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GTX0000 Project Wide

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OFFICIAL

Gartree 2 Design & Access Statement

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I. Introduction

Gartree 2 Report

In February 2018, MACE carried out a high-level feasibility study, exploring the viability of the land around HMP Gartree as an option for the Ministry of Justice to deliver a new build 1,715 space, Category B Trainer prison. In March 2021 this study was updated with the latest information and recommendations were made to progress design development of the site in order to submit an application for Outline Planning.

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

The existing prison at HMP Gartree is positioned to the north of the proposed development site, in a rural location in south Leicestershire, located a few miles north-west of Market Harborough. The existing prison is surrounded by the village of Gartree to the west and rural land, including the development area to the south, which is within the ownership the Ministry of Justice (MoJ).

The proposals consist of the following: Seven houseblocks, each holding up to 245 men, a Care and Separation Unit, as well as an Entrance Resource Hub, Central Services Hub, Kitchen Building, two Workshop Buildings and other supporting facilities that constitute a modern prison design, designated as a Trainer establishment to create productive activities for residents, to be welcoming to visitors, and more efficient for staff to work in.

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

This Design and Access report compliments multi-disciplinary information which outlines the proposed designs and strategies for the HMP Gartree site and supports the Outline Planning Application.

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

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

2. Site Location

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The site is located in a rural location adjacent to the village of Gartree in Leicestershire, on an undeveloped, 28.20 hectare site adjacent to existing HMP Gartree, a Category B secure prison, off Gallow Field Road, Leicestershire, LE16 7RP.

The site is accessed most directly from the A6, which is situated just 3.4 miles to the east. From the north, the site can be accessed off Gallow Field Road, linking to Welland Avenue. To the east of the site lies agricultural land, previously an airfield (RAF Market Harborough). HMP Gartree is located to the north of the site and residential properties are located to the north west of the site. To the west of the site is a detached stores building serving the existing prison, beyond which is agricultural land.

The new prison will be accessed via a new connection to Welland Avenue, to the west of the site, dedicated to the new prison (refer to purple arrow shown on Fig 03).

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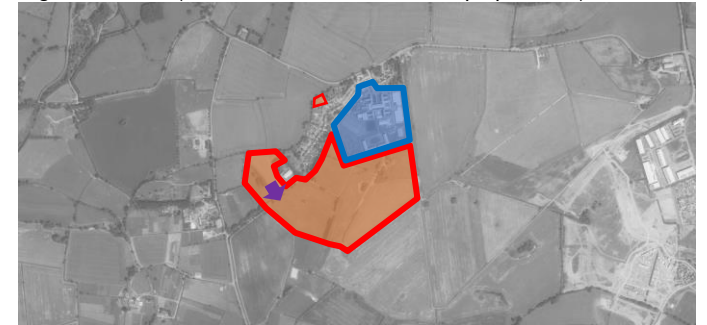
Fig 01 - United Kingdom



Fig 02 - Leicestershire



Fig 03 - Gartree (new vehicular access location at purple arrow)



3. Site Context and Analysis

Site – Existing Ownership

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

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

The area north of the proposed site, shows the massing and compounds of the existing prison (hatched blue). To the north west are the private residential areas of Gartree village along Welland Avenue.

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

The site represents the most significant area of the scheme to derive additional value from an architectural led process, one that has coordinated and tested the opportunities the site has to offer. The Design Team has carried out a number of surveys and visual inspections of the site (including but not limited to the Landscape and Visual Impact Assessment and the Preliminary Ecological Appraisal), which highlighted significant constraints in respect of existing ecological features and ground levels. This thorough analysis of the site, its context, topography, adjacencies and setting parameters provides a foundation on which to inform the proposed design.

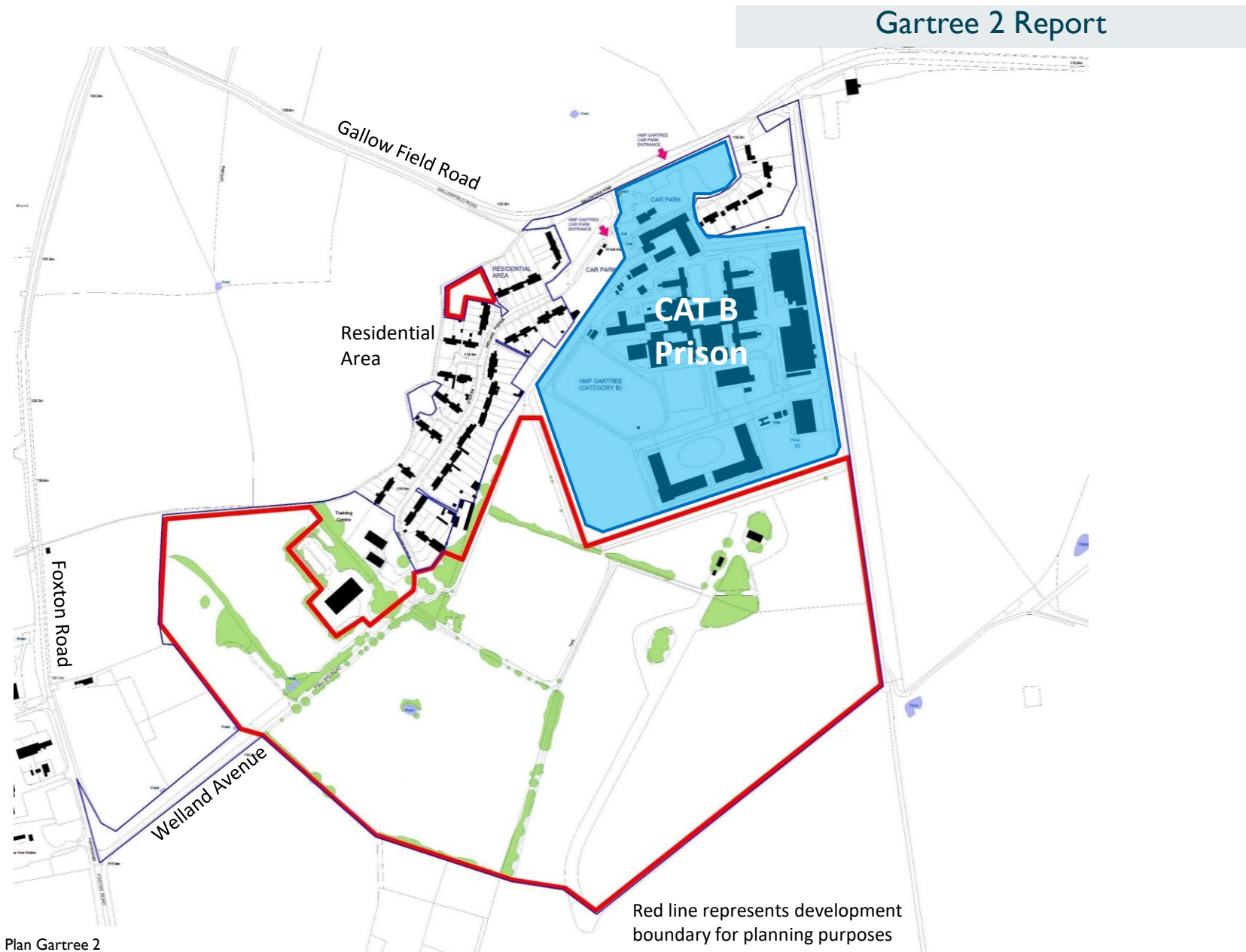


Fig 04 – Site Plan Gartree 2



3. Site Context & Analysis

Existing Site Analysis

The 'site boundary' diagram shows the extent of the land available, owned by the MoJ, situated below the existing HMP Gartree (Cat B prison) - as per the 'neighbouring prison' Fig 06. The prison is managed and operated by Her Majesty's Prison and Probation Service (HMPPS). This available, MoJ land, forms the proposed site plan.

