

Landscape and Visual Matters

Proof of Evidence

Gartree 2

On behalf of the Ministry of Justice

Date: 05/09/2022 | Pegasus Ref: P21-0038

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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 LVIAs 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 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 evidence on landscape and visual matters, relating to an appeal against refusal by Harborough District Council of an outline planning application for the development of a new Category B prison within a secure perimeter fence, together with access, parking, landscaping and associated engineering works, on land adjacent to HMP Gartree (the appeal site).
- 1.6. The application was considered at committee on 5th April 2022 where it was refused by Members, against officer's recommendation.
- 1.7. An overall Statement of Common Ground (SoCG, **CD/C3**) 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 Gartree from some views and against countryside from others.
 - The appeal site is not subject to any national landscape designations.
 - The appeal site does not comprise a valued landscape for the purposes of paragraph 174 (a) of the NPPF.



- The locations of viewpoints set out in the LVIA were agreed with local authority officers.
- The appeal site does not itself adjoin the settlement boundary of Market Harborough or Lubenham and as such the proposed development would not physically unify the settlements.
- The appeal proposals will not impact the Special Landscape Area located outside of Harborough District's boundaries to the south.

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 Planning Committee Report, reasons for refusal, the Council's Statement of Case and Gartree 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 Lubenham Area of Separation (Lubenham Neighbourhood Development Plan, March 2017, **CD/I2**).
- 1.12. At section 5, I set out a response to policy, including the NPPF, policies GD3 and GD5 of the Harborough Local Plan (**CD/I1**) and policies LNPO1 and LNP16 of the Lubenham Neighbourhood Development 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 are dealt with by the evidence of Ms Katrina Hulse (**CD/E1**).

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, and internal road layout);
 - The northern and western areas of wider ecological mitigation; and
 - The parcel of land beyond the main red line area to the north, for the provision of community play facilities.
- 2.4. For the new prison development area, this is located adjacent to the existing HMP Gartree to the north (including 3–4 storey houseblocks and security fencing); is defined to the south and east by field boundaries, to the west by Welland Road and is set back from the residential area of Gartree by existing vegetation and agricultural field enclosures. This area of the appeal site broadly slopes from its eastern and western extents to a drainage ditch through the centre, along which there is mature tree cover. There is an area of remnant hardstanding across this part of the appeal site associated with its former use as part of RAF Market Harborough.
- 2.5. In terms of the 'western area' of the appeal site (see **Appendix 1: Comprehensive Landscape Masterplan**), this part of the site comprises two grassland paddocks defined by mature hedgerows and several trees. This area will be subject to selective lowland meadow seeding across the retained woodland, hedgerow and grassland as part of the wider biodiversity net gain proposals for the scheme (refer to BNG Area Calculation Plan, **CD/A71**).
- 2.6. In relation to the 'northern area' (see **Appendix 1: Comprehensive Landscape Masterplan**), this area of land between the western boundary of HMP Gartree and the rear of properties along Welland Avenue is also proposed for selective lowland meadow seeding, as well as new woodland planting and serves as an offset between the existing residential properties and the proposed new prison development area further east.
- 2.7. Insofar as public access is concerned, public footpath A22 passes through the appeal site, from a point along the northern boundary of the 'western area', passing across Welland Road, and along the south-western boundary of the new prison development area for approximately 145 metres.
- 2.8. To the north of the main appeal site, existing open space off Welland Avenue is proposed for community use.

- 2.9. Beyond the appeal site, the wider landscape forms part of the Welland valley; the landform broadly sloping south towards the River Welland from a ridgeline that extends generally in an east-west orientation north of the appeal site. A local high point along the ridgeline just south of Foxtan (reaching ca. +133m AOD (above ordnance datum) along Foxtan Road) serves to effectively contain the falling land of the appeal site and its immediate context from the wider landscape to the north and west.
- 2.10. To the south, Mill Hill (lying at ca. +121m AOD) forms a small outlier to the main ridgeline and provides some enclosure of the appeal site from the landscape to the south at a local level. South of Mill Hill, the settlement of Lubenham occupies lower land closer to the river corridor.
- 2.11. To the east, the appeal site's eastern extent is generally contiguous with a topographical plateau that extends broadly from Gartree to Leicester Lane. The emerging north-eastern edge of Market Harborough and the Airfield Business Park are perceivable to a greater or lesser extent across this plateau.
- 2.12. Land use across the local context is generally agricultural, with a mix of grazing and arable field enclosures of varying scales; these being generally smaller scale grazing to the north of Lubenham and larger scale arable across the former airfield landscape between Gartree and Market Harborough. Vegetation patterns are generally reflective, with more frequent, mature hedgerows and hedgerow trees associated with smaller field enclosures and less frequent vegetation where the field pattern has been interrupted historically by the former airfield.

Pre-app consultation

- 2.13. 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 meetings and correspondence between Pegasus Group and the Council's planning Officers.

Planning Committee Report

- 2.14. The Planning Committee Report (**CD/A72**) makes a number of references with respect to landscape and visual matters, summarised as follows:
- 2.15. In relation to the Lubenham Area of Separation (AoS), the author states at paragraph 6.17 that:
- 2.16. *"Overall, it is judged that whilst a reduction in the AoS is identified, given the incursion within the AoS is judged to be minor when considering the AoS as a whole the reduction in the AoS is not considered to be of a degree which would significantly diminish the physical or visual separation between the aforementioned settlements. Furthermore, the proposal would not result in and would not compromise (in conjunction with other development) the effectiveness of the AoS in protecting the identity and distinctiveness of the settlements. The proposal also includes landscaping proposals which would provide some mitigation for this minor incursion to the AoS. It is therefore considered that the proposals assessed overall would have a minor adverse impact on the AoS but would accord with Policy LNPO1 if the Lubenham Neighbourhood Plan."*

- 2.17. In relation to potential lighting impacts, the author at paragraph 6.4.47 states that:
- 2.18. *"potential night time visual effects of the proposals are considered to be not significant, as the proposed development would avoid being visually intrusive and would not cause an obvious deterioration or improvement of existing views afforded by visual receptors."*
- 2.19. The author states in relation to the findings of the LVIA submitted with the application (CD/A9), at paragraphs 6.4.49 and 6.4.50 that: *"Having carried out both Desk-based and field assessments of the submissions, Officers concur with the overall conclusions of the landscape impact of the proposed development.";* and *"Having carried out both desk-based and field assessments of the submissions, Officers concur with the overall conclusions of the visual impact of the proposed development."*
- 2.20. The author sets out at paragraph 6.4.52 that: *"Overall there would be a number of significant adverse effects arising from the proposals on both landscape character and visual receptors within the surrounding area. Bearing in mind the substantive scale of the overall development this significant effect is relatively localised and is likely to be expected in most greenfield locations. The adverse effects would reduce over time with the delivery of a phased landscape planting scheme which relates well to the surrounding countryside. The adverse effects on landscape character and visual receptors will need to be balanced against all the benefits of the proposal by the decision makers. However, in landscape and visual terms the scheme as proposed is not considered to be unacceptable."*
- 2.21. In summary, having reviewed the Planning Committee Report, it is clear that Officers had no significant concerns with regard to impacts on landscape character, visual amenity, lighting or on the AoS.
- 2.22. In addition, throughout the course of the application, Officers did not request the Appellant provide any additional information with regard to these matters.

Reasons for refusal

- 2.23. The application was subsequently recommended for approval in the Planning Committee Report. Despite this, Members refused the application. The decision notice was issued on 7th April 2022 and the application was refused with one reason for refusal, set out as follows:
- 2.24. *"1. The proposed development is unsustainable by virtue of its location and by virtue of its size, scale and design would have a harmful impact on the character and appearance of the countryside and Area of Separation. The benefits associated with the proposed development would not outweigh this harm and the proposal is therefore contrary to Harborough Local Plan policies GD1 & GD3 and Lubenham Neighbourhood Plan policies LNPO1, LNP16 and LNP19."*

Harborough District Council Statement of Case

- 2.25. The Council's Statement of Case (CD/C4) sets out broadly that the scale of the proposed development will impact the character and appearance of the area, harm the landscape setting of settlements, erode the separation distance between Market Harborough and Gartree, would result in the loss of features of landscape importance and would not safeguard public views and skylines.



Gartree Action Statement of Case

- 2.26. Insofar as landscape and visual matters are concerned, Gartree Action's Statement of Case (CD/C5) suggests that landscape harm to the countryside and AoS will result from the development.

Grounds for appeal and scope of evidence

- 2.27. With reference to the matters raised by the reason for refusal, the Council's Statement of Case and Gartree Action'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 Lubenham Area of Separation in this location insofar as landscape and visual matters are concerned; and
 - The appeal proposals in the context of the landscape policy framework.
- 2.28. 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. I have been personally involved with the proposed development since Pegasus Group's instruction by the MoJ in 2021. I advised on landscape mitigation which fed into the eventual design proposals. I co-authored and reviewed the landscape and visual impact assessment (LVIA, **CD/A9**) that accompanied the planning application. This section of my evidence draws on this work, which 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, supported by some additional analysis where appropriate.

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. This is recognised by the Case Officer in the Planning Committee Report, in which they state at paragraph 3.18 that: "*The methodology used for this LVIA is based upon National guidance.*"
- 3.7. The Pegasus Group LVIA methodology has been tested across numerous development projects of different scales in the context of the pre-application process, for planning applications and at appeal, where it has been scrutinized by several leading Counsel and agreed to be sound by chartered members of the Landscape Institute, including Mr Neesam, who is instructed by Harborough District Council at this inquiry.

Landscape effects

Physical landscape resources

- 3.8. The LVIA (**CD/A9**) 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.

- 3.9. In relation to proposed tree removal, there will be a loss of the majority of the appeal site's internal tree cover, albeit boundary vegetation will largely be retained, with the exception of three trees proposed to be removed to facilitate access.
- 3.10. It is important to note that as set out in the Arboricultural Impact Assessment and Method Statement (AIA, **CD/A4**), none of the trees surveyed on the appeal site were considered to be of 'high' (Category A) arboricultural value. There are also 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.
- 3.11. A substantial new landscape buffer, comprising new tree planting, is proposed (refer to **Appendix 1: Comprehensive Landscape Masterplan**) along the southern and western boundaries of the appeal site, as well as other new tree planting across other parts of it. The integral landscape strategy includes for 20,200 m² (ca. 2.02 hectares) of new tree planting, as well as other new landscape elements and habitats, including hedgerows, grassland enhancement and wildflower/lowland meadow creation.
- 3.12. Where the new prison development is concerned, new woodland planting is concentrated along those boundaries where it will help mitigate the appearance of the appeal proposals and also introduce new boundary vegetation where it has previously been lost as a result of former land uses (refer to **Appendix 2**).
- 3.13. Notwithstanding the loss of some areas of woodland within the interior of the appeal site, I consider the introduction of new woodland along the boundaries of the appeal site, to reflect positively on local landscape character.
- 3.14. In relation to public access, as set out in earlier sections of my evidence, public footpath A22 enters the appeal site along its south-western boundary, along an existing field boundary hedgerow, crosses Welland Avenue and connects to the wider PROW network via the 'western area' of the appeal site (refer to **Appendix 1: Comprehensive Landscape Masterplan**). Whilst there will be higher visual impacts on receptors using this route as they pass the proposed new prison development area, this footpath will be retained in its entirety. New, informal pedestrian routes are proposed across the 'western area' of the landscape masterplan (see **Appendix 1**). In addition, the character and amenity of the contextual PROW network in the wider landscape will not directly alter as a result of the appeal proposals.
- 3.15. Overall and as set out in the LVIA (**CD/A9**), the physical landscape impacts of the appeal proposals will be limited to the extent of the appeal site only. There will be no additional direct impacts on the wider landscape context.

Welland Valley LCA

- 3.16. The submitted LVIA sets out an assessment of impacts on landscape character with reference to the relevant published landscape character assessment: Harborough District Landscape Character Assessment (2007), (**CD/I4**). The appeal site is located within the Welland Valley Landscape Character Area.

- 3.17. The LVIA has determined that for the Welland Valley LCA the magnitude of impact will be **low**. Assessed alongside the **medium sensitivity** of the LCA, this will result in a **minor adverse effect** in the short term (at Year 1 – operation).
- 3.18. In the longer term, the magnitude of impact will reduce to **negligible** as the proposed mitigation planting serves to help assimilate the proposed development into the landscape. Assessed alongside the **medium sensitivity** of the LCA, this will result in a **negligible to minor adverse effect** in the longer term (Year 15).

Local Landscape Character Area 10: Airfield Farmland Plateau

- 3.19. The submitted LVIA also sets out an assessment of impacts on landscape character with reference to the Market Harborough Landscape Character and Capacity Study (April 2009, **CD/I5**) The appeal site is located within Local Landscape Character Area (LLCA) 10: Airfield Farmland Plateau.
- 3.20. The LVIA has determined that for the LLCA 10: Airfield Farmland Plateau, the magnitude of impact will be **medium**. Assessed alongside the **low to medium sensitivity** of the LLCA, this will result in a **minor to moderate adverse effect** in the short term (at Year 1 – operation).
- 3.21. In the longer term, the magnitude of impact will reduce to **low** as the proposed mitigation planting serves to help assimilate the proposed development into the landscape. Assessed alongside the **low to medium sensitivity** of the LCA, this will result in a **minor adverse effect** in the longer term (Year 15).

