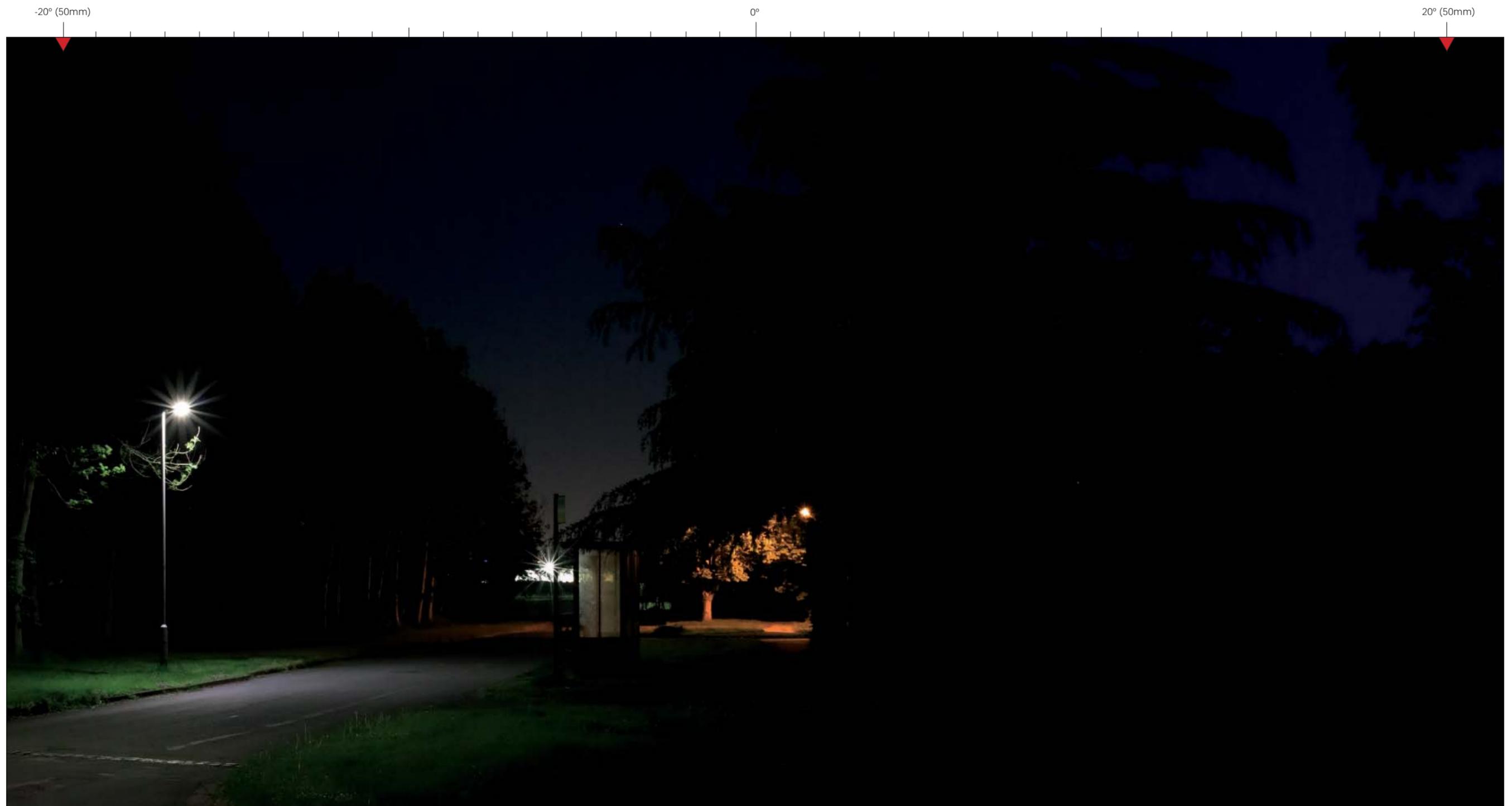
Time:
22.54



Existing Panorama