The site is divided by a shallow valley and stream running north-south with a belt of trees and vegetation. An existing agricultural shed and two small outbuildings in poor condition are positioned to the east of the valley with a man-made mound adjacent, which is being surveyed to confirm its composition. Original airfield taxiways are still present, although in poor condition and mixed with other farmers tracks. The remainder of the site area is a collection of small fields for grazing cattle and sheep. Trees and shrubs also line and define the majority of the northern boundary, as indicated in the 'Ecological Areas' diagram. These ecological areas are characterised by mature wooded areas, lines of trees, small pond, water courses and hedgerows. Paragraphs 174 and 179 of the National Planning Policy Framework (NPPF)2021 refer to the requirement to protect and enhance biodiversity, achieving Biodiversity Net Gain (BNG). The development currently achieves a 26.29% Biodiversity Net Gain, which includes maintaining existing ecological features as a key consideration for the development.

Phase 2 Ecological surveys have been commissioned to establish what species the habitats around the site support. In particular, the nature of the Badger population within the site has been closely assessed. Specific follow up surveys have monitored their habits from summer 2020 over winter and into spring 2021. This information is informing strategies for the relocation of these Badgers into a series of new setts located in positions that allows them continued access to the open agricultural land, without them being constrained by the proposed development. The relocation of the Badgers on this site is intended to occur as an early activity ahead of any programmed demolition or construction.

Overhead high voltage power lines cross the western side of the site in a north-south direction. An enquiry has been made with Western Power Networks to divert these around the perimeter of the site boundary below ground. A new substation has been included in their proposal, separate to any requirements of the new development.

The unadopted road of Welland Avenue provides vehicular access to the site and a new connection will be made for the new prison. A parking area will be located in this western part of the site, with the Entrance Resource Hub creating the secure entrance to the new prison.

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Fig 05 - Site Boundary



Fig 06 - Neighbouring Prison



Fig 07 - Ecological Green Area



4. Existing Site

Site - Demolition

The proposed demolition onsite (Fig 08) includes a small agricultural shed and two small brick outbuildings (highlighted red opposite). Adjacent to these buildings is a man-made mound that is likely to conceal demolition waste and is subject to further investigations.



Fig 08 - Existing Agricultural Building for Demolition

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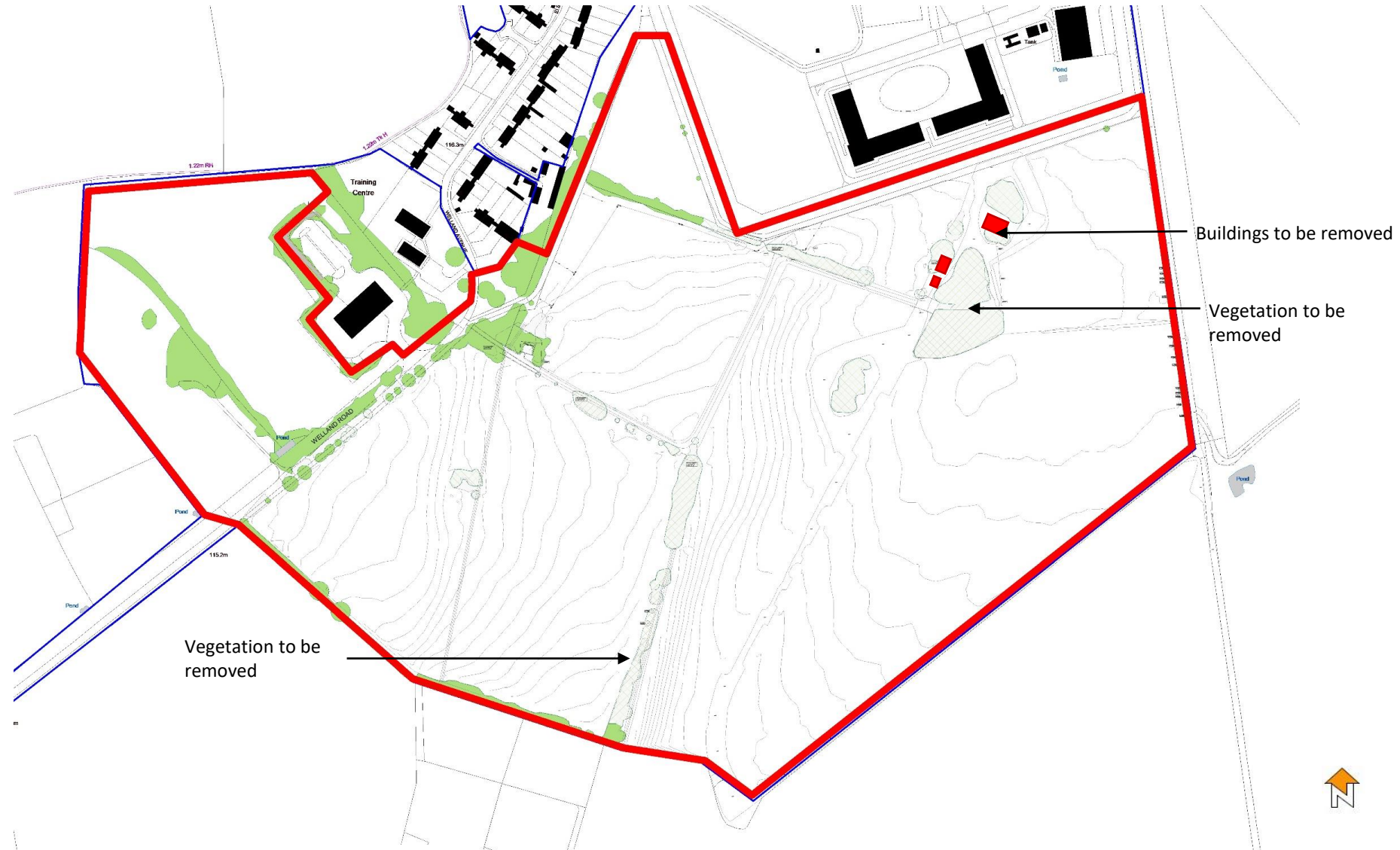


Fig 09 - Demolition Site Plan – Gartree 2

4. Character

Existing Site Character

The quality and ecological merit of the site can be appreciated from this aerial view to the right. This image also highlights the site's relationship to the existing Cat B prison, the nearby residential area and the surrounding agricultural and rural land. The existing prison is approached by the main access road, to the north of the existing prison. Security requirements are to be considered with the shared boundary treatment between the existing prison and the proposed site, so a space between the existing and proposed perimeter fences has been created suitable to the level of surveillance and monitoring necessary to each establishment.

The main access road provides access to the site from the west through Wellend Avenue, an unadopted road, which connects to the village of Gartree. To the north of the site is the village of Foxton and to the south is the village of Lubenham. The existing housing along Wellend Avenue (to the North) is accessed off Gallow Field Road, with access to the existing prison. This area consists mainly of mid to late 20th Century residential properties (see Fig 11), backing on to surrounding agricultural land. The proposed area of site is predominantly arable grassland used for grazing.

Ecology Surveys have informed the design, which is aimed at protecting the main ecological features and achieving Biodiversity Net Gain. Please refer to the Ecology Assessment (including BNG Assessment), the Landscape and Visual Impact Assessment and the Arboricultural Impact Assessment for further information on the proposed mitigation measures.

As discussed in the analysis, topology is a key feature to consider in the development of the site. The watercourse to the centre of the site is enough that consideration of the site topography needs to be co-ordinated to ensure all accessibility and safety concerns are addressed. Terracing of the site requires cut and fill operations to be developed to balance soil within the site and avoid cart-away. Detailed topographic surveys have been carried out in order to provide accurate information of the site and develop a suitable solution for the site – this is explored in later sections of this report.

A parcel of land owned by the MoJ behind housing to the North (highlighted in Fig 13) is proposed as Community Space. Consultation with local residents is ongoing to review options on how this space could be utilised.

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Fig 10 – Existing Site



Fig 11 – View of Existing Housing at southern extent of village.