The appeal site and its local landscape context

- 3.22. The published landscape character assessments are usefully informative insofar as they offer context and a description of the prevailing landscape. Whilst the local context of the appeal site does share some commonality with the published assessments, 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.
- 3.23. 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 local landscape context.
- 3.24. This section of my evidence provides some further analysis with regard to impacts on this local context in order to respond to those related concerns highlighted in the Council's Statement of Case (**CD/C4**) and Gartree Action's Statement of Case (**CD/C5**).

Landscape value, susceptibility, and sensitivity

- 3.25. 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

- 3.26. 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.

- 3.27. Insofar as natural and cultural aspects are concerned, for the appeal site and its local landscape context, there is very limited reference given that heritage assets associated with settlements for example at Foxton to the north and Lubenham to the south are separated from the appeal site by either falling or rising topography, respectively. Some reference to the previous airfield land use in relation to RAF Market Harborough does offer some sense of time depth, but only in a highly localised or esoteric respect. There are also no wildlife and habitats of ecological interest that contribute particularly to a sense of place in this location.
- 3.28. In relation to the condition of the physical state of the field boundary network in this location, this is considered to be poor to fair, given that there are several unvegetated boundaries across the former airfield to the east, but hedgerow and tree cover is more robust to the west and south.
- 3.29. In respect of potential associations with the landscape in this location, there are no known associations with well-known literature, poetry, art, TV/film and music that contribute to the perception of the landscape. There are no associations with science or other technical achievements or any famous person or people. Notwithstanding the limited reference to the former airfield land use of part of the appeal site, there are no specific links to any notable historical event.
- 3.30. In terms of distinctiveness and potentially important landscape features and elements, as set out in the LVIA (**CD/A9**, pages 42–43) and above, the presence of hardstanding associated with former RAF Market Harborough does offer some interest but at a very localised level. There are mature trees along a drainage ditch and several poplar trees which can be recognised as forming part of the appeal site from the local landscape, but these are not considered to be particularly distinctive overall. There are no rare or unusual features, and none that help to confer a strong sense of place or identity.
- 3.31. In terms of recreational opportunities, as set out in earlier sections of my evidence, public footpath A22 passes along the western and south–western boundary of the appeal site. There is also some informal pedestrian access along the perimeter of the existing HMP Gartree. Whilst there is an extensive network of PROW across the wider landscape, including National Cycle Route 6/64 and the Leicestershire Round recreational route to the north, there are no promoted or longer distance routes in the immediate context of the appeal site.
- 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 south and south–east, with some longer distance views from high ground along the ridgeline north of East Farndon. 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 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, given the presence of the existing and emerging settlement edge of Market Harborough to the east, including Airfield Business Park.

- 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 **low to 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 Gartree, which defines the northern appeal site's boundary, is of a large scale and distinctively 'institutional' in character, meaning that there is extensive existing context to the type of development proposed. The presence of the emerging settlement edge of Market Harborough and larger scale built form at Airfield Business Park to the west, as well as the residential area of Gartree also exert some 'urbanising' influence across the local landscape.
- 3.36. In relation to scale of enclosure, this part of the broader Welland valley is falling to the south-east, from a ridgeline which rises to ca. 130m AOD to the north-west, and this combined with existing built form at Gartree and HMP Gartree serve to help contain the appeal site and its context from the wider landscape, with some smaller undulations to the south of Gartree which separate it from the river valley to the south. 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. This is balanced with the more open character of the 'airfield plateau' to the west of Gartree, including the southern-eastern and eastern areas of the appeal site.
- 3.37. In relation to the nature of existing elements and features, the existing prison buildings and associated infrastructure, including security fencing, car parking, lighting, access roads and other areas of hardstanding are considered to be detracting features which given their scale have a noticeable influence on the appeal site and its local landscape context. There are, as described some areas of existing tree cover 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.
- 3.38. As concluded in the LVIA, it is considered that in the appeal site and its local landscape context is of **low to medium susceptibility** in landscape terms, to the type of development proposed.

Landscape sensitivity of the appeal site and its local landscape context

- 3.39. Overall, and as set out in the LVIA, the appeal site and its local landscape context is considered to be of low to medium value and low to medium susceptibility. Therefore, the landscape character of the appeal site and the local landscape context is considered to be of **low to medium sensitivity** overall.
- 3.40. This broadly reflects the findings of the sensitivity assessment of Local Landscape Character Area 10: Airfield Farm Plateau, which the appeal site sits within, which states that the sensitivity of the landscape in this location is "*moderate/low*".

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 it.

- 3.42. The setting of the appeal site within an area characterised by existing prison built form, comprising 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.
- 3.43. 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 agricultural field enclosures. This is balanced with the loss and replacement of existing and proposed vegetation, including extensive new woodland planting.
- 3.44. In the context of the landform serving to broadly contain the appeal site and its immediate context from the north and north-west, and other more localised undulations in topography providing enclosure from the south, as well as the settlement edge of Market Harborough limiting the scope of influence to the west, I consider that the appeal proposals would influence the landscape at a local scale.
- 3.45. 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.
- 3.46. Overall, and as concluded by the LVIA at paragraph 7.56 (**CD/A9**), the magnitude of impact on the appeal site and its local landscape context will be **high**. Assessed alongside the **low to medium** sensitivity, this will result in a **moderate adverse effect** in the short term (at Year 1 – operation).
- 3.47. 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).

Visual effects

- 3.48. A number of views (1-16) have been identified in the LVIA (at **Figures 5 and 6, CD/A9**), which together are considered as being representative of the visual envelope of the appeal site. All representative viewpoints were agreed with local authority Officers in pre-application correspondence.
- 3.49. The Council's SoC sets out that the appeal proposals "*would not safeguard public views and skylines*". I provide some further consideration of the impact on skylines in this section of my proof of evidence. I also provide some further consideration of those visual receptors most affected by the appeal proposals.

Recreational receptors

- 3.50. In relation to visual effects for recreational receptors using public footpath A22, where it passes along the south-western extent of the appeal proposals, I consider that for receptors here (represented by **LVIA Viewpoint 3, CD/A9**), there will be major adverse effects in the short term, given their close proximity to the new prison development area. Over time, the impact on receptors will reduce as a result of mitigation planting along the southern extent of the appeal site.

- 3.51. There is also an informal route along the perimeter of the existing prison that is used by pedestrians and users of this route will be subject to high visual impact, in particular for the relatively short section of path that lies between the south-western corner of HMP Gartree and the proposed woodland planting at the north-eastern corner of the appeal site.
- 3.52. As the LVIA demonstrates (refer to **LVIA Viewpoint 8, CD/A9**), the significance of effect reduces further south to moderate to major adverse in the short term at Mill Hill, reducing over time as a result of the establishment of the mitigation proposals. Beyond this, there are no views of the appeal proposals from the public right of way or from the settlement of Lubenham itself as a result of intervening topography.
- 3.53. Those receptors using public footpath A25 will also be subject to major adverse visual effects where they pass closest to the appeal proposals in the short term, and again the mitigation proposals will serve to reduce those impacts by softening and filtering the appearance of built form, as demonstrated by **Viewpoint 1: Proposed View at Year 1, 7 and 15** (pages 8-10, **Appendix 2**).
- 3.54. Further south-east, there will also be some moderate adverse effects in the longer term from receptors using public footpath A23, specifically where field boundary vegetation is limited in views across the former airfield landscape (refer to **LVIA Viewpoint 9, CD/A9**).
- 3.55. However, importantly, beyond these locations, the majority of recreational receptors using the public right of way network will be subject to visual effects no greater than neutral to minor adverse in the long term, with the exception of those at **LVIA Viewpoint 6 (CD/A9)**, from where the significance of effect is minor to moderate.

Residential receptors

- 3.56. In relation to visual effects for occupiers of residential properties, I consider that for those receptors directly west of the appeal site (along Welland Avenue), there will be moderate to major adverse effects in the long term. This is only relevant to those properties along the eastern side of Welland Avenue that are closest to the proposed prison development area. 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 (see **Appendix 1**) demonstrates a setback between the built form of the appeal proposals and existing dwellings.
- 3.58. 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, 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, infrastructure such as lighting columns; and existing prison security fencing to a greater or lesser extent;

- There is a minimum setback of ca. 115m between the rear of existing properties and new built form(measured from the nearest property along Welland Avenue), which includes areas of existing and proposed tree planting; and
- The appeal proposals are located at a similar elevation to the residential edge.

3.59. Furthermore, the Council have not requested the Appellant undertake a Residential Amenity Assessment.

3.60. In summary, notwithstanding the moderate to major adverse visual effects in the longer term, these are limited when taken in the round.

Skylines

3.61. With regard to potential impacts on skylines, of the representative viewpoints agreed with the Council at application stage, there are a small number of locations where the appeal proposals will interrupt the skyline, limited largely to the plateau landscape of the former airfield to the east of the appeal site.

3.62. This includes views from close proximity, such as from along public footpath A25 (demonstrated by **Viewpoint 1: Proposed View, pages 8-10, Appendix 2**). Part of the appeal proposals will also just appear above the treed horizon from locations along public footpath A23, however this is balanced with proposed mitigation planting which will serve to integrate the appeal proposals into the view/horizon from this location (refer to **Viewpoint 9: Proposed View, pages 28-30, Appendix 2**). It is likely that the appeal proposals will also interrupt the skyline in views from receptors along Foxton Road on approach to Gartree (refer to **LVIA Viewpoint 4, CD/A9**) and to a much lesser extent, from receptors along a small part of the Leicestershire Round recreational route to the north-east (refer to **LVIA Viewpoint 11, CD/A9**).

3.63. From other key views, such as that to the south at Mill Hill and from receptors to the north and north-west, there will be no impact on the skyline. There will also be no impact on skylines from those views at greater distances to the south, given that these are views looking down into the Welland valley.

3.64. In summary, impacts on skylines are apparent at a localised level only. Furthermore, there are no identified 'protected' or 'important' views or skylines in this location.

Summary

3.65. Overall, notwithstanding the greater impacts on visual receptors in close proximity to the appeal proposals, the assessment of visual effects at Year 15 as set out in the LVIA (refer to pages 71-86, **CD/A9**) serves to illustrate the likely visual effects from receptors at middle distances range between neutral to minor to moderate adverse, with the exception of receptors at Viewpoints 9 and 8, where receptors are either in closer proximity to the main built form of the appeal proposals or at an elevation looking down into them respectively. For receptors at distance, (Viewpoints 13 and 16) effects are either nil or neutral.

Landscape proposals and mitigation

3.66. In this section I review the landscape proposals and inherent mitigation.

- 3.67. 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

- 3.68. As set out in the LVIA (**CD/A9**) wherever possible existing trees, hedgerows and hedgerow trees have been retained, including along the south-western boundary of the site.
- 3.69. 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.
- 3.70. 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

- 3.71. A Comprehensive Landscape Masterplan (**Appendix 1**) has been prepared and sets out the proposed landscape planting strategy across the appeal proposals. The landscape strategy considers, protects and reinforces existing habitats and vegetation where possible and aims to maximise Biodiversity Net Gain. This includes areas of lowland meadow seeding across parts of the appeal site beyond the main development area (to the north and west). The landscape strategy also includes for a proposed play space, separate to the main area of the appeal site (to the north-west).
- 3.72. The design of the appeal proposals has incorporated landscape mitigation along its boundaries including new tree and woodland planting along the eastern, south-eastern and south-western site boundaries. This will provide ecological benefits in relation to habitat connectivity, including with existing mature vegetation to the west of the appeal site and will help to soften and filter views from the south, east and west.
- 3.73. Several plots of this proposed woodland planting have already been implemented, alongside mitigation measures in relation to the relocation of badger setts (see **Plate 1**).

Plate 1: Advanced woodland planting along the south-eastern boundary of the appeal site



- 3.74. As set out in the Arboricultural Impact Assessment (AIA, **CD/A4**), the extent of new tree canopy cover (ca. 2.02 ha) will exceed the extent of canopy cover being removed to facilitate the appeal proposals.
- 3.75. The landscape strategy responds to the relevant guidance set out in the Harborough District Landscape Character Assessment in relation to the Welland Valley Landscape Character Area, including that "*opportunities for new woodland screen planting should be encouraged alongside any new development proposals*" (page 29, Harborough District Landscape Character Assessment, **CD/I4**).

Summary

- 3.76. 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.
- 3.77. Together, these are adequate to address the potential landscape and visual impacts of the new prison development. Notwithstanding the change from an area of agricultural field enclosures in land use terms and the implementation of new prison built form, in the context of the existing HMP Gartree developed area, these measures are the reason why I consider the appeal proposals strike an appropriate balance between impact and mitigation.