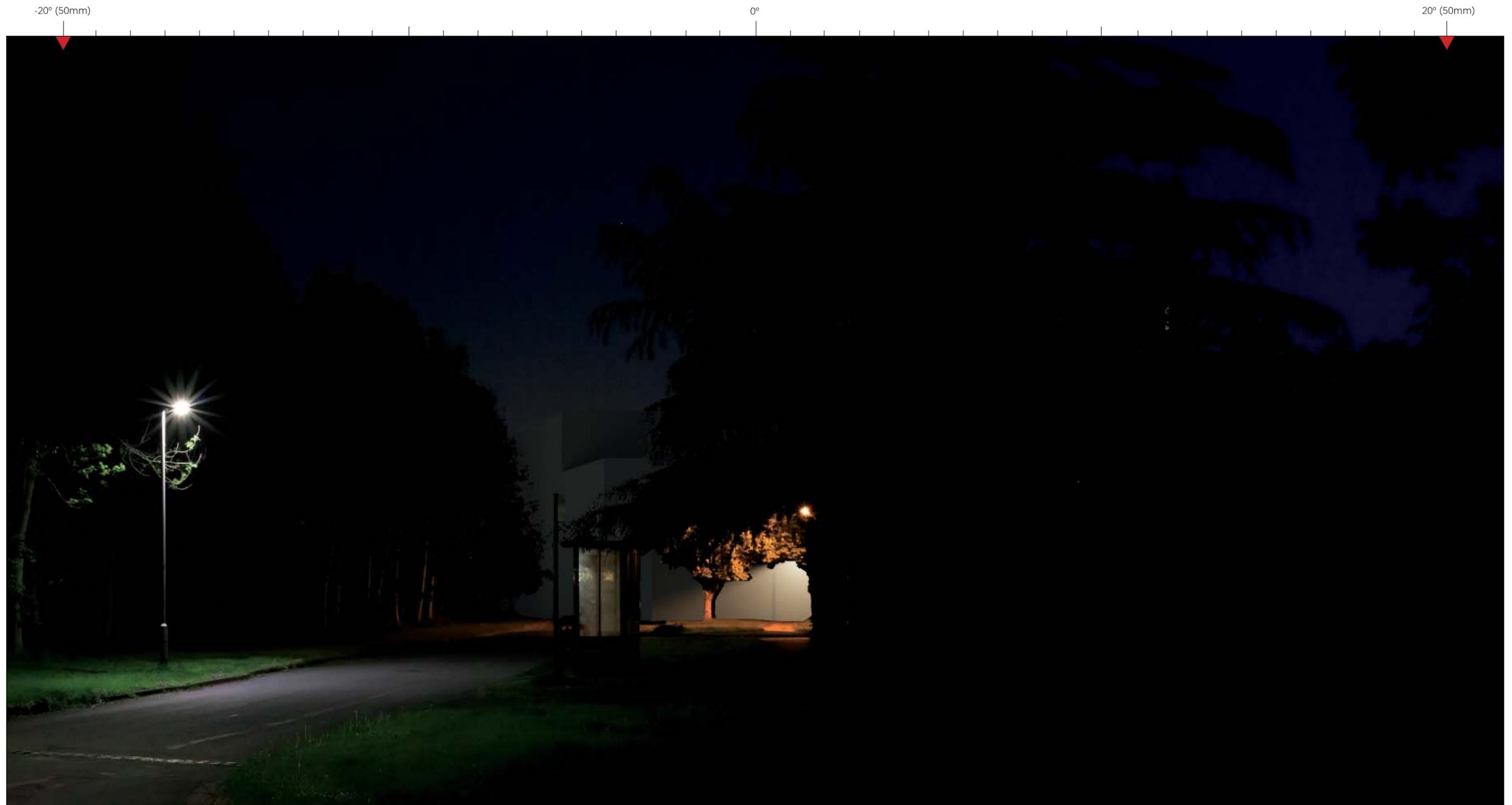
5.4 Viewpoint 1B - Existing Baseline (night)