Fig 12 - Existing Prison Perimeter Fence to South-East

Fig 13 - Aerial Site Map

5. Proposals & Description of Development

Site Concept

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

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

- Planning context
- Visual impact
- Landscape character
- Topography
- Potential infrastructure strategies
- Ecological impact
- Energy conservation
- Passive design principles
- Security requirements and adjacencies
- Operational zoning
- Pedestrian and vehicular flows

As mentioned, the division of the site provides opportunities for arranging the layout of all required buildings and facilities. Figure 14 shows the massing of the proposed site plan layout, and Figure 15 highlights the public and private split of the proposals.

With the site being characterised by significant falls to the centre of the site to the existing watercourse, there is an impact on the massing and position suitability for buildings. The site levels and falls also provide challenges to cut & fill and drainage solutions, requiring pumped foul drainage, ground engineering and retaining structures.

The prominence of the site to the surrounding area means that careful consideration is required to the surrounding area and site levels to the East of the site. Stage 2 proposals seek to minimise visual impact of the development in these areas. Please refer to the description of the Proposed Terracing in Section 7 of this report.

Secure compound

The secure compound will be enclosed by a secure perimeter which will comprise of two lines of steel mesh fencing of 5.2m height. The Entrance Resource Hub (inclusive of visitor facilities and administrative space) will form part of the external secure line, with a range of buildings beyond - Central Services Hub (inclusive of healthcare, education and faith) Accommodation Blocks, Kitchen, two Workshop blocks and a Support Building, plus landscaped areas comprising facilities such as MUGA pitches, a horticulture area as well as an all weather multiuse sports pitch.

Public and Private

The public areas of the site include the proposed access route, to the carpark, with a dedicated pedestrian and cycle route to the Entrance Resource Hub. The private areas are any prison facilities within the secure compound, as shown in Figure 15.

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Fig 14 - Concept Massing Layout

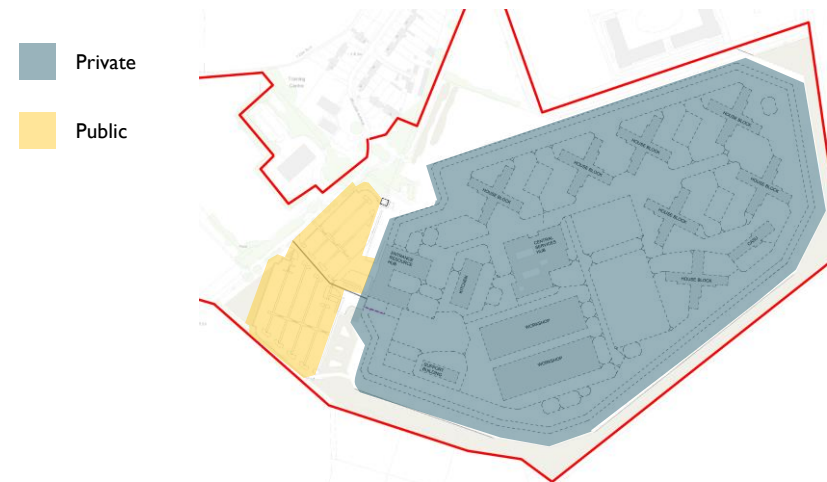


Fig 15 - Public and Private Realm

5. Proposals & Description of Development

Adjacency Diagram

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

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

- Residential Area
- Central Facilities Area
- Public Area

The public areas near the Entrance Resource Hub and the main routes through the residential area can be landscaped. A shared allotment area is positioned adjacent to Central Service Hub as a productive activity space.

This adjacency diagram (Fig 16) depicts how the relationship and flow between each compound/facility will function.

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

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

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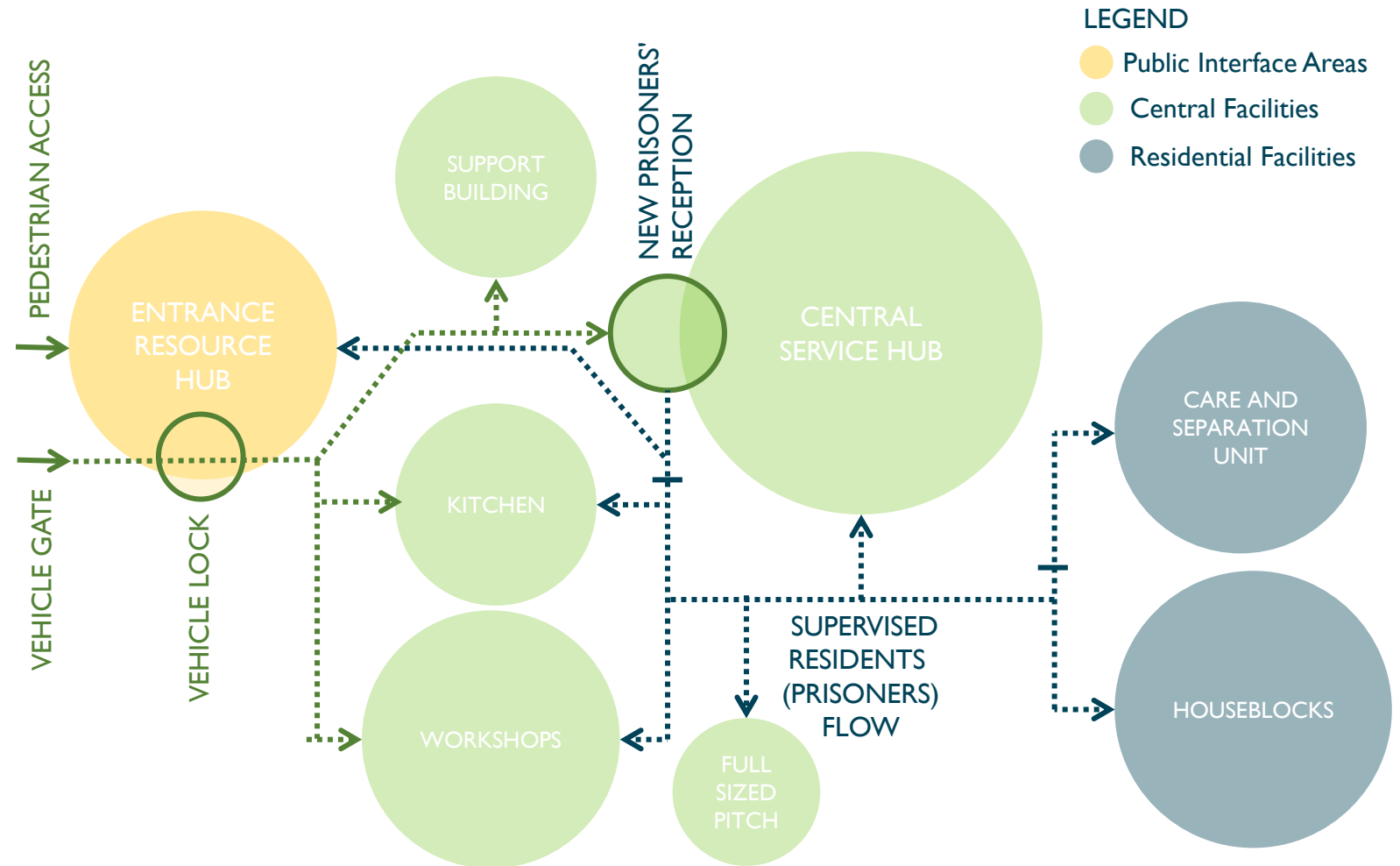


Fig 16 - Proposed Adjacency Diagram

5. Proposals & Description of Development

Proposed Site Plan and Landscape

The landscape strategy (Fig 17) is key in responding to the existing site and forms an integral part of the site plan design development

The main vehicular access is proposed from the west of the site. The landscape strategy comprises of existing and proposed planting and the hard landscape, including parking and circulation areas inside and outside the secure compound with woodland screening to the east and south of the proposed development, with careful consideration given to the public realm at the entrance to the new facility and new community space to the north.

The strategy considers, protects and reinforces existing habitats and vegetation with new woodland planting and the proposals aim to maximise Biodiversity Net Gain whilst taking into account arboricultural, ecological and landscape / visual requirements within the site constraints.