Effects of lighting

- 3.78. The potential impact of proposed lighting has been raised by interested parties. In response I have set out in this section of my evidence an appraisal of potential lighting effects.
- 3.79. Field survey work for this night-time appraisal was undertaken on 21st July 2022 between 10–11.30pm. The locations visited are consistent with those agreed with the Council for the preparation of daytime visualisations of the proposals at the application stage. This usefully also presented the opportunity to update the visualisations in the LVIA with more recent baseline photography.
- 3.80. Subsequently the appeal proposals (proposed built form and lighting) have been modelled into these views for both daytime and night-time scenarios. This includes reference to the lighting specification set out in the External Lighting Report (**CD/A36**).
- 3.81. The External Lighting Layout (**CD/A68–A70**) identifies the Environmental Zone in terms of the existing lighting environment in this location as 'E3: Suburban/Medium District Brightness'.
- 3.82. I have several additional observations on the baseline lighting context to the appeal site:
- Existing lighting at HMP Gartree is clearly visible from the majority of locations across the local area;
 - In terms of settlement areas, the residential area of Gartree is lit, and the presence of lighting increases towards the main settlement (Market Harborough);
 - In views across the landscape, skyglow associated with the city of Leicester to the north-west is also evident;
 - The local road network is not generally lit, although there is incidental lighting of wayside properties, but these tend to be smaller scale and specific features; and
 - The remaining agricultural land is also relatively dark, but given the influence of the existing prison, as well as the proximity to the settlement areas and associated skyglow, this is not intrinsically a dark landscape.
- 3.83. The following table sets out a summary of the potential impacts of lighting from the selected views.

Table 1: Appraisal of visual effects of lighting

Viewpoint	Description of change	Nature of effect
1: View looking south-west from public footpath, close to eastern	From this location, lighting associated with HMP Gartree is visible, both high level lighting columns within the existing perimeter fence line, and shorter	I do not consider that the impact of lighting will be over and above the overall impact found for daytime receptors in this location. In the context of rights of way being less likely

<p>boundary of HMP Gartree.</p>	<p>lighting columns outside of the perimeter fence line.</p> <p>The proposed view at night (refer to pages 13–15, Appendix 2) demonstrates that 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, whilst there will be an extension of lighting across the view in the foreground, over time the proposed woodland buffer planting serves to effectively reduce its appearance.</p>	<p>to be used for recreation during darkness; the existing lighting visible at HMP Gartree; and the effectiveness of mitigation in reducing the appearance of lighting, this impact is not considered to be significant.</p>
<p>8: View looking north from the public footpath on Mill Hill.</p>	<p>From this location, some skyglow is discernible both in the distance to the north and above HMP Gartree itself. There are direct views of lighting associated with the existing prison, including that along the perimeter fence line.</p> <p>The proposed view at night (refer to pages 23–25, Appendix 2) demonstrates that the appeal proposals will extend 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 25, Appendix 2).</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. In the context of rights of way being less likely to be used for recreation during darkness; the existing lighting visible at HMP Gartree; and the effectiveness of mitigation in reducing the appearance of lighting, this impact is not considered to be significant.</p>

<p>9: View looking north-west from public footpath west of Market Harborough.</p>	<p>From this location, some skyglow is discernible above HMP Gartree itself. There are direct views of lighting associated with the existing prison.</p> <p>Again, the proposed view at night (refer to pages 33–35, Appendix 2) demonstrates that the appeal proposals will extend 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 35, Appendix 2), in particular screening views of lighting associated with proposed workshop buildings on the southern extent of the appeal site.</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. In the context of rights of way being less likely to be used for recreation during darkness; the existing lighting visible at HMP Gartree; and the effectiveness of mitigation in reducing the appearance of lighting, this impact is not considered to be significant.</p>
<p>16: View looking north from recreational route, East Farndon.</p>	<p>From this location, an area of skyglow is clearly visible to the north (most likely associated with the major urban area of Leicester) and some more limited skyglow is visible above HMP Gartree. The residential edge of Market Harborough is also visibly lit.</p> <p>The proposed view at night (refer to pages 43–45, Appendix 2) demonstrates that the appeal proposals will introduce additional light sources into the landscape, but that this will be seen at distance and will be set 'in front' of</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 and in the context of rights of way being less likely to be used for recreation during darkness, and the existing lighting visible at HMP Gartree, this impact is not considered to be significant.</p>

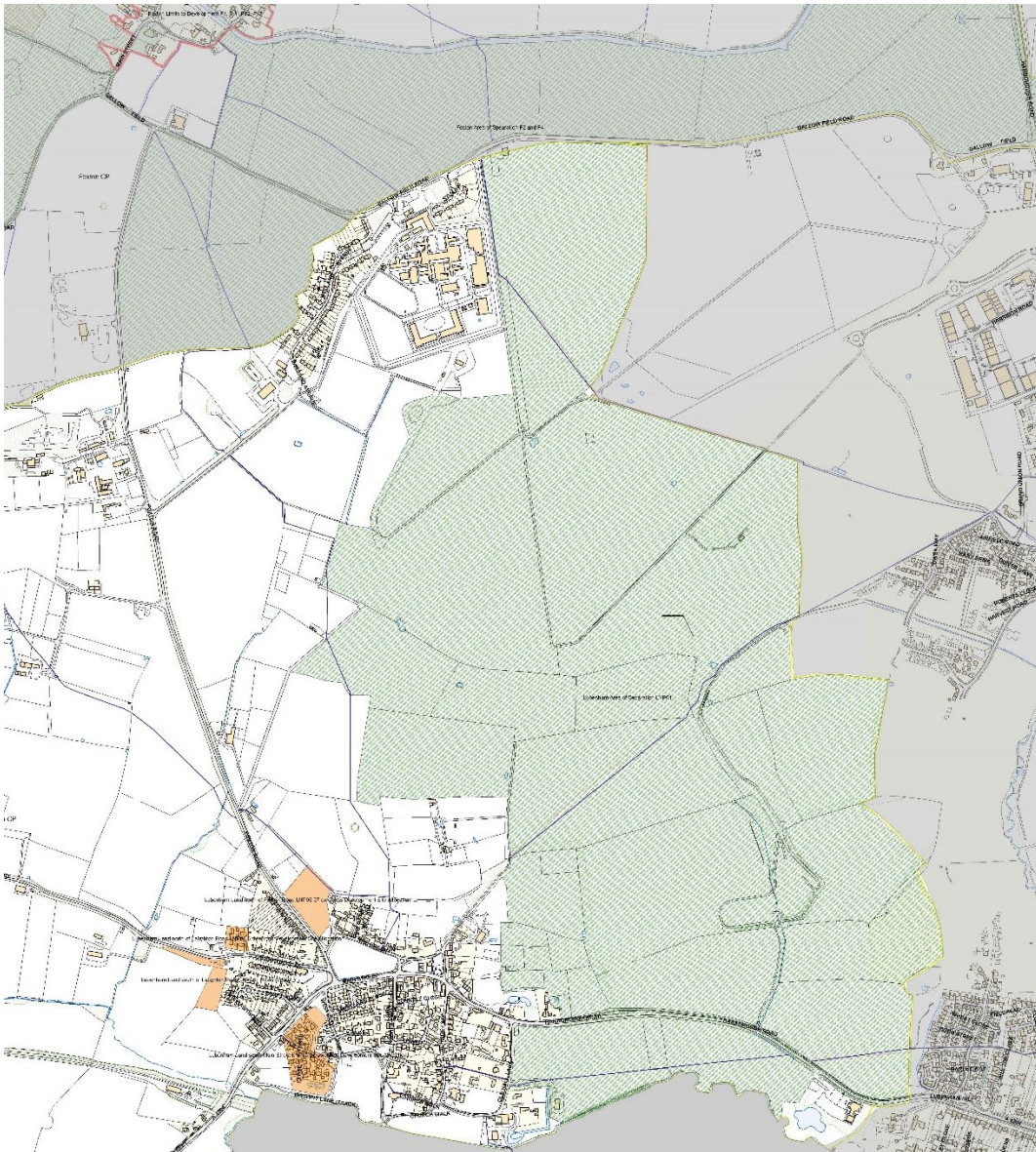
	<p>the existing lighting at HMP Gartree.</p> <p>In the longer term, the proposed mitigation planting serves to effectively reduce the appearance of new lighting (refer to page 45, Appendix 2), and will also reduce the impact of existing lighting at HMP Gartree to some extent.</p>	
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- 3.84. Overall, notwithstanding the scale of lighting that is required for a modern prison environment, this would be experienced in the context of the existing HMP Gartree. The lighting specification includes the use of down-lit LED lamps to reduce light spill as far as possible (refer to External Lighting Report (**CD/A36**)). Added to this is the inherent mitigation of the appeal proposal, including the proposed woodland buffer and as a result, lighting effects would not be significant.

4. Lubenham Area of Separation (AoS)

- 4.1. I have considered issues of landscape resources (i.e. elements and features), character and visual amenity in previous sections of this proof of evidence. This section considers the appeal site and its landscape context in relation to potential impact on the Lubenham Area of Separation (AoS, see **Plate 2** and **Figure KM-1**) as a result of the appeal proposals.
- 4.2. As set out in earlier sections of my evidence, the reason for refusal states that:
- 4.3. *"The proposed development is unsustainable by virtue of its location and by virtue of its size, scale and design would have a harmful impact on the character and appearance of the countryside and Area of Separation."*
- 4.4. The Council and Gartree Action both raise concerns regarding potential impacts on the Lubenham Area of Separation (AoS).
- 4.5. Policy LNPO1 of the Lubenham Neighbourhood Plan considers the Lubenham Area of Separation. It states:
- 4.6. *"The open character of the Lubenham & Gartree Area of Separation, as defined on Map 2, shall be maintained, to preserve a visual separation from the settlement of Market Harborough and retain the distinctive character and separate identities of Lubenham and Gartree. Development within this area will be permitted if:*
- (a) it would not diminish the physical or visual separation between built up areas associated with these settlements; and*
- (b) it would not compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements.*
- Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to use of location, design and landscaping appropriate to the character of the area."*

Plate 2: Lubenham Area of Separation (AoS)



4.7. The functions of the AoS are therefore considered to be:

- To preserve the physical separation between the settlements of Gartree, Lubenham and Market Harborough;
- To preserve the visual separation between the settlements of Gartree, Lubenham and Market Harborough; and
- To retain the distinctive character and separate identities of Gartree and Lubenham

4.8. This section considers the appeal site and its landscape context in relation to the functions of the Lubenham Area of Separation (AoS), and how the appeal proposals are likely to affect those functions.

Potential impacts on the AoS

- 4.9. The following analysis (at **Table 2**) provides an appraisal of the appeal site's contribution towards the functions of the AoS in respect of landscape and visual matters. The analysis considers the potential impact of change on the appeal site in terms of introducing built form to the scale and character of that proposed.
- 4.10. This analysis has considered where appropriate the criteria set out in the Council's Area of Separation Review (2017). The aim of this study was to provide a technical evidence base to define and support Areas of Separation to be defined within the emerging Local Plan (at that time). It recognised that a number of Areas of Separation were also established or proposed as part of Neighbourhood Plans including that between Lubenham and Market Harborough. It did not include an assessment of the Lubenham Area of Separation.
- 4.11. However, the criteria it sets out in order to help assess the overall contribution of land parcels to the "*separation of settlements and avoidance of coalescence*" is useful and I have referred to them where they are relevant to the identified functions of the AoS.
- 4.12. The 10 criteria are summarised as follows:
- Physical criteria: topography, vegetation, land use
 - Perceptual criteria: public visibility, private views, contribution to the character and setting of settlements, landscape linkage
 - Value criteria: Designations, scenic quality, recreational value.

Table 2: Appraisal of the appeal site's contribution to the functions of the Area of Separation (AoS) and potential impact of the appeal proposals.