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



5.5 Viewpoint 1B - Proposed view (night)

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



6.0 Viewpoint 6 - View looking south-west from Pump House Lane (along route of proposed new cycle route).



National Grid Reference:
350681.9420, 421391.728

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
15.83 AOD

Horizontal Field of View:
44 °

Date:
13.05.22

Time:
12.43



Existing Panorama

6.1 Viewpoint 6 - Existing Baseline

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



6.2 Viewpoint 6 - Proposed view

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



6.3 Viewpoint 6 - Proposed view at yr15

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



6.4 Viewpoint 6 (Night) - View looking south-west from Pump House Lane (along route of proposed new cycle route).



National Grid Reference:
350681.9420, 421391.728

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
15.83 AOD

Horizontal Field of View:
44 °

Date:
13.05.22

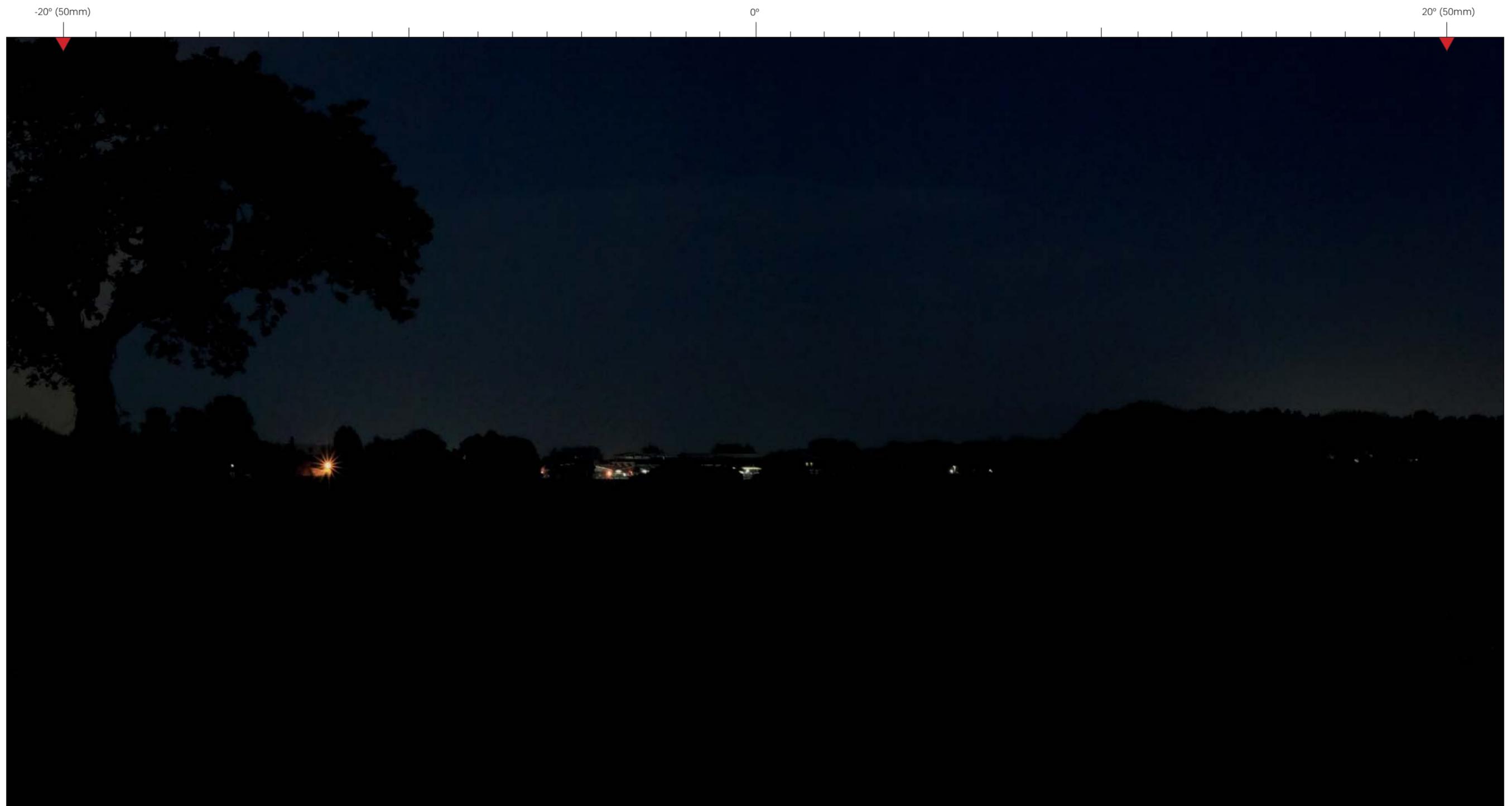
Time:
22.33



Existing Panorama

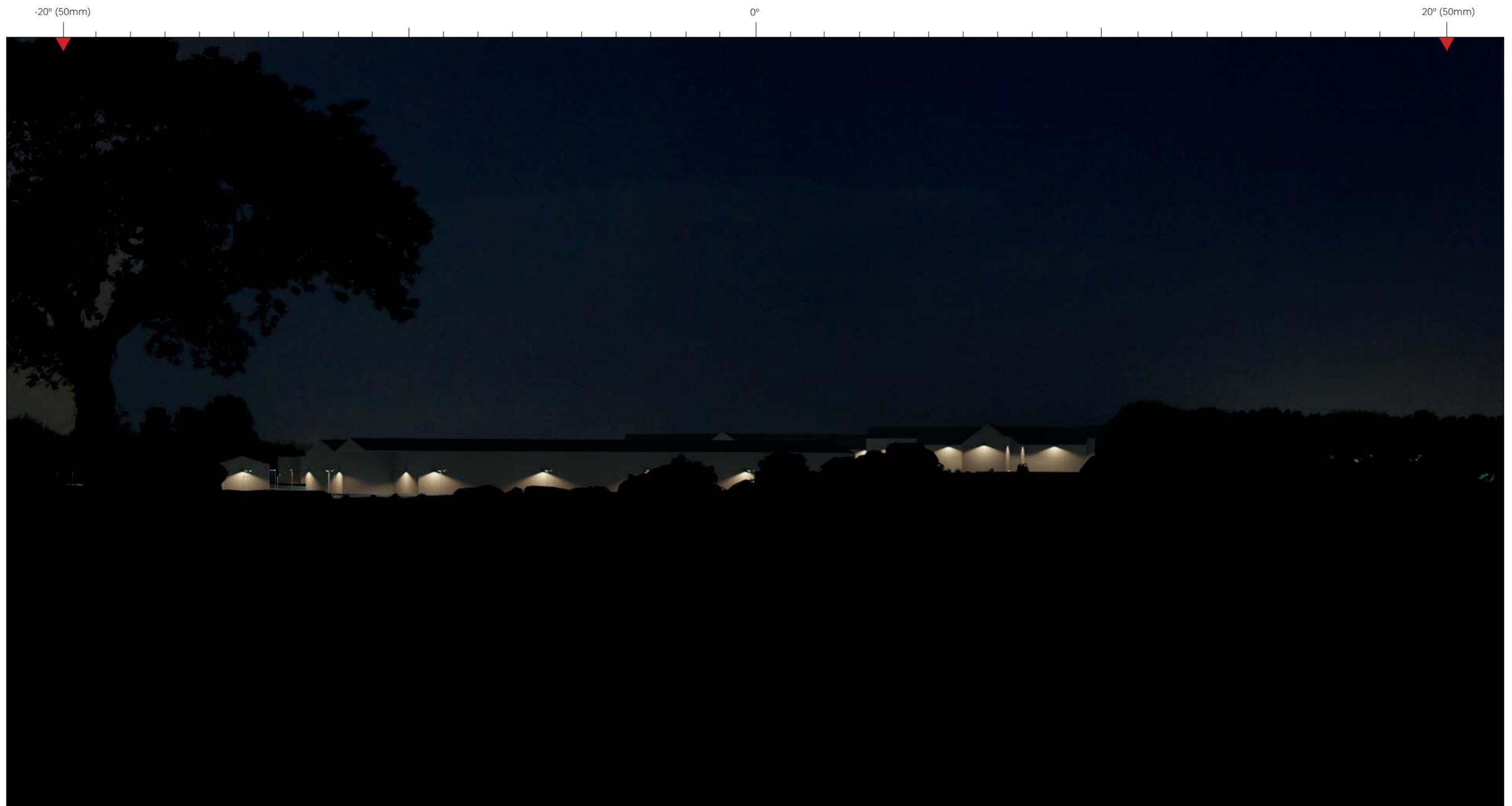
6.5 Viewpoint 6 - Existing Baseline (night)