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

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

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

Grass lawns and open paved places allows space for movement, as well as quiet contemplation. The perimeter corridor has been used to support a broad swathe of natural habitats to increase biodiversity in an area undisturbed by regular human movements. This includes the relocated Badger population with a series of new setts linked to the open countryside along the eastern and southern boundaries.

A community pond has been included inside the secure perimeter in addition to the faith garden, to allow a space for residents to reflect.

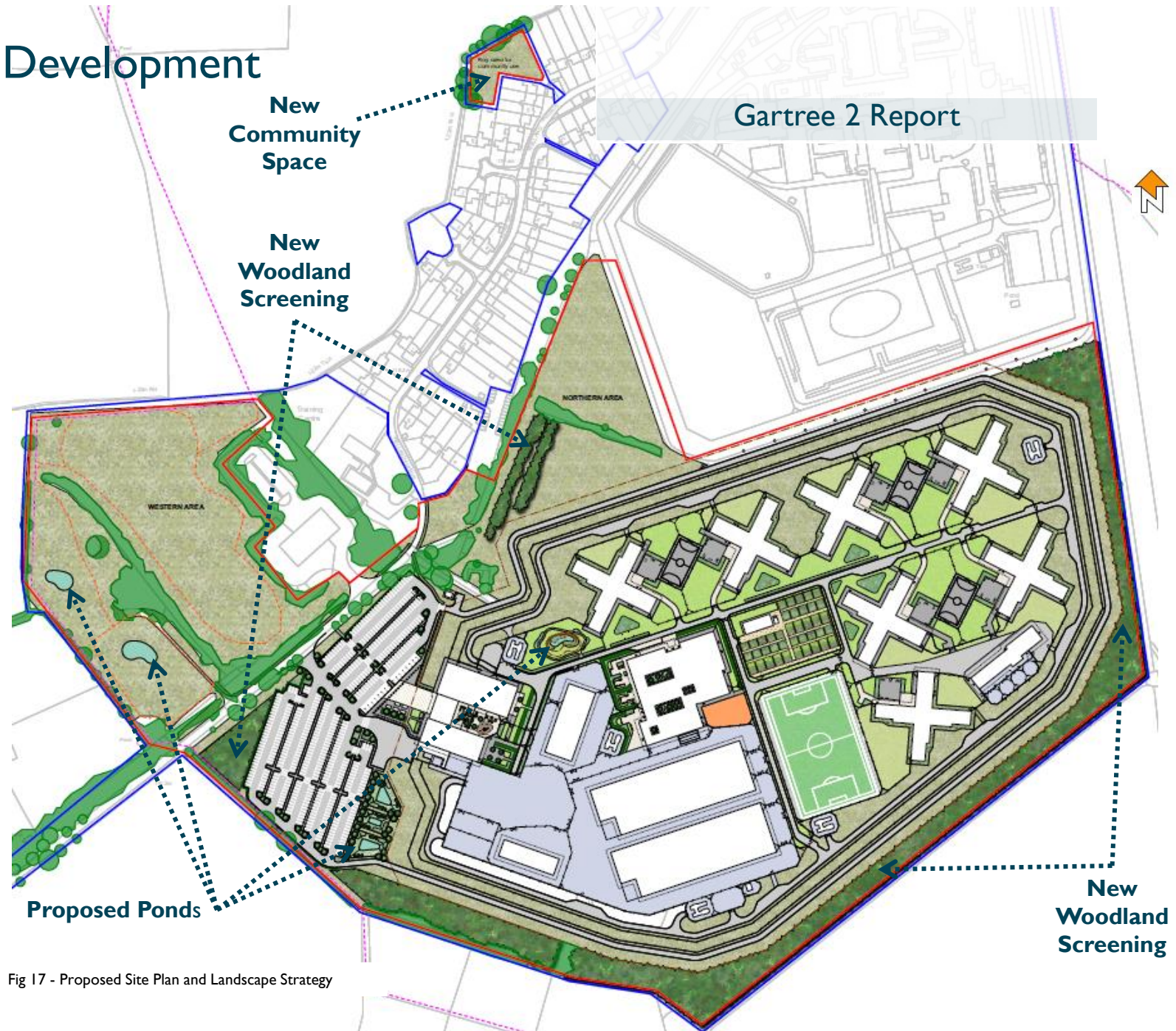


Fig 17 - Proposed Site Plan and Landscape Strategy

5. Proposals & Description of Development

Compound Areas

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To capture the area of each proposed compound at this stage, Table I identifies the indicative area (m²) of each compound. Fig 18 provides a key map, indicating all compounds and their current locations in relation to the building facilities. Please note that these areas are subject to change during the design development stages.

G2 Compound Areas (m ²)	
Name	Area (m ²)
Compound 01	336
Compound 02	243.1
Compound 03	3510.3
Compound 04	743.8
Compound 05	683.1
Compound 06	334.2
Compound 07	11752.6
Compound 08	357.8
Compound 09	307.9
Compound 10	1524.7
Compound 11	1824.1
Compound 12	733.2
Compound 13	756
Compound 14	2116.5
Compound 15	871.3
Compound 16	27324.3
Compound 17	1834.5
Compound 18	689.5
Compound 19	761.7
Compound 20	2080.5
Compound 21	814.9
Compound 22	298.4
Compound 23	2183.8
Compound 24	2072.7
Compound 25	90
Compound 26	761.7
Compound 27	2144.1
Compound 28	123.9
Compound 29	3734.8

G2 Compound Areas (m ²)	
Name	Area (m ²)
Compound 30	769.6
Compound 31	908
Compound 32	1087
Compound 33	1670.9
Compound 34	6916.6
Compound 35	831.3
Compound 36	3622.8
Compound 37	1564.8
Compound 38	403.1
Compound 39	885.2
Compound 40	431.4
Compound 41	298.7
Compound 42	306.9
Compound 43	1243.6
Compound 44	1771.8
Compound 45	753.9
Compound 46	7756.9
Compound 47	260.1
Compound 48	468.5
Compound 49	298.9
Compound 50	1558.6
Compound 51	569.3
Compound 52	523.3
Compound 53	10793.2
Compound 54	387.3
Compound 55	131.6
Total Compound Area (m²)	116924.3