AoS function	Contribution of the appeal site to the AoS	Impact on AoS
<p>To preserve the physical separation between the settlements of Gartree, Lubenham and Market Harborough</p>	<p>The appeal site covers just 6.7 ha of the 209 ha AoS (refer to Figure KM-1).</p> <p>In terms of topography, the appeal site lies at ca. 113m AOD along its eastern and western extents, falling to ca. +105m AOD along the course of a ditch which runs broadly through its centre. The appeal site does not form part of high ground separating settlements, being located at a lower elevation than Mill Hill to the south, which does separate Gartree from Lubenham.</p> <p>In relation to vegetation patterns, the appeal site comprises native hedgerow along the south-western boundary as well as other groups of mature vegetation, including a stand of Lombardy poplars along the eastern boundary. Whilst there is greater tree cover across the western areas of the appeal site (associated with BNG/improved access), the south-eastern and part of the eastern extent of the site is largely unvegetated.</p> <p>In terms of land use the appeal site comprises agricultural field enclosures, with some areas of hardstanding associated with the former airfield.</p> <p>Despite the relatively open character of the eastern and south-eastern areas of the appeal site, it is physically separated from Lubenham to the south by ca. 915m at its closest point, as well as the rising</p>	<p>The introduction of the appeal proposals would see ca. 6.7 ha of the total 209 ha Area of Separation become new prison built form. This equates to 3.2% of the total AoS and is therefore in physical terms a minor incursion.</p> <p>The existing distance between Gartree and Market Harborough is ca. 670m. The existing distance between Gartree and Lubenham is ca. 1.27km. With the appeal proposals in place, the distance between Gartree and Market Harborough will be ca. 560m, a difference of ca. 110m. The distance between Gartree and Lubenham will be ca. 915m, a difference of ca. 355m.</p> <p>Whilst it will be reduced to some extent, the physical separation of Gartree and Lubenham to the south; and Gartree and Market Harborough to the east, will be maintained.</p> <p>This is agreed between the Appellant and the Council in the SOCG (CD/C3) which states: "<i>The appeal site does not itself adjoin the settlement boundary of Market Harborough or Lubenham and as such the proposed development would not physically unify the settlements.</i>"</p> <p>In addition, the proposed landscape mitigation along the perimeter of the appeal proposals will also serve to define a new robust boundary to the AoS in this location,</p>

	<p>landform of Mill Hill. It is also physically separated from the emerging edge of Market Harborough to the east by ca. 560m at its nearest point.</p>	<p>limiting future development pressure on the AoS in this location.</p>
<p>To preserve the visual separation between the settlements of Gartree, Lubenham and Market Harborough</p>	<p>The perception of separation between the settlements across the AoS can be appreciated from publicly accessible routes and locations across it. These are considered to be in views, to a greater or lesser extent, from public footpaths A25, A22, A23 and A26, as well as from Gallow Field Road looking south; and Foxton Road looking east (refer to Figures KM-1 and KM-2).</p> <p>With the exception of a short section of footpath A22 that passes along the south-western boundary of the site, and the informal pedestrian route around the perimeter of the existing prison, there are no other publicly accessible locations within or adjacent to the appeal site itself from where the perception of separation between settlements is gained.</p> <p>In terms of private views, the residential area of Gartree is relatively well enclosed by vegetation insofar as views from private properties to the wider landscape are concerned. There are no particularly open or prominent views from properties along Welland Avenue across the appeal site to the AoS, and equally there are unlikely to be private views to Lubenham or Market Harborough as a result of the intervening built form of the existing prison, and the combination of intervening vegetation and topography.</p> <p>In relation to the appeal site's contribution to the character and setting of settlements, whilst the appeal site forms part of the wider agricultural context to Gartree, it does not have a particularly strong</p>	<p>It is clear from the majority of locations within the AoS and in views looking into and across it, that as a result of the rising landform of Mill Hill, and the well wooded nature of Lubenham settlement edge, there are very limited instances where both Gartree and Lubenham can be perceived together. From the majority of locations across this piece of landscape, Gartree (including the appeal site) and Lubenham are not seen in combination (refer to Views A-F and View I, Figure KM-2).</p> <p>My analysis demonstrates that views are limited specifically to where footpath A26 ascends higher ground to the north of Harborough Road (refer to View G, Figure KM-2) and is also possible from the western edge of the emerging settlement itself in this location, albeit this is set behind existing and proposed green infrastructure. From this location, the appeal proposals will extend new development across the landscape between the two settlements, however this change will be seen from a distance (ca. 1.8km) and will be filtered by intervening vegetation. Over time, mitigation planting along the perimeter of the appeal site will also serve to further filter and screen new built form, further reducing the perception of it in the view.</p> <p>In terms of locations across the AoS where both Gartree and the existing/emerging edge of Market Harborough are visible, this is possible from the local public right of way network, including footpath A25 which connects Gallow Field Road to the edge of Market Harborough to</p>

	<p>relationship with the residential area itself. For example, properties do not front onto the appeal site or 'look over' it.</p>	<p>the south-east (refer to View C, Figure KM-1), and Gallow Field Road itself, and from footpath A23, connecting Market Harborough to Lubenham in the south-west (refer to View E, Figure KM-1). Further south-east, the combination of intervening vegetation and topography (including a localised highpoint which rises to ca. +119m AOD to the west of the emerging settlement edge) means that views of the two areas of settlement reduce (refer to View F, Figure KM-1). From the west and north-west, Gartree and Market Harborough are not seen in combination (refer to Views A, H and I, Figure KM-1)</p> <p>Overall, whilst the appeal proposals will extend new development across the landscape to some extent between the two settlements, from the majority of locations this will be limited by the presence of existing and proposed vegetation. My analysis does not identify any locations where the appeal proposals would result in the visual 'coalescence' of the two settlements.</p> <p>Furthermore, even with the appeal proposals in place, from the public routes and locations identified, open views across the agricultural landscape in this location will remain.</p> <p>This includes views across the agricultural landscape and towards the ridgeline at East Farndon to the south (refer to View C, Figure KM-1), including from footpath A25, meeting the requirement of the Lubenham Neighbourhood Plan (paragraph 5.5, CD/12), which considers it important that "<i>walkers have a clear and un-interrupted view across the broad fields that divide the established settlements from new development within the SDA</i>" from this footpath.</p>
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<p>To retain the distinctive character and separate identities of Gartree and Lubenham</p>	<p>As set out, in relation to the appeal site's contribution to the character and setting of settlements, whilst the appeal site forms part of the wider agricultural context to Gartree, it does not have a particularly strong relationship with the residential area itself. For example, properties do not front onto the appeal site or 'look over' it. The appeal site is physically separated from Lubenham to the south. There is no intervisibility between Gartree and the appeal site, and Lubenham.</p>	<p>Whilst the appeal proposals will impact local landscape character as set out in earlier sections of my evidence, including that which provides the broad agricultural setting to Gartree to the south-east of the residential area, the appeal proposals have sought to introduce setbacks between the residential area and new built form. This includes retained grassland and trees, as well as new woodland planting to reinforce the existing vegetation.</p> <p>The approach to Gartree will also be impacted, albeit that approach insofar as the appeal site is concerned is already influenced by MoJ built form and other infrastructure, including the bell mouth entrance to a large storage building, various (now disused) training buildings and car parking areas.</p> <p>In relation to Lubenham, notwithstanding the impact on local landscape character as set out in earlier sections of my evidence, given that there is no physical or visual relationship between the appeal site and Lubenham, I consider any impacts on its setting to be very limited.</p> <p>Overall, both the physical and visual separation of the two settlements will be maintained to a degree that will mean the separate identities of the settlements will remain intact.</p>
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- 4.13. In relation to the 'value criteria' set out in the AoS Review, matters related to designations, scenic quality and recreational value are considered in earlier sections of my evidence, with reference to the LVIA in regard to matters of landscape value in the local context.

Minimising impacts on the AoS

- 4.14. In relation to the AoS, the development area of the appeal proposals will result in the physical loss of part of an agricultural field enclosure which makes up a very small (3.2%) part of the wider AoS.
- 4.15. I have addressed the approach to the inherent mitigation for the appeal proposals in previous sections of my evidence. This includes landscape mitigation along its boundaries including new tree and woodland planting along the eastern, south-eastern and south-western appeal site boundaries. This will help to soften and filter views from the south, east and west.
- 4.16. I consider these to be effective in minimising the impact of the introduction of built development into the landscape, helping to protect landscape character and minimise the visibility of the appeal proposals. This inherent mitigation will be successful in ensuring that the 'open character' of the AoS, outside of the new prison site is maintained.

Summary

- 4.17. Overall, I consider that in landscape and visual terms, notwithstanding that the appeal proposals will impede a small area of the AoS along its north-western edge, the appeal site does not perform a significant role in respect of any of the AoS functions, that being to preserve the physical separation between settlements, to preserve the visual separation between settlements and to retain the distinctive character and separate identities of Gartree and Lubenham. In addition, I consider that the appeal proposals are likely to result in a limited impact on these functions.

5. Response to policy

- 5.1. In the context of the analysis presented in the previous sections of my evidence, 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.

Natural Environment

- 5.7. Paragraph 174 states that 'planning policies and decisions should contribute to and enhance the natural and local environment by:

- 5.8. *"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);*
- 5.9. *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"*

- 5.10. 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.

- 5.11. However, there remains some relevance by virtue of the need to recognise the intrinsic character and beauty of the countryside.
- 5.12. 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.
- 5.13. The submitted LVIA for the appeal proposals refers to the published landscape character assessment prepared at a national, county and district level and also addresses local character by reference to the description of the appeal site and its immediate context.
- 5.14. This approach 'recognises' the intrinsic character of the local landscape context and responds appropriately.
- 5.15. 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

- 5.16. The adopted Harborough Local Plan sets 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.

Harborough Local Plan

Policy GD3: Development in the countryside

- 5.17. This policy sets out the types of development which are acceptable in the countryside, in order to conserve the character of the District's countryside.
- 5.18. Notwithstanding the acknowledged impacts on landscape character at a local level, the approach to mitigation that has been adopted from the outset has been done so to minimise those impacts, adopting a comprehensive approach to mitigation through landscape creation and management.

Policy GD5: Landscape character

- 5.19. This policy recognises that development should be located and designed in such a way that it is sensitive to its landscape setting and landscape character area.
- 5.20. The principles of this policy 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 and woodland planting).

Lubenham Neighbourhood Development Plan

Policy LNPO1

- 5.21. This policy sets out that the open character of the Lubenham & Gartree Area of Separation should be maintained in terms of the physical and visual separation between built up areas and the distinctive character of those settlements.
- 5.22. In relation to physical separation, the introduction of the appeal proposals would see ca. 6.7 ha of the total 209 ha Area of Separation become new prison built form. This equates to 3.2% of the total AoS and is therefore in physical terms a minor incursion.
- 5.23. In relation to visual separation, my evidence demonstrates that from the majority of locations within the AoS and in views looking into and across it, there are very limited instances where both Gartree and Lubenham can be perceived together. At the very limited locations where this is possible to the south-east of the AoS, the reduction in visual separation will be very small.
- 5.24. In terms of locations across the AoS where both Gartree and the existing/emerging edge of Market Harborough are visible, this is possible from the local public right of way network. Overall, whilst the appeal proposals will extend new development across the landscape to some extent in views between the two settlements, from the majority of locations this will be limited by the presence of existing and proposed vegetation. My analysis does not identify any locations where the appeal proposals would result in the visual 'coalescence' of the two settlements. Furthermore, even with the appeal proposals in place, from the public routes and locations identified, open views across the agricultural landscape in this location will remain.
- 5.25. The proposed landscape mitigation will be effective in minimising the potential introduction of built development into the landscape, thereby helping to protect landscape character and minimising the visibility of the appeal proposals. This inherent mitigation will be successful in ensuring that the 'open character' of the AoS, outside of the new prison site is maintained.
- 5.26. Overall, I consider that in landscape and visual terms, notwithstanding that the appeal proposals will impede a small area of the AoS along its north-western edge, the appeal proposals are likely to result in a limited impact on the principles of policy LNPO1.

Policy LNP16

- 5.27. This policy sets out that proposals for development should be of a scale, density and design appropriate to its setting such that it would not cause damage to the qualities, character and amenity of the area and its residents.
- 5.28. Again, the principles of this policy 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 and woodland planting).

6. Summary and conclusions

Appeal proposals and landscape context

- 6.1. The appeal site is closely associated with HMP Gartree, being located adjacent to the existing prison to the north (including 3–4 storey houseblocks and security fencing). It is defined to the south and east by field boundaries, to the west by Welland Road and is set back from the residential area of Gartree by existing vegetation and agricultural field enclosures. This area of the appeal site broadly slopes from its eastern and western extents to a drainage ditch through the centre, along which there is mature tree cover. There is an area of remnant hardstanding across this part of the appeal site associated with its former use as part of RAF Market Harborough.
- 6.2. In terms of the 'western area' of the appeal site, this part of the site comprises two grassland paddocks defined by mature hedgerows and several trees. This area will be subject to selective lowland meadow seeding across the retained woodland, hedgerow and grassland as part of the wider biodiversity net gain proposals for the scheme.
- 6.3. In relation to the 'northern area', this area of land between the western boundary of HMP Gartree and the rear of properties along Welland Avenue is also proposed for selective lowland meadow seeding, as well as new woodland planting and serves as an offset between the existing residential properties and the proposed new prison development area further east.
- 6.4. Insofar as public access is concerned, public footpath A22 passes through the appeal site, from a point along the northern boundary of the 'western area', passing south–east across Welland Road, and along the south–western boundary of the new prison development area for approximately 145 metres.
- 6.5. To the north of the main appeal site, existing open space off Welland Avenue is proposed for community use.
- 6.6. Beyond the appeal site, the wider landscape forms part of the Welland valley; the landform broadly sloping south towards the River Welland from a ridgeline that extends generally in an east–west orientation north of the appeal site. A local high point along the ridgeline just south of Foxton (reaching ca. +133m AOD (above ordnance datum) along Foxton Road) serves to effectively contain the falling land of the appeal site and its immediate context from the wider landscape to the north and west.
- 6.7. To the south, Mill Hill (lying at ca. +121m AOD) forms a small outlier to the main ridgeline and provides some enclosure of the appeal site from the landscape to the south at a local level. South of Mill Hill, the settlement of Lubenham occupies lower land closer to the river corridor. To the east, the appeal site's eastern extent is generally contiguous with a topographical plateau that extends broadly from Gartree to Leicester Lane. The emerging north–eastern edge of Market Harborough and the Airfield Business Park are perceivable to a greater or lesser extent across the plateau.
- 6.8. Land use across the local context is generally agricultural, with a mix of grazing and arable field enclosures of varying scales; these being generally smaller scale grazing to the north of Lubenham and larger scale arable across the former airfield landscape between Gartree and Market Harborough. Vegetation patterns are generally reflective, with more frequent,

mature hedgerows and hedgerow trees associated with smaller field enclosures and less frequent vegetation where the field pattern has been interrupted historically by the former airfield.