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



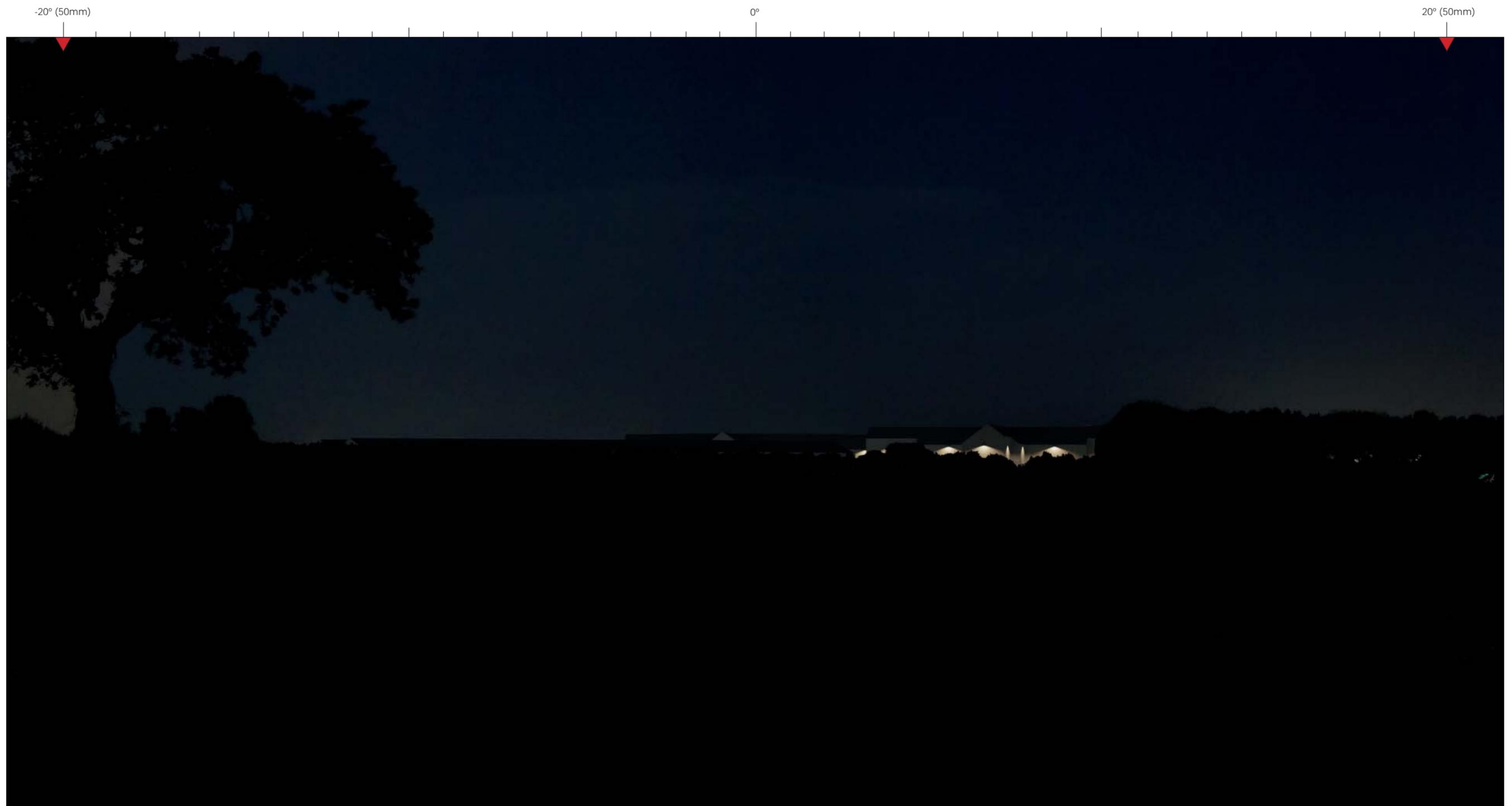
6.6 Viewpoint 6 - Proposed view (night)