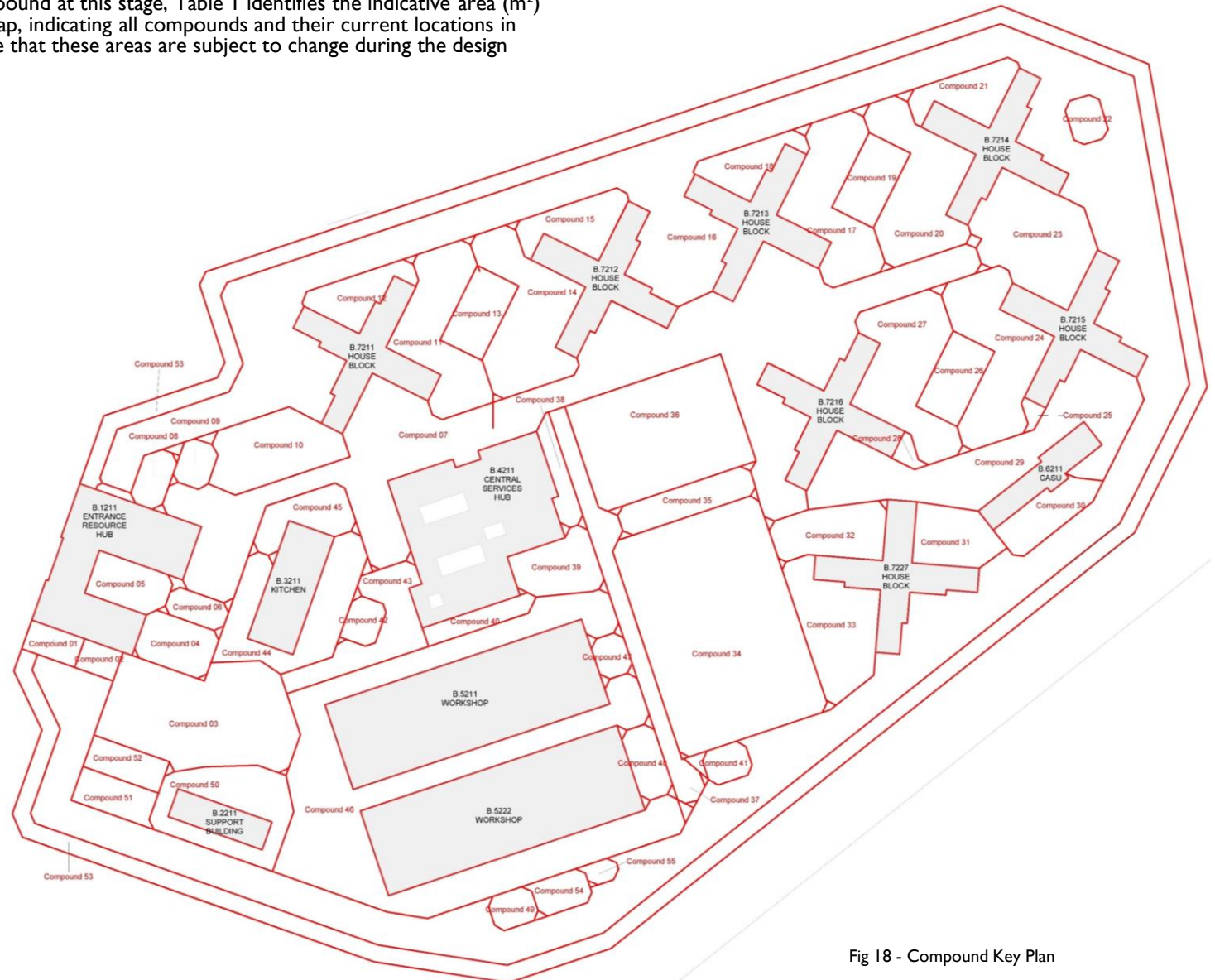


Table I – Compound Area Table

Fig 18 - Compound Key Plan

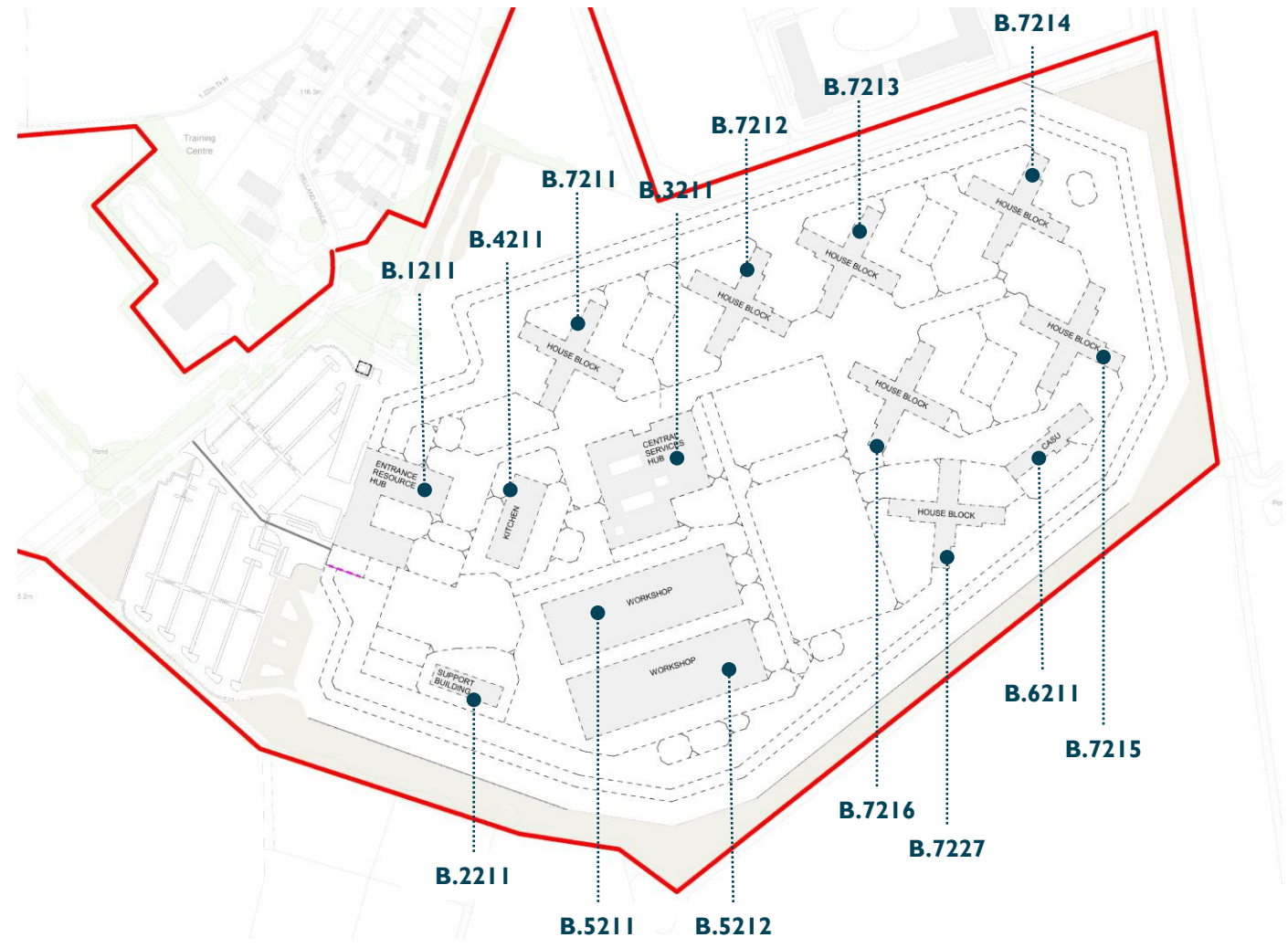
5. Proposals & Description of Development

Overall Developed Site - Gross External Areas (GEA)

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

Fig 19 provides a key map of the proposed prison, indicating current building locations and their anticipated footprints.

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G2 Building GEA and Total Developed GEA (m ²)							
Name	Ground	First	First (Mezz)	Second	Third	Roof	Building Total (m ²)
Building 1211 (ERH)	2669.16	1146.40			913.10		4728.66
Building 2211 (Support)	588.18	193.70				15.50	797.39
Building 3211 (CSH)	3750.91	1917.06					5667.97
Building 4211 (Kitchen)	1195.19	908.93	288.63				2392.76
Building 5211 (Workshops)	4635.13	2019.30					6654.43
Building 5222 (Workshops)	4635.13	2019.30					6654.43
Building 6211 (CASU)	658.62					466.44	1125.06
Building 7211 (HB)	1586.33	1449.74		1586.33	1478.58	1487.89	7588.88
Building 7212 (HB)	1586.33	1449.74		1586.33	1478.58	1487.89	7588.88
Building 7213(HB)	1586.33	1449.74		1586.33	1478.58	1487.89	7588.88
Building 7214 (HB)	1586.33	1449.74		1586.33	1478.58	1487.89	7588.88
Building 7215(HB)	1586.33	1449.74		1586.33	1478.58	1487.89	7588.88
Building 7216 (HB)	1586.33	1449.74		1586.33	1478.58	1487.89	7588.88
Building 7227 (HB)	1586.33	1449.74		1586.33	1478.58	1487.89	7588.88
							Total Developed GEA (m²)
							81142.83

Table 2 – Building and Total Developed GEA

Fig 19 - Site Key Plan

6. Consultation

Public Consultation and Planning Process

A request for pre-app advice was made to Harborough District Council in August 2020, and formal advice received October 2020 following pre-application meetings with relevant consultees in September 2020.

A series of virtual consultations were organised, due to the current COVID-19 social distancing measures imposed by the UK Lockdown. A face-to-face event was possible on 21 July after the restrictions lifted.