Effects on landscape character and visual amenity

- 6.9. In summary, with respect to impacts on physical landscape resources, the physical landscape impacts of the appeal proposals 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.
- 6.10. The setting of the appeal site within an area characterised by an existing prison, comprising large-scale houseblocks similar to that proposed, has an influence on the landscape's capacity to accommodate this type of development.
- 6.11. 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.
- 6.12. In relation to impacts on visual amenity, notwithstanding the greater impacts on visual receptors in close proximity to the appeal proposals, the assessment of visual effects at Year 15 as set out in the LVIA serves to illustrate the likely visual effects from receptors at middle distances range between neutral to minor to moderate adverse, with the exception of Viewpoints 9 and 8, where receptors are either in closer proximity to the main built form of the appeal proposals or at an elevation looking down into them respectively. For receptors at distance, (Viewpoints 13 and 16) effects are either nil or neutral.
- 6.13. In summary, notwithstanding a small number of moderate to major adverse visual effects in the longer term, these are limited when taken in the round.
- 6.14. Similarly, whilst the appeal proposals will interrupt the skyline from some locations in close proximity, these impacts are apparent at a localised level only. In addition, there are no identified 'protected' or 'important' views or skylines across the landscape in this location.
- 6.15. In relation to potential lighting impacts, overall, notwithstanding the scale of lighting that is required for a modern prison environment, 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.
- 6.16. 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.
- 6.17. Together, these are adequate to address the potential landscape and visual impacts of the new prison development. Notwithstanding the loss of some mature vegetation and the

change from an area of agricultural land use and implementation of new prison built form, in the context of the existing HMP Gartree developed area, these measures are the reason why I consider the appeal proposals strike an appropriate balance between impact and mitigation.

Area of Separation (AoS)

- 6.18. In relation to physical separation, the introduction of the appeal proposals would see ca. 6.7 ha of the total 209 ha Area of Separation become new prison built form. This equates to 3.2% of the total AoS and is therefore in physical terms a minor incursion.
- 6.19. In relation to visual separation, my evidence demonstrates that from the majority of locations within the AoS and in views looking into and across it, there are very limited instances where both Gartree and Lubenham can be perceived together. At the very limited locations where this is possible to the south-east of the AoS, the reduction in visual separation will be very small.
- 6.20. In terms of locations across the AoS where both Gartree and the existing/emerging edge of Market Harborough are visible, this is possible from the local public right of way network. Overall, whilst the appeal proposals will extend new development across the landscape to some extent in views between the two settlements, from the majority of locations this will be limited by the presence of existing and proposed vegetation. My analysis does not identify any locations where the appeal proposals would result in the visual 'coalescence' of the two settlements. Furthermore, even with the appeal proposals in place, from the public routes and locations identified, open views across the agricultural landscape in this location will remain.
- 6.21. The proposed landscape mitigation will be effective in minimising the potential introduction of built development into the landscape, thereby helping to protect landscape character and minimising the visibility of the appeal proposals. This inherent mitigation will be successful in ensuring that the 'open character' of the AoS, outside of the new prison site is maintained.
- 6.22. Overall, I consider that in landscape and visual terms, notwithstanding that the appeal proposals will impede a small area of the AoS along its north-western edge, the appeal site does not perform a significant role in respect of any of the AoS functions identified. In addition, the appeal proposals are likely to result in a limited impact on these functions.

Response to policy

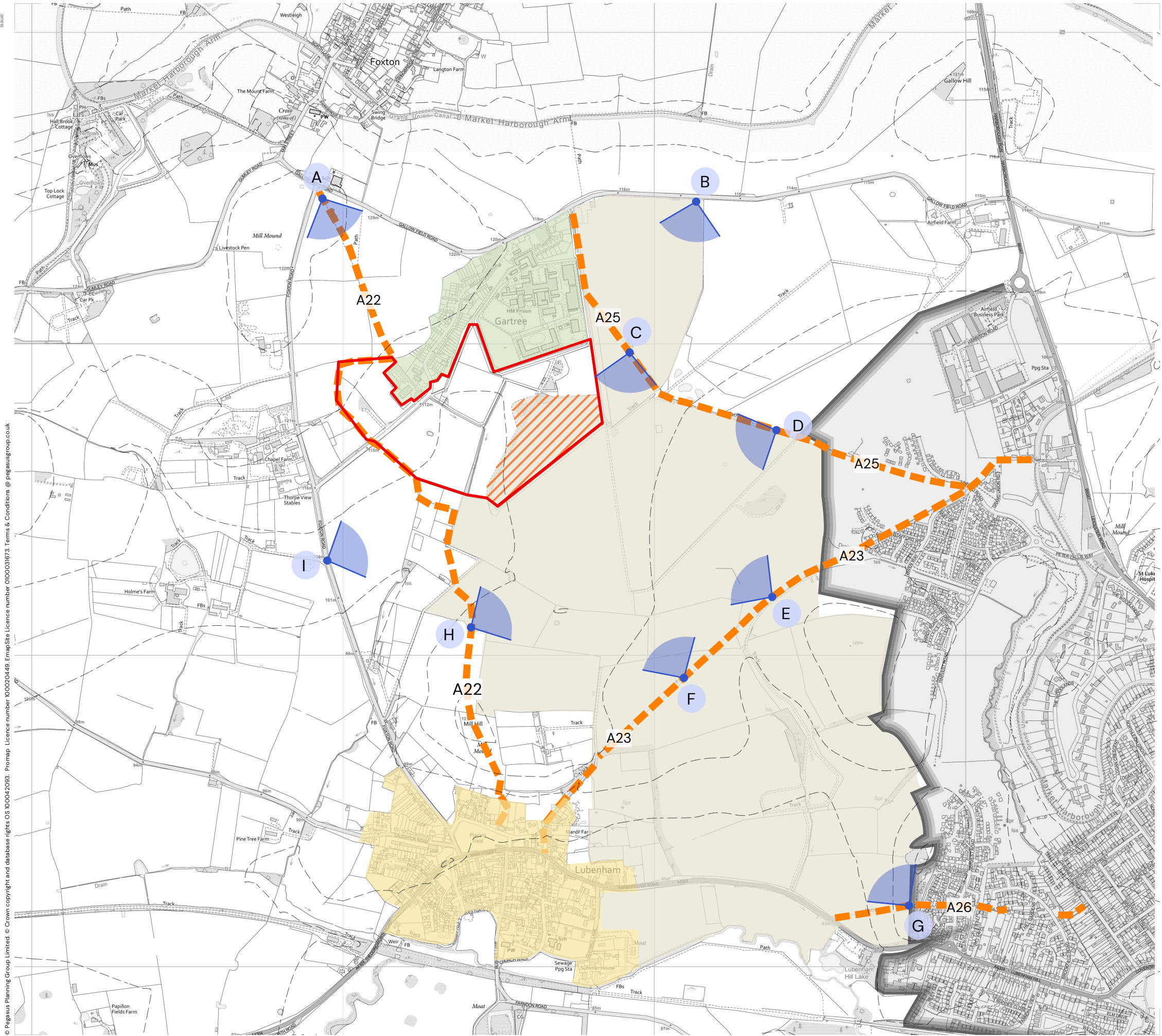
- 6.23. With respect to Policies GD3 and GD5 of the Harborough District Local Plan and Policies LNPO1 and LNPI6 of the Lubenham Neighbourhood Plan, noting the residual landscape and visual effects which will occur for this scale of development in any case, the appeal proposals include mitigation inherent in its design. Consequently, impacts are minimised.

Overall conclusion










- 6.24. In respect of the appeal proposals, notwithstanding the loss of some mature vegetation and the change from an area of agricultural land use and the implementation of new prison built form, in the context of the existing HMP Gartree and the substantial mitigation proposals and the consequent limited influence that the appeal proposals will have in terms of the



Lubenham Area of Separation, I consider they strike an appropriate balance between impact and mitigation and that landscape and visual effects are overall, not significant.



KEY

-  Site boundary
-  Gartree
-  Lubenham
-  Existing and emerging settlement edge of Market Harborough *
-  Area of Separation (209ha)
-  Area of Separation within site boundary (6.7ha)
-  Views across AoS
-  Public Rights of Way
-  Existing contours

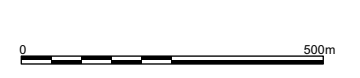
Reference:
 * Harborough Local Plan 2011-2031 (April 2019)

DATE	NO	REVISION	NOTE
31/08/2022	A	First Issue	

Fig KM-1: Lubenham Area of Separation

Gartree 2

CLIENT
 Ministry of Justice



DATE	SCALE	TEAM	APPRVD
31/08/2022	1:12500@A3	JW	KM

DRAWING NUMBER
 P21-0038_EN_0010_A_0001



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Approximate location of Lubenham (not visible)

Approximate extent of appeal proposals



View A: View from footpath A22, south of Gallow Field Road.

Approximate location of Lubenham (not visible)

Approximate extent of existing and emerging settlement edge, Market Harborough

Approximate extent of appeal proposals

HMP Gartree



View B: View from Gallow Field Road.

Gartree 2
Client : Ministry of Justice
Fig KM-2: AoS Photographs
Drawing no. : P21-0038
Drawn by : JW
Checked by : KM
Date : 31/08/2022



Approximate extent of existing and emerging settlement edge, Market Harborough

Views to distant ridgeline retained



View C: View from footpath A25, east of Gartree.

Approximate location of Lubenham (not visible)

Approximate extent of appeal proposals

HMP Gartree



View C: View from footpath A25, east of Gartree

Gartree 2

Client : Ministry of Justice

Fig KM-2: AoS Photographs

Drawing no. : P21-0038

Drawn by : JW

Checked by : KM

Date : 31/08/2022



Approximate location of Lubenham (not visible)

Approximate extent of appeal proposals



View D: View from footpath A25, west of housing allocation.

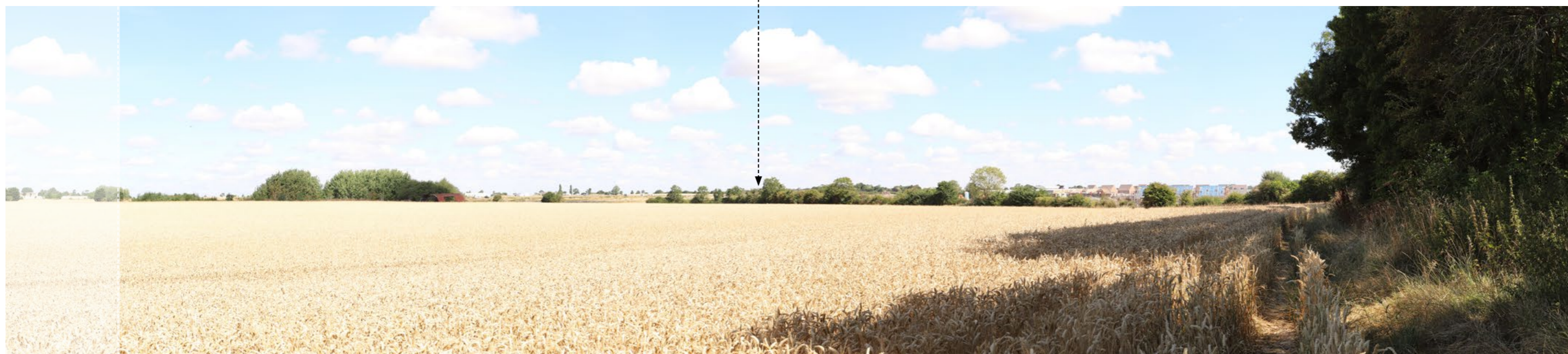
Approximate location of Lubenham (not visible)

Approximate extent of appeal proposals



View E: View from footpath A23, west of housing allocation.

Approximate extent of existing and emerging settlement edge, Market Harborough



View E: View from footpath A23, west of housing allocation.

Gartree 2

Client : Ministry of Justice

Fig KM-2: AoS Photographs

Drawing no. : P21-0038

Drawn by : JW

Checked by : KM

Date : 31/08/2022



Approximate location of Lubenham (not visible)

Approximate extent of appeal proposals



View F: View from footpath A23, north-east of Lubenham.

Approximate extent of existing and emerging settlement edge, Market Harborough

Airfield business park



View F: View from footpath A23, north-east of Lubenham.

Gartree 2

Client : Ministry of Justice

Fig KM-2: AoS Photographs

Drawing no. : P21-0038

Drawn by : JW

Checked by : KM

Date : 31/08/2022



Approximate location of Lubenham

Approximate extent of appeal proposals



View G: View from footpath A26, west of housing allocation.

Approximate extent of appeal proposals

Approximate extent of existing and emerging settlement edge, Market Harborough (not visible)

HMP Gartree



View H: View from footpath A22, South of Mill Hill.