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



6.7 Viewpoint 6 - Proposed view at yr15 (night)

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



7.0 Viewpoint 21 - View looking south-east from Cocker Bar Road (B5248).



National Grid Reference:
349436.038, 421398.742

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
12.99 AOD

Horizontal Field of View:
44 °

Date:
13.05.22

Time:
14.25



Existing Panorama

7.1 Viewpoint 21 - Existing Baseline

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



7.2 Viewpoint 21 - Proposed view, not visible in this view but shown as a dashed wireline

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



7.3 Viewpoint 21 (Night) - View looking south-east from Cocker Bar Road (B5248).



National Grid Reference:
349436.038, 421398.742

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
12.99 AOD

Horizontal Field of View:
44 °

Date:
13.05.22

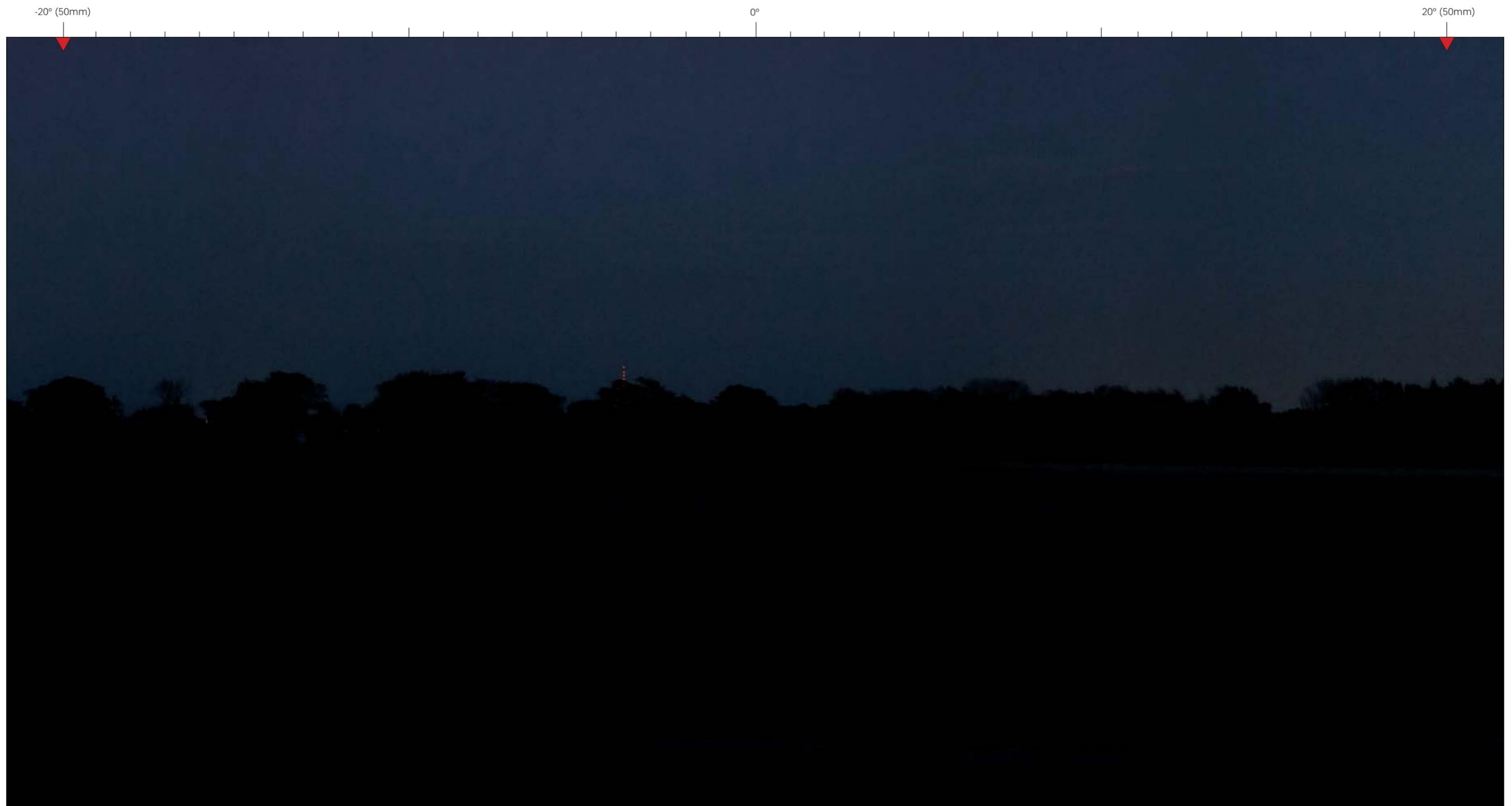
Time:
22.06



Existing Panorama

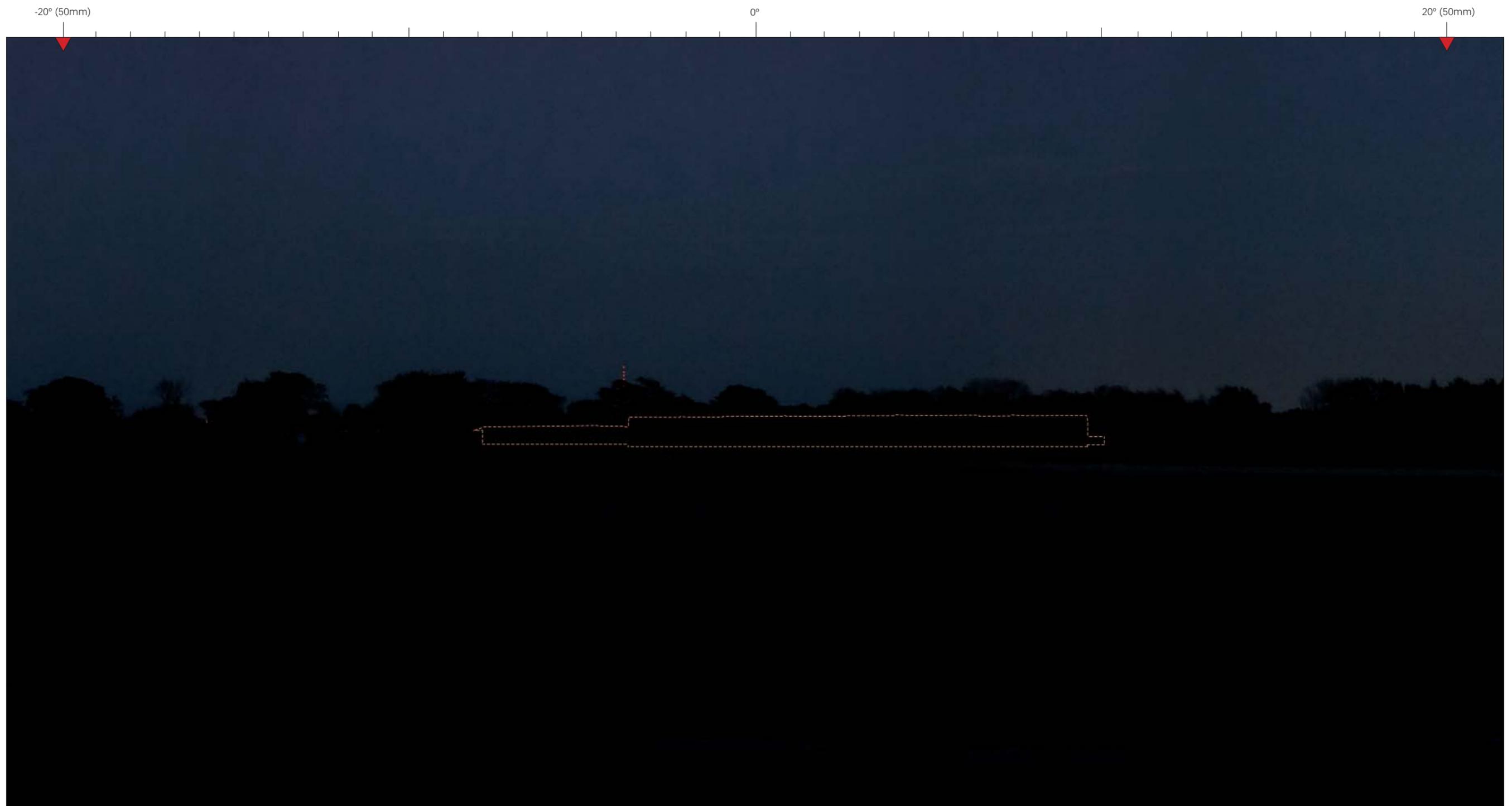
7.4 Viewpoint 21 - Existing Baseline (night)

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



7.5 Viewpoint 21 - Proposed view (night), not visible in this view but shown as a dashed wireline

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.



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