This D&A statement forms part of the Outline Planning Application (OPA) developed by the design team. The OPA seeks to agree the scale and nature of the proposed development from the local planning authority, Harborough District Council. If OPA approval is granted, Perfect Circle will discharge the details of the proposals through a subsequent Reserved Matters Application (RMA).

At the virtual consultation, material was shown to convey how the proposals incorporate and respond sensitively to existing ecological features and biodiversity on the site as well as highlighting the many employment, investment and sustainability benefits offered by the development. Fig 20 & 21 represent the artistic visuals that will form the public face of the proposal, with the Entrance Resource Hub in the distance.

As part of the proposed works MoJ are working with local residents on improvements to the local community. A community space is to be provided in land behind the houses on Welland Avenue.

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Fig 20 - Visualization of Path approaching Main Entrance



Fig 21 - Visualization of Entrance Resource Hub

7. Design Development

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Design Considerations

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

- The final layout of the prison must be determined in accordance with Prison Service guidelines to achieve and maintain the record level of security.
- The prison must have sufficient buildings and enough floorspace to accommodate the proposed number of prisoners (approximately 1715 adult males).
- The prison must provide appropriate space for activity associated with training and rehabilitation, and an environment which minimises the risk of re-offending when prisoners leave.
- All buildings will vary from single storey to a maximum of four storeys, detailed to comply with specified functions and separation distances.
- The prison should provide an appropriate environment to accommodate visitors to the prison, including their vehicles.
- The development of the proposals is carefully controlled by the need to meet the necessary requirements of relevant design guidance.

The car park is appropriately sized so as to ensure that no staff or visitors will need to park off-site in nearby residential estates. 507 parking spaces are proposed for use by staff and visitors on the westernmost parcel of the site. In addition, 16 accessible car parking spaces for use by disabled on-site users are proposed as close as possible to the Entrance Resource Hub (Fig 23).

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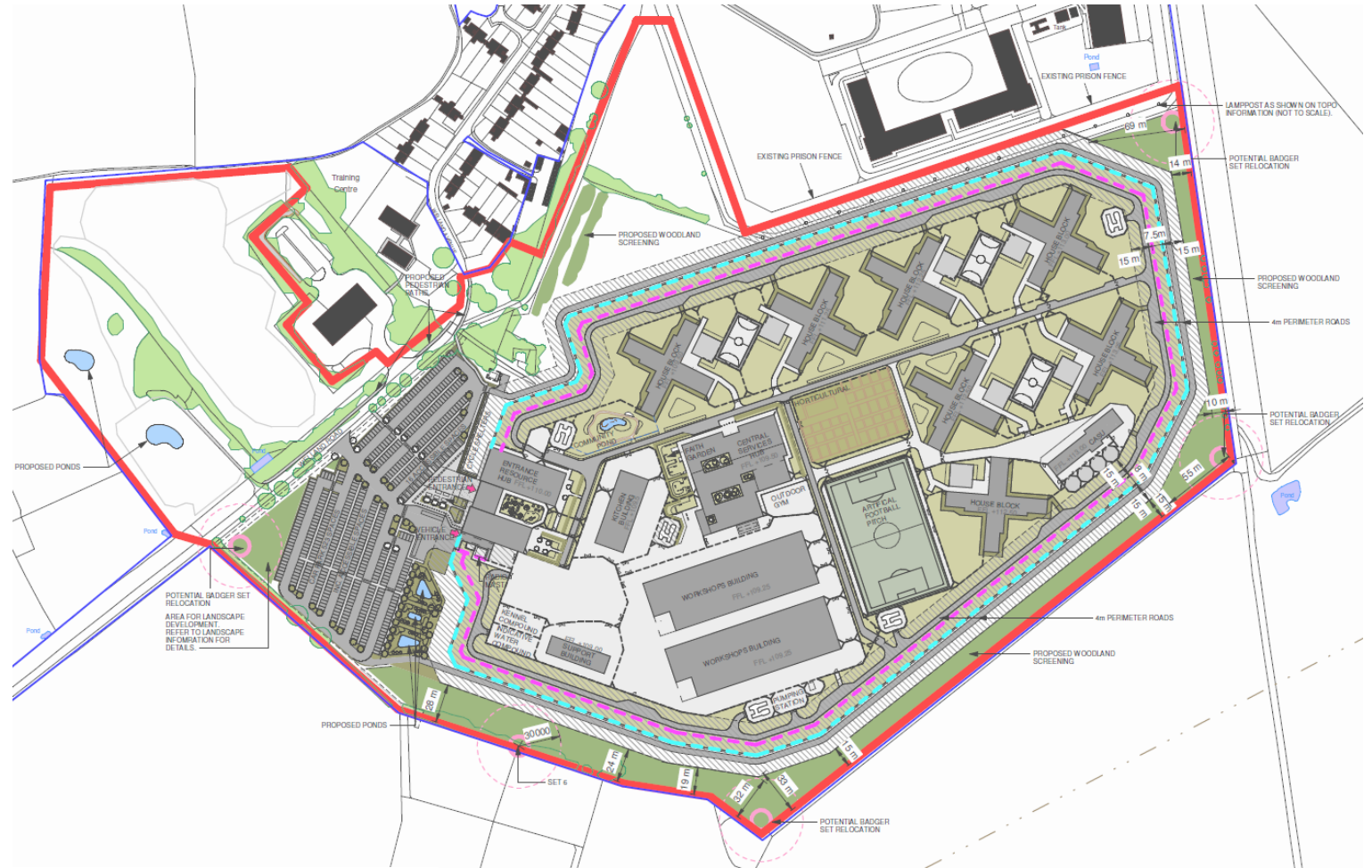


Fig 22 – Proposed Site Plan

7. Design Development

Layout, Scale and Appearance

Amount:

The RIBA Stage 2 Layout Plan proposes the delivery of 14 buildings within the main prison compound. The total proposed developed footprint of the site is 81,142.83m² GEA – as detailed in Table 2 of Section 5.

Layout

The layout of the new prison is as proposed at RIBA Stage 2 and design development may result in minor alterations or deviations from the current proposals. However, the application is supported by the RIBA Stage 2 Layout Plan to show how buildings and uses are likely to be arranged. The scheme shown on the submitted drawings has been prepared in accordance with Prison Service guidelines in order to maintain the level of security for a Category B prison.

The buildings inside the secure compound are organised so that there is a progression from the Entrance Resource Hub into the site with resident only areas to the back of the site as can be seen in figure 23. They will vary from single to 4 storeys high and will be positioned to provide efficient and secure operation of the prison.

Scale

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

The amount of car parking (507 standard parking spaces and 16 accessible car parking spaces) is based on an analysis of staff and visitors, in accordance with the methodology set out in the Transport Assessment.

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

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

Appearance

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



Fig 23 - Visualization of Entrance Resource Hub

7. Design Development

Existing Sections

Due to the differences in ground levels across the proposed site, challenges have been faced to achieve the desired, compliant layout of the prison.

The lowest part of the site is caused by the watercourse, running through a valley near the centre of the site. It is proposed to divert the flow of water in this watercourse around the perimeter of the site, to allow flexibility in the layout of buildings over the area of the valley. The low point will be filled as part of a cut and fill strategy that aims to manipulate ground levels within the development area, and avoiding disruptive cart-away or import of spoil.

Based on the arrangement of buildings in the proposed site layout, a series of terraces will be created to form level areas for the buildings and their respective compounds. Ramps between each terrace ensure there is suitable access for vehicles and pedestrians within appropriate gradients. These terraces are informed by existing perimeter ground levels, to ensure the new surface can easily tie-in to existing levels. Other than the valley, the site is generally flat enough that this treatment will not be noticed at the perimeter, and the wide woodland screening provides a margin to merge levels between the secure fence line and the site boundary.

The sections below show the existing profile of the ground through the site (Figure 24). Indicative, sketch proposals are provided on the next page to show how this is intended to change for the developed site.