Gartree 2

Client : Ministry of Justice

Fig KM-2: AoS Photographs

Drawing no. : P21-0038

Drawn by : JW

Checked by : KM

Date : 31/08/2022





View I: View from Foxton Road, south-west of Gartree.



Appendix 1: Comprehensive Landscape Masterplan



NOTES:
 1. Please refer to the following drawings:
 Architects Site layout 661277-0000-PEV-GTX0011-ZZ-DR-A-0201 - Site-Block Plan-Proposed
 661277-0000-RAM-GTX000-XX-RP-X-0002-A1300 Badger Survey Issue No. 2 - 1st March 2021
 661277-0000-CGO-GTX0000-XX-RP-X-0001 Badger BMS - 7th May 2021
 661277-0000-CGO-GTX0000-XX-RP-X-0002 Reptile survey 10th May
 661277-0000-TYL-WAX000-XX-RP-X-0001 Arboricultural Survey 25th November 2020
 661277-0000-RAM-GTX000-XX-RP-X-0001-A1300 - Raven Preliminary Ecological Appraisal 14th October 2020
 2. Northern and Western area of existing tree canopies are based on Arboricultural Survey and Google Aerial View as suggested by Mace
 3. Number, location and details of proposed artificial Badger Setts to be suggested by Ecologist.

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 Do not scale from drawings. Verify all dimensions on site prior to construction. This drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to MoJ immediately.
 No unauthorised use, disclosure, storage or copying.

KEY

- Ownership Boundary
- Site Boundary
- Existing Public Right of Way to be retained
- Soft informal footpath for community use
- 15m clear zone from perimeter fence
- 3m building perimeter clear zone
- Indicative fence line See Architects layout
- Existing trees/vegetation to be retained
- Proposed trees
- Proposed specimen shrubs
- Proposed hedge
- Proposed lowland meadow planting
- Proposed flowering lawn
- Proposed amenity grass
- Proposed woodland
- Proposed pond with wetland meadow and marginal planting
- Proposed ornamental shrubs
- Proposed growing beds
- Proposed tarmac
- Proposed reinforced grass system
- Proposed safety surfacing
- Proposed artificial 3G football pitch
- Proposed textured concrete
- Proposed utilitarian concrete
- Proposed self-binding gravel
- Proposed entrance paving
- Proposed rain bound gravel in inaccessible courtyards
- Proposed pebbles in inaccessible courtyards
- Proposed HVM block
- Proposed cube bollard
- Proposed timber planter with shrubs
- Proposed play equipment
- Proposed outdoor gym equipment
- Proposed timber seating

P05	21/07/2021	Ponds added to western area, pedestrian footpath added along road
P04	14/07/2021	Redline and ownership boundary updated to incorporate community use
P03	20/05/2021	Redline updated. Layout amended to reflect updated architects layout
P02	28/04/2021	Issue for OPA
P01	18/02/2021	First Issue

This document references the following linked files

File Reference	Status	Revision
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Project Status
 RIBA Stage 2

	Client	Project
	New Prisons Programme	
Ministry of Justice, 102 Petty France, London, SW1H 9AJ		

Project Name / Site
 New Prisons Programme
 Gartree 2

Project Address
 Site Adjacent to HMP Gartree

Building Type
 Site Infrastructure

Drawing Title
 Comprehensive Landscape Masterplan

	Drawn By	KIO	Date	18/02/2021
	Checked By	ECZ	Date	18/02/2021
	Approved By	ZFT	Date	18/02/2021

Drawing Number	Delref		
661277-0000-PEV-GTX0011-XX-DR-L-0301	D0100		
Sheet No.	Scale	Orig. Sheet Size	Rev.
1 of 1	1:1500	@A1	P05

Data Handling Classification
 OFFICIAL

Suitability
 S3





Appendix 2: Night-time Visualisations

HMP Gartree 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 4-5m at year7 and 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 foreground clipping applied.

¹ London View Management Framework March 2012

3.0 Location Plan



Legend

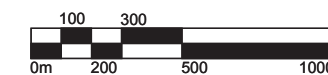
 Site Location

 Viewpoint Location

- 1. View looking south-west from public footpath, close to eastern boundary of HMP Gartree.
- 8. View looking north from the public footpath on Mill Hill.
- 9. View looking north-west from public footpath west of Market Harborough.
- 16. View looking north from recreational route, East Farndon.



SCALE 1:25,000



4.0 Landscape Masterplan



- KEY**
- Ownership Boundary
 - Site Boundary
 - Existing Public Right of Way to be retained
 - Soft informal footpath for community use
 - 15m clear zone from perimeter fence
 - 3m building perimeter clear zone
 - Indicative fence line
See Architects layout
 - Existing trees/vegetation to be retained
 - Proposed trees
 - Proposed specimen shrubs
 - Proposed hedge
 - Proposed lowland meadow planting
 - Proposed flowering lawn
 - Proposed amenity grass
 - Proposed woodland
 - Proposed pond with wetland meadow and marginal planting
 - Proposed ornamental shrubs
 - Proposed growing beds
 - Proposed tarmac
 - Proposed reinforced grass system
 - Proposed safety surfacing
 - Proposed artificial 3G football pitch
 - Proposed textured concrete
 - Proposed utilitarian concrete
 - Proposed self-binding gravel
 - Proposed entrance paving
 - Proposed resin bound gravel in inaccessible courtyards
 - Proposed pebbles in inaccessible courtyards
 - Proposed HVM block
 - Proposed cube bollard
 - Proposed timber planter with shrubs
 - Proposed play equipment
 - Proposed outdoor gym equipment
 - Proposed timber seating



5.0 Viewpoint 1 - View looking south-west from public footpath, close to eastern boundary of HMP Gartree



National Grid Reference:
470845.116, 289077.906

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
115.68 AOD

Horizontal Field of View:
44 °

Date:
21.07.22

Time:
19.41



Existing Panorama

5.1 Viewpoint 1 - Existing Baseline View

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



5.2 Viewpoint 1 - Proposed View at Year 1

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



5.3 Viewpoint 1 - Proposed View at Year 7

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



5.4 Viewpoint 1 - Proposed View at Year 15

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



5.5 Viewpoint 1 (Night)- View looking south-west from public footpath, close to eastern boundary of HMP Gartree



National Grid Reference:
470845.116, 289077.906

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
115.68 AOD

Horizontal Field of View:
44 °

Date:
21.07.22

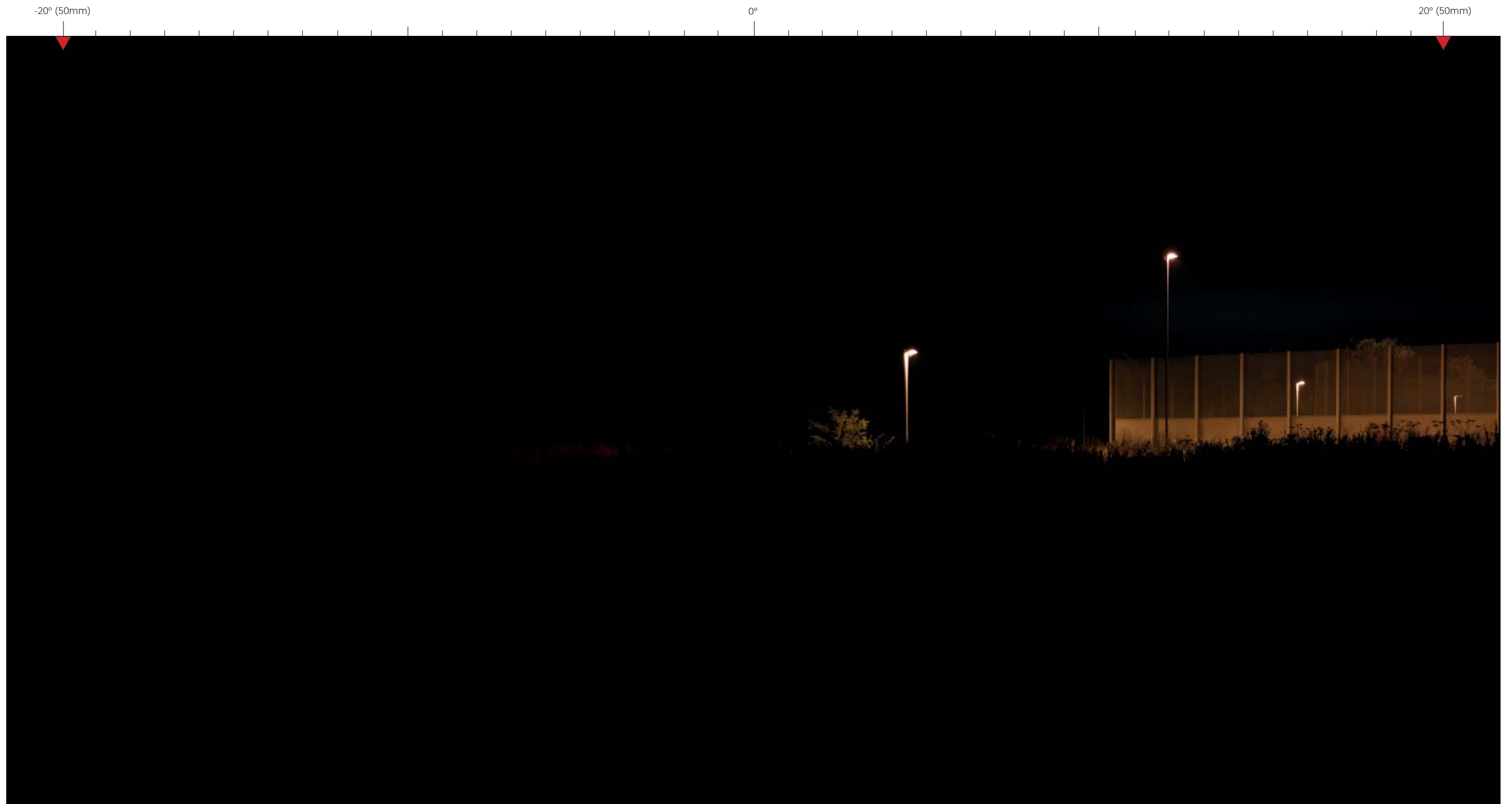
Time:
23.49



Existing Panorama

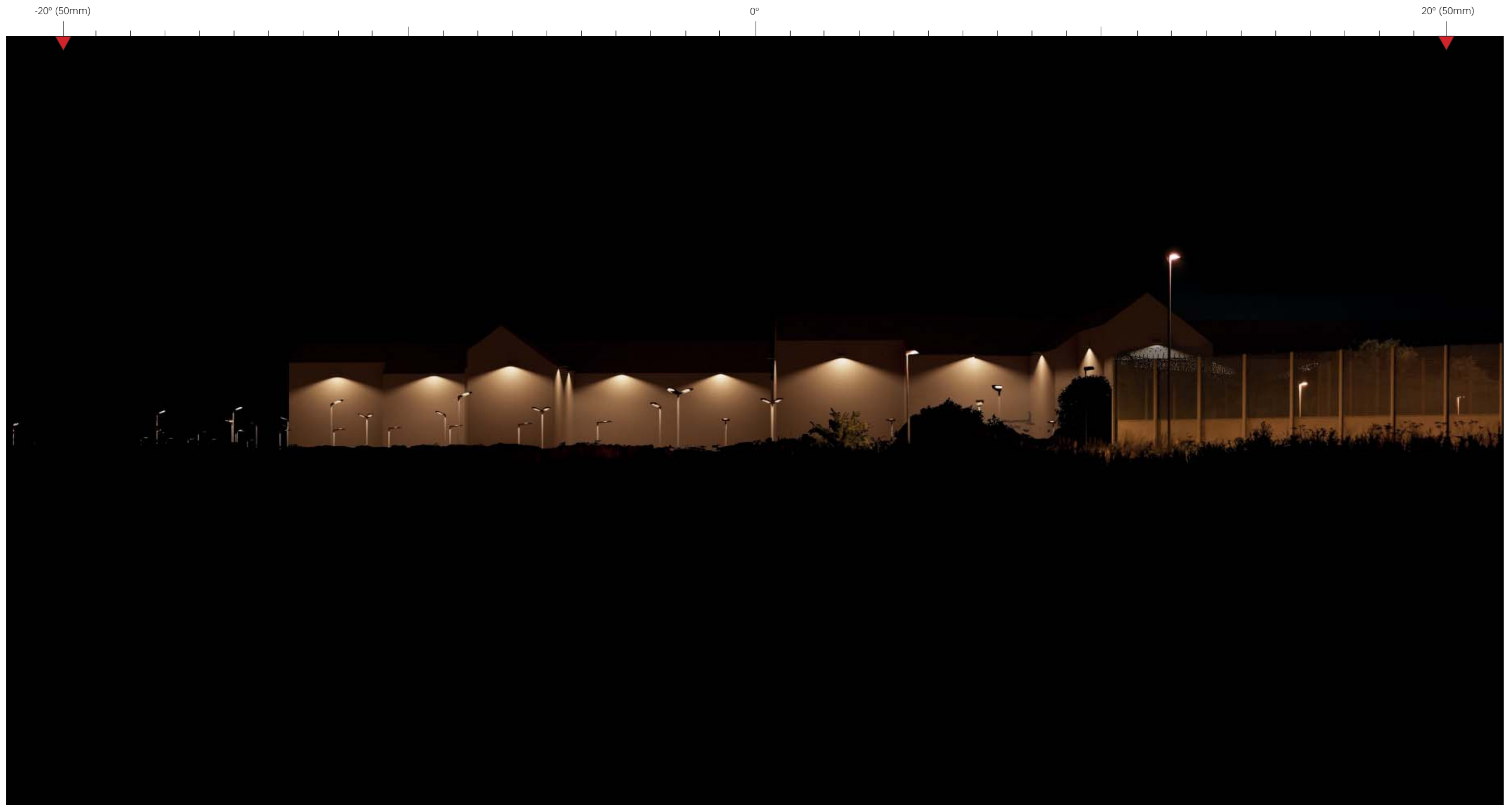
5.6 Viewpoint 1 (Night) - Existing Baseline View