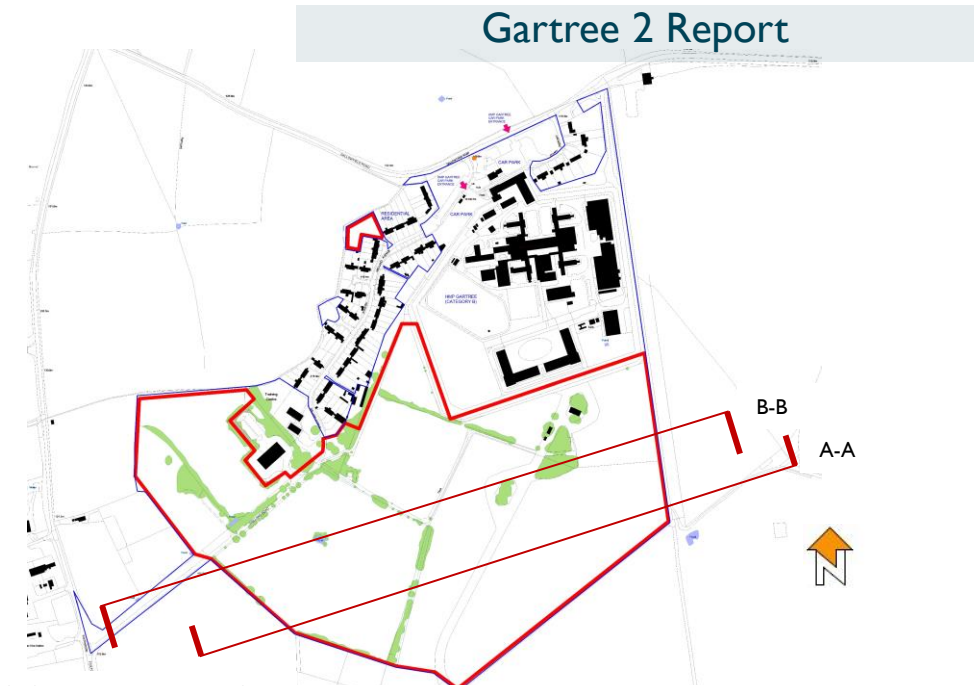


Fig 24 - 3D Key Plan: Proposed Site



Section A-A



Section B-B

7. Design Development

Proposed Terracing

The sections below, taken on an East/West axis show how the existing valley and levels of the site will be addressed.

Looking from the North, Fig 25 shows a sketch 3D visualisation of the proposed plan, indicating the line of each section. The proposed sections (Fig 26) indicatively shows how the terraces would be formed and how they relate to the proposed agencies of the facilities on site.

Visitors and residents would arrive at the west of the main prison site, welcomed by the Entrance Resource Hub, at the lowest terrace (with the Support Building). Any vehicles entering the site here will drive along a modest gradient into the central delivery compound. This compound serves the Central Services Hub, Support Building, Kitchen and Workshops, set on the second and third terraces, over the filled valley area.

As the site slopes upwards to the east, pairs of Houseblocks share sets of ascending terraces, organised around the central circulation axis at the heart of the prison. This strategy and layout enables the tallest buildings (the residential Houseblocks) to be positioned adjacent to the existing prison, or within the depth of the site and single storey CASU at the perimeter. Surrounding the eastern and southern boundaries is a new woodland belt intended to create visual screening through a variety of tree species.

The scale of the site allows any ramps between terraces to be formed of gradients suitable for manoeuvring of vehicles and accessibility of pedestrians.

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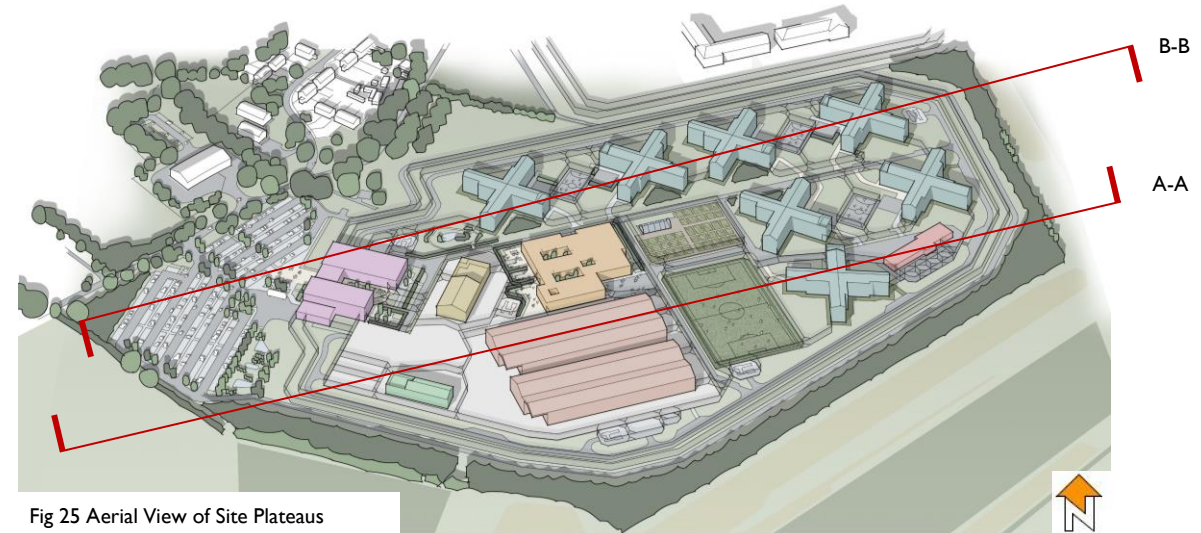
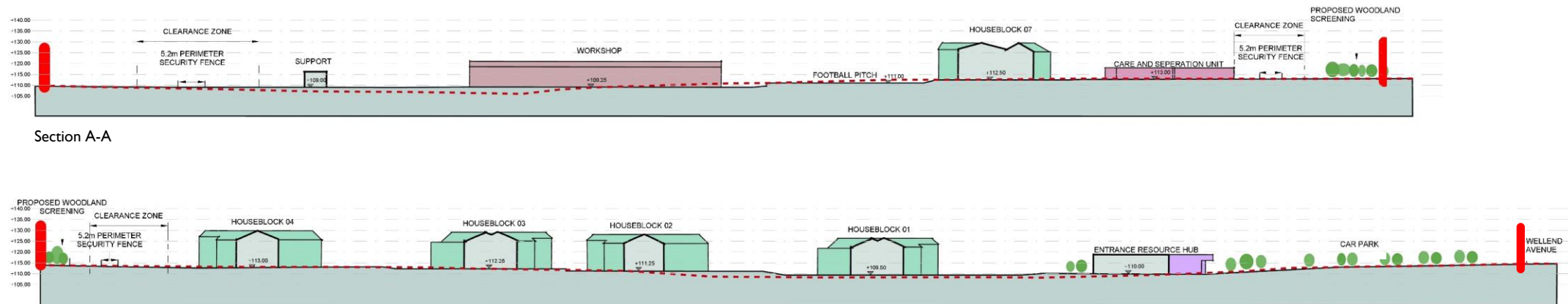


Fig 25 Aerial View of Site Plateaus



Section A-A

Section B-B

Fig 26 - Proposed Section

8. Environment & Sustainability

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

There are a number of environmental matters to cover in and around the proposed site. For this reason, this outline planning application is supported by various documents which consider and address a range of these matters, including:

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

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



9. Movement & Access

Pedestrian and Vehicular Movement

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Pedestrian Movement within Public Areas

The public realm has been developed to create a welcoming environment for visitors to the prison. A large car park ensures sufficient capacity to avoid off-site disruption, based on the recommendations from the Transport Assessment. Clear, segregated pedestrian routes with crossings provide access from the parking areas to the plaza in front of the Entrance Resource Hub.

There is a proposed pedestrian footpath from the site that connects to the existing footpath on Wellend Avenue. The existing public right of way to the western boundary is to be retained.

Landscaping comprises wildflower meadow, ponds and new vegetation including native shrub coppice and trees, in addition to the perimeter woodland screening.

Pedestrian Movement within the Prison Secure Area

The prison secure area is sub-divided into zones, which are organised to enable internal prison movement with proportionate physical security. The circulation network is organised to give direct access from the residential areas to the central facilities zone. The connection is simple and easy to understand allowing the prison to be easily navigable. The overall circulation layout will contribute to higher degree of autonomy and will allow residents to take advantage of improved access to services.

Good visibility in areas where high flows of residents will pass is important to achieve operational safety. The routes from residential areas to the central hub retain clear sightlines wherever possible to allow unimpeded visual control by staff. Internal zoning is achieved by using the building envelope itself as far as possible, minimising the use of fences to increase visibility.

Vehicular Movement Flows

Within the secure area, vehicle movement is segregated from pedestrian routes and prisoner areas. The Vehicle Lock adjacent to the Entrance Resource Hub is the sole access point for vehicles into the prison for control and vetting.

Once through the Vehicle Lock, a sterile compound provides a holding point that links to multiple other compounds. These include the Support Building, Kitchen, Workshops and Central Services Hub. Waste management will be handled at a facility within the Workshops, adjacent to the Kitchen, to deal with all waste generated on the site. This is positioned to benefit from the vehicular access provision described above. Allowance for mobile scanning vehicles associated with healthcare has also been included.

Emergency vehicles will generally navigate around the perimeter road in the Prisoner Free Area. This provides an unhindered route to each residential building and avoids disruption within the prison.

Off-site traffic flows and transport analysis have been considered throughout design development. A Travel Assessment (TA) and Outline Travel Plan (OTP) has been carried out in accordance with 'Travel Plans, Transport Assessments and Statements' guidance from the Ministry of Housing, Communities & Local Government.

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

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

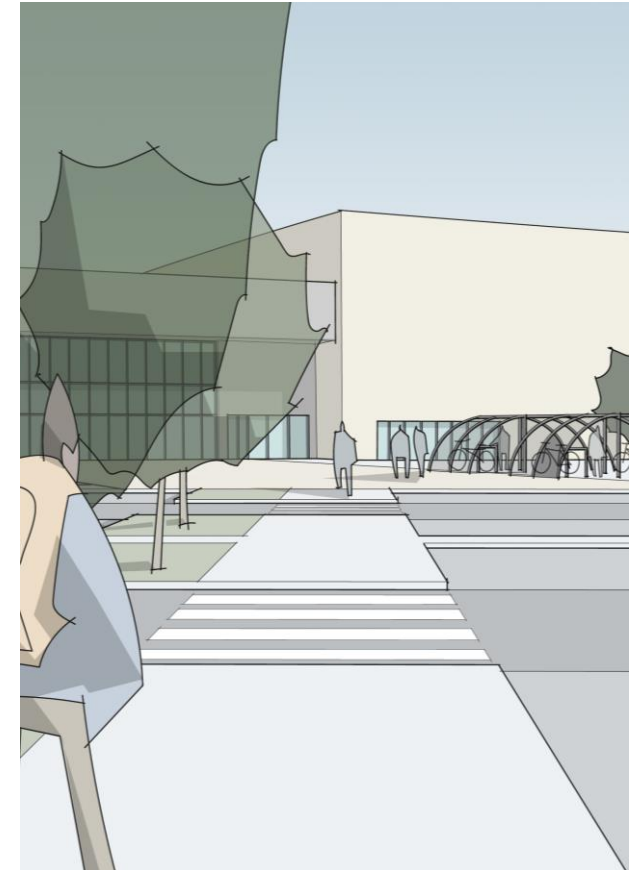


Fig 27 - Visualization of Entrance Resource Hub

10. Conclusion

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We recognise that development of new prisons creates a mixed response from local residents and communities. Selecting a suitable site for any new prison has to be balanced by many factors. The approach taken here is to make use of land currently owned by the MoJ in a location next to an existing prison. The boundary treatment has been one of the primary considerations in the design process, combined with maintaining and enhancing the ecology of the site in a manner that is sustainable and self sufficient.

The design proposed in the supporting documentation for this OPA has been developed in close collaboration with the MoJ stakeholders with great care taken to comply with the numerous Standards and site considerations. This is to ensure the necessary operational and functional efficiency for the facility and to relate the proposed prison to its surrounding context.

Careful consideration has been paid to the privacy of surrounding residents as well as the integration and improvement of the local environment. These proposals represent a modern prison development, which has been designed to be more rehabilitative to prisoners with practical activities to foster new skills. The working environment for staff is important, along with creating a more welcoming experience to visitors, whilst being considerate to the neighbours and the wider surrounding area.

The combination of all of these aspects will be developed as the design progresses.

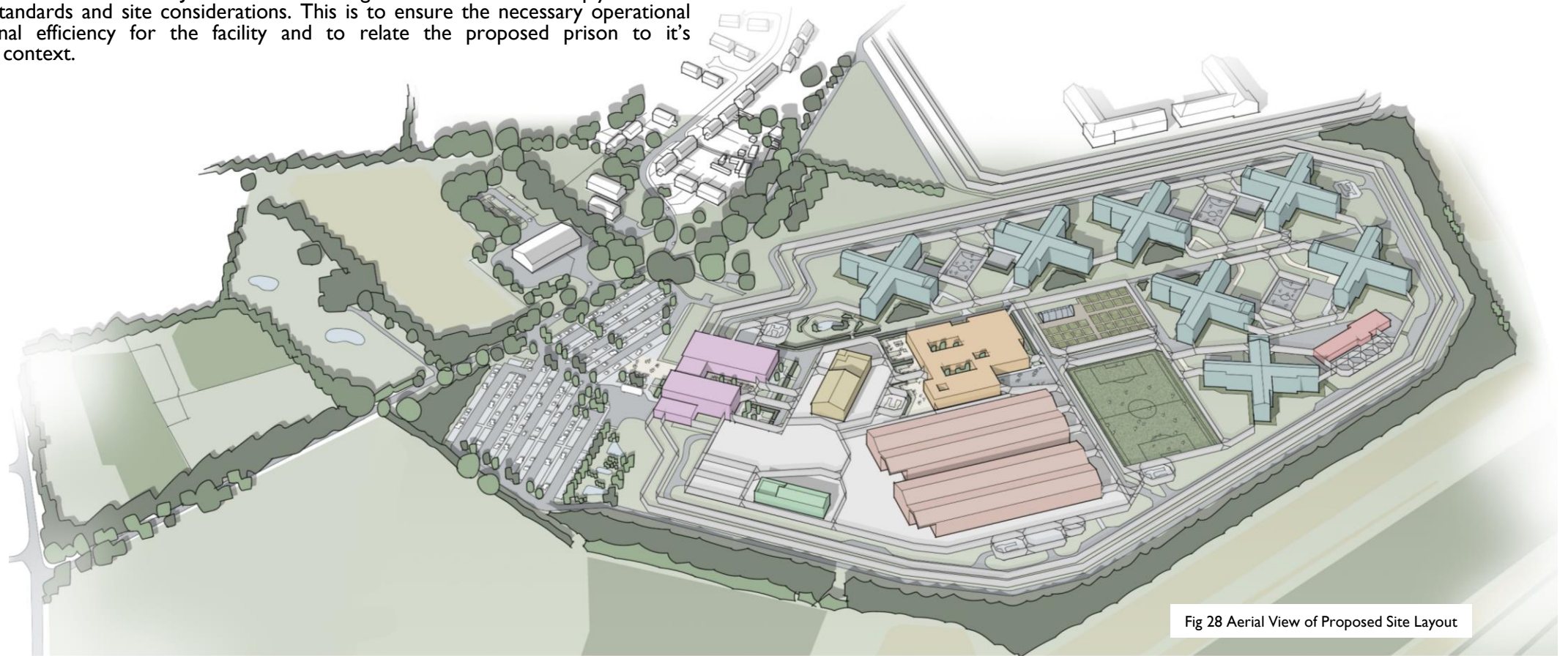


Fig 28 Aerial View of Proposed Site Layout