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



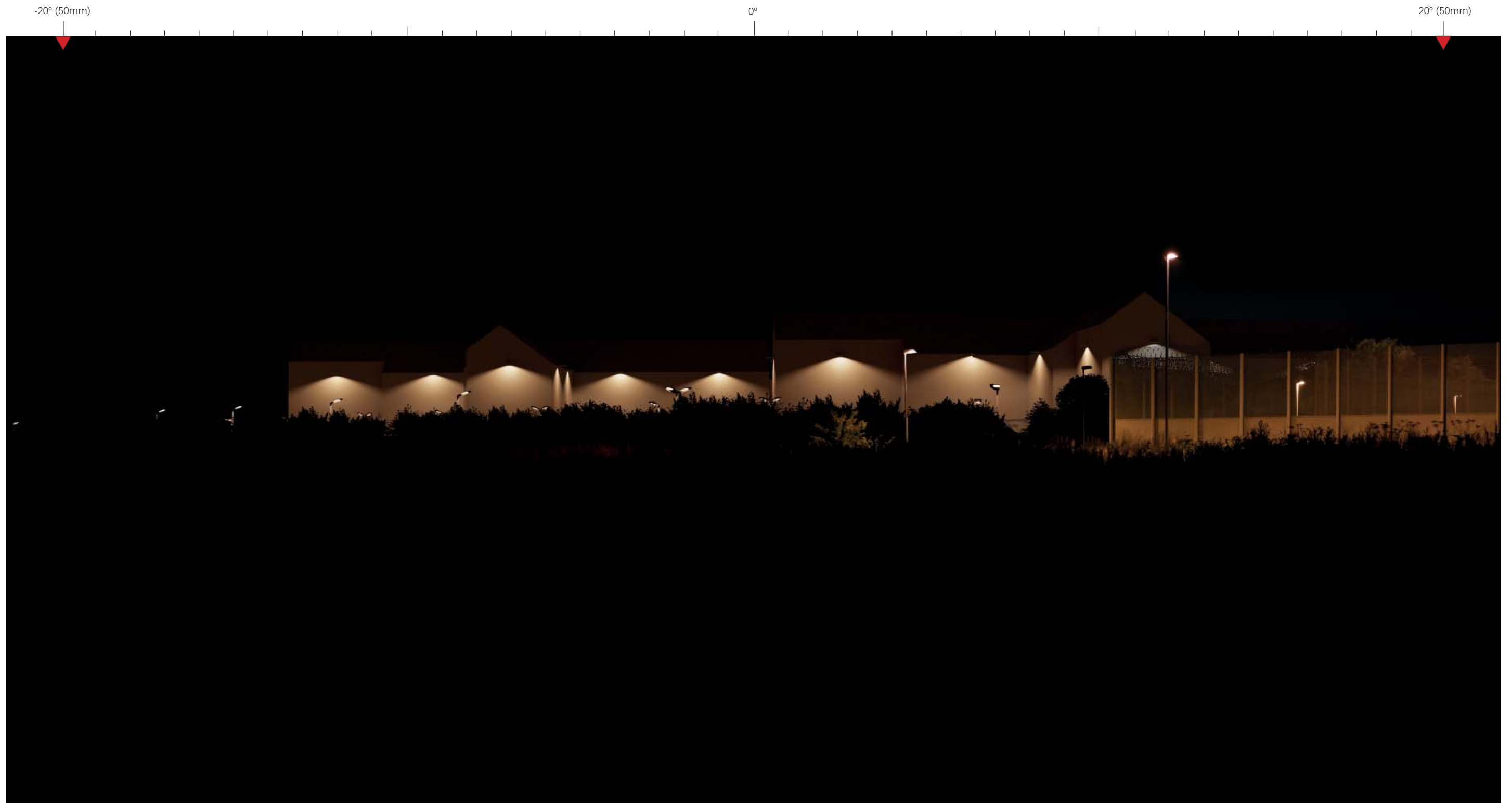
5.7 Viewpoint 1 (Night) - Proposed View at Year 1

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



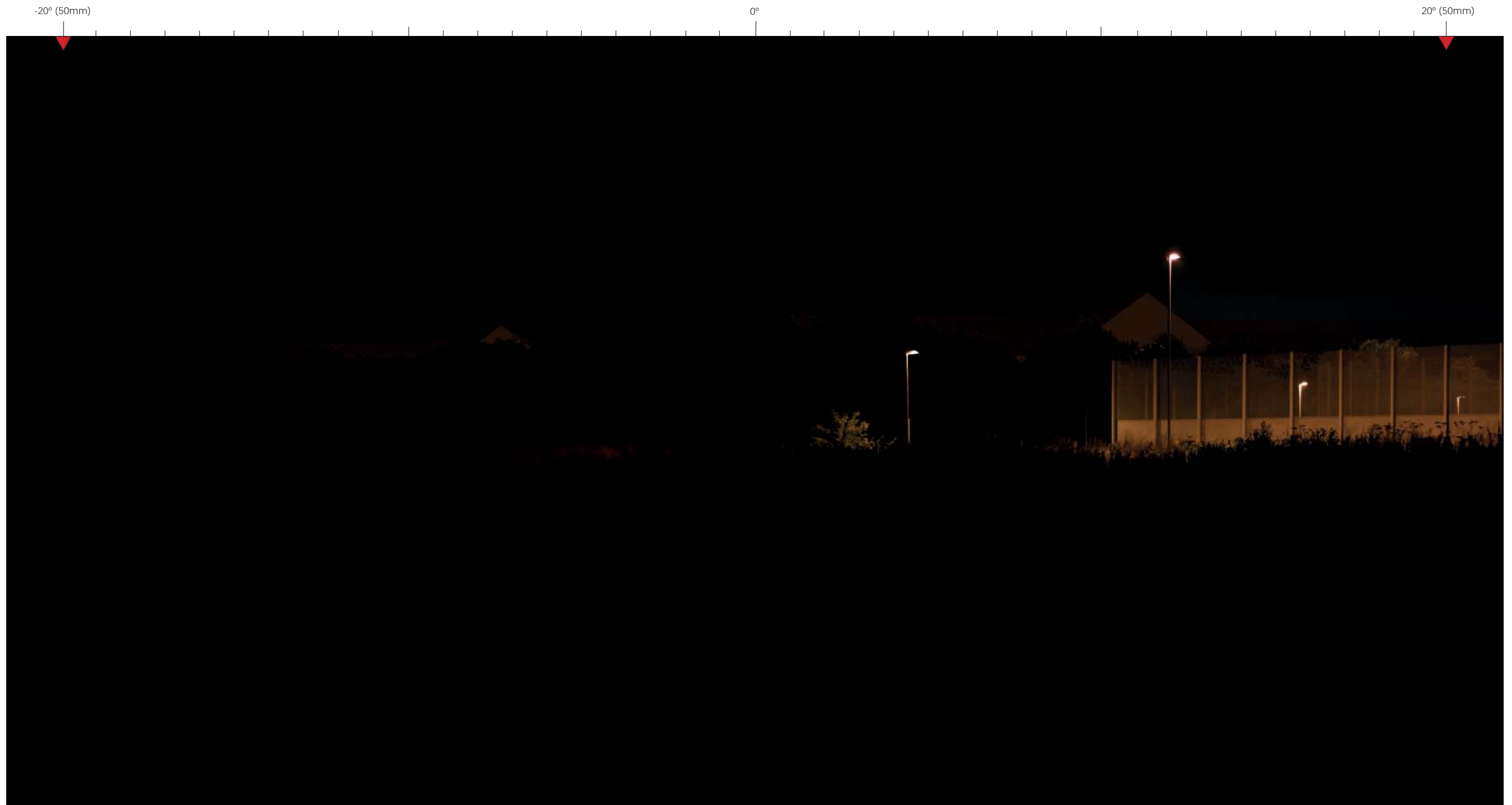
5.8 Viewpoint 1 (Night) - Proposed View at Year 7

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



5.9 Viewpoint 1 (Night) - Proposed View at Year 15

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



6.0 Viewpoint 8 - View looking north from the public footpath on Mill Hill



National Grid Reference:
470412.878, 287817.610

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
122.52 AOD

Horizontal Field of View:
44 °

Date:
21.07.22

Time:
19.13



Existing Panorama

6.1 Viewpoint 8 - Existing Baseline View

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



6.2 Viewpoint 8 - Proposed View at Year 1

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



6.3 Viewpoint 8 - Proposed View at Year 7

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



6.4 Viewpoint 8 - Proposed View at Year 15

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



6.5 Viewpoint 8 (Night) - View looking north from the public footpath on Mill Hill



National Grid Reference:
470412.878, 287817.610

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
122.52 AOD

Horizontal Field of View:
44 °

Date:
21.07.22

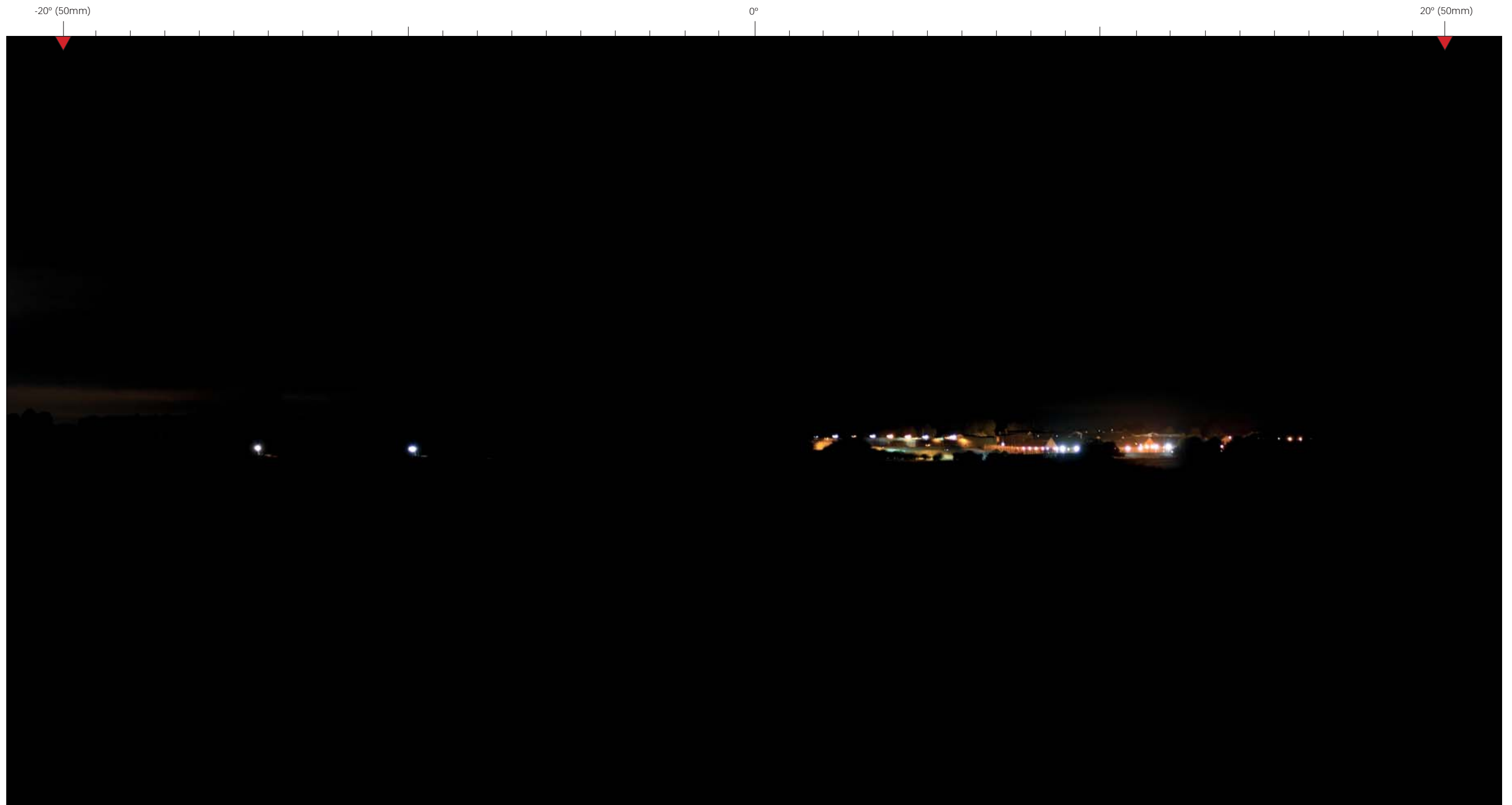
Time:
23.20



Existing Panorama

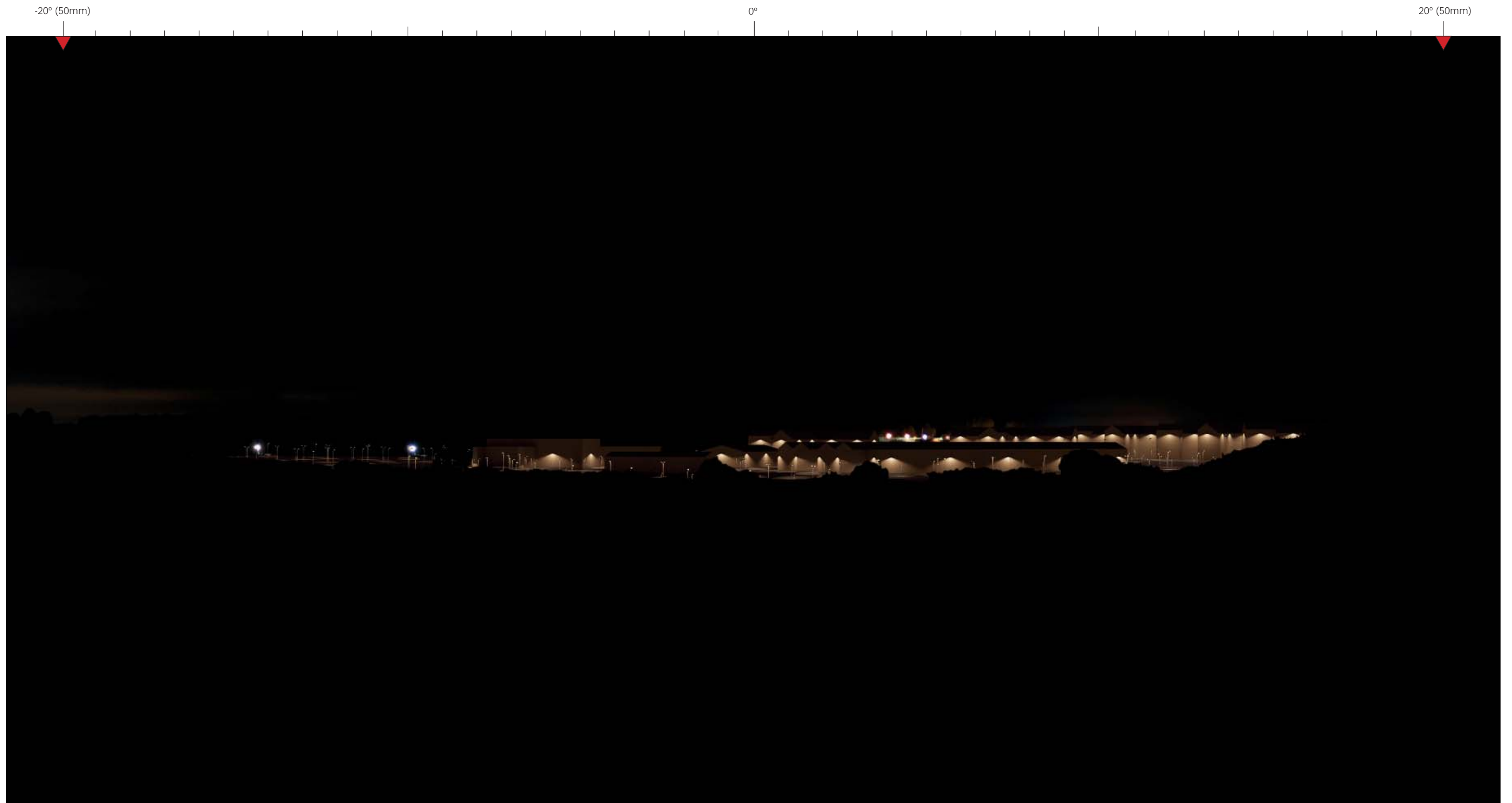
6.6 Viewpoint 8 (Night) - Existing Baseline View

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



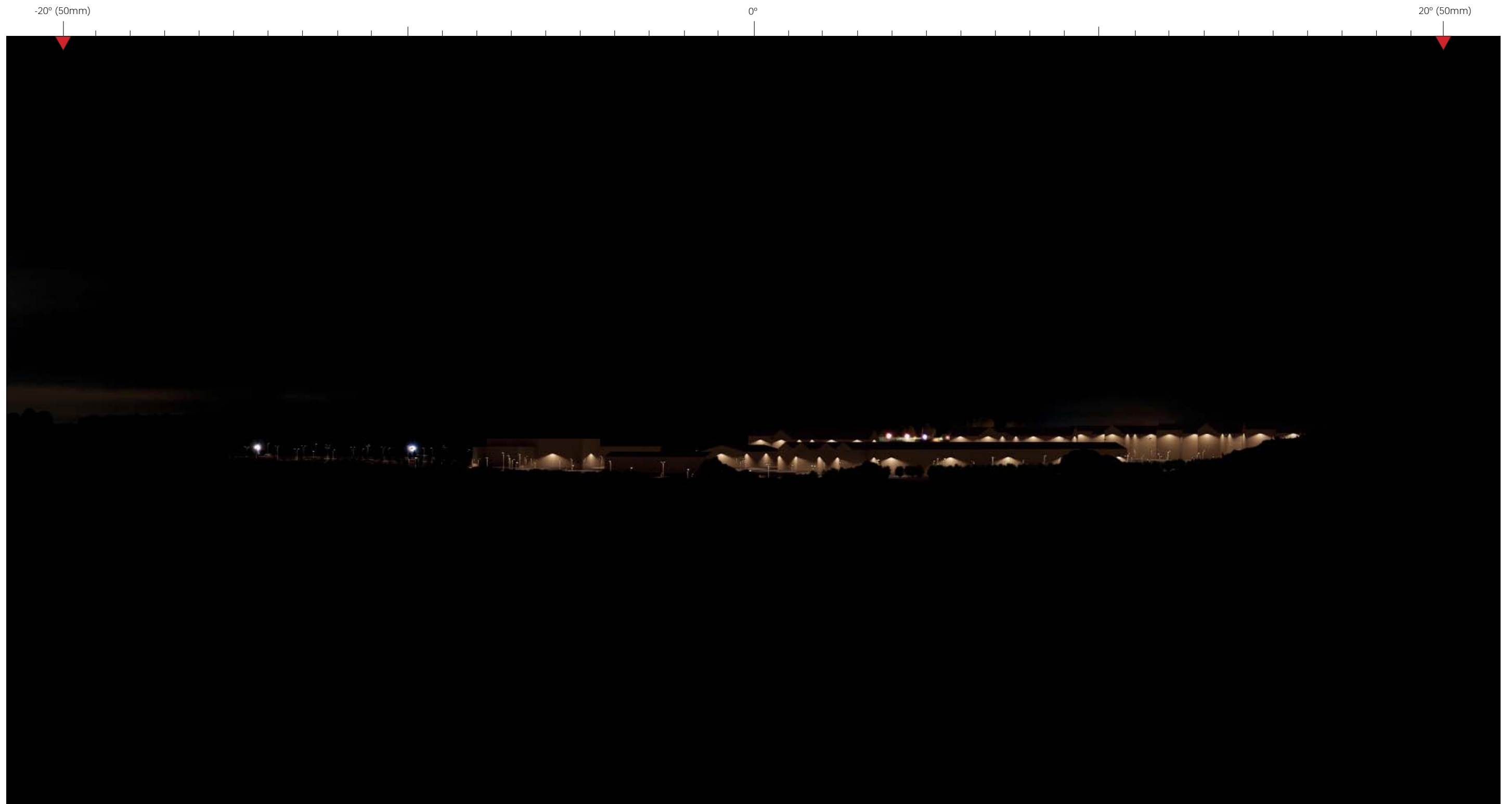
6.7 Viewpoint 8 (Night) - Proposed View at Year 1

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



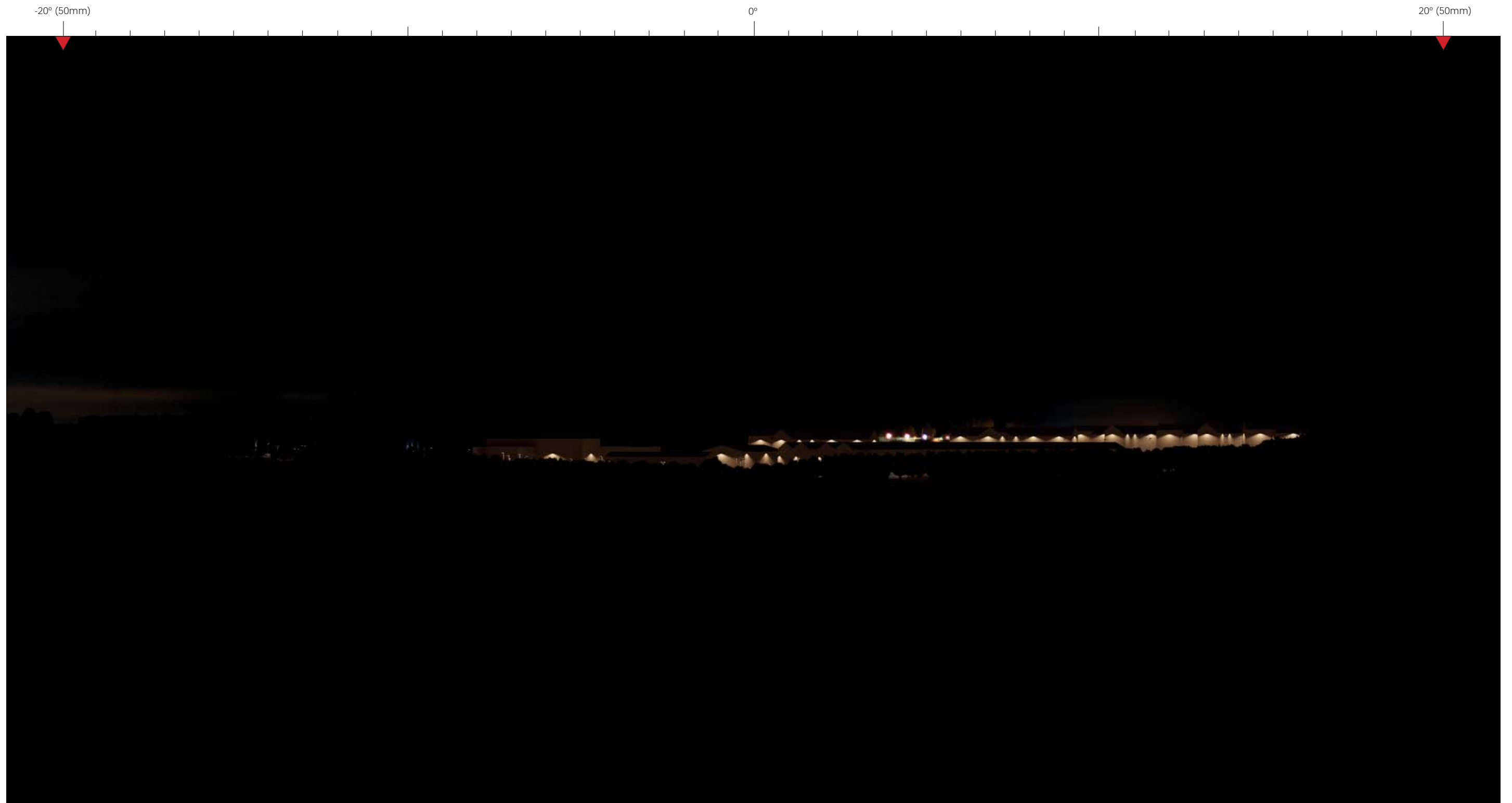
6.8 Viewpoint 8 (Night) - Proposed View at Year 7

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



6.9 Viewpoint 8 (Night) - Proposed View at Year 15

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



7.0 Viewpoint 9 - View looking north-west from public footpath west of Market Harborough



National Grid Reference:
471461.296, 288245.234

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
105.97 AOD

Horizontal Field of View:
44 °

Date:
21.07.22

Time:
18.26



Existing Panorama

7.1 Viewpoint 9 - Existing Baseline View

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



7.2 Viewpoint 9 - Proposed View at Year 1

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



7.3 Viewpoint 9 - Proposed View at Year 7

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



7.4 Viewpoint 9 - Proposed View at Year 15

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



7.5 Viewpoint 9 (Night) - View looking north-west from public footpath west of Market Harborough



National Grid Reference:
471461.296, 288245.234

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
105.97 AOD

Horizontal Field of View:
44 °

Date:
21.07.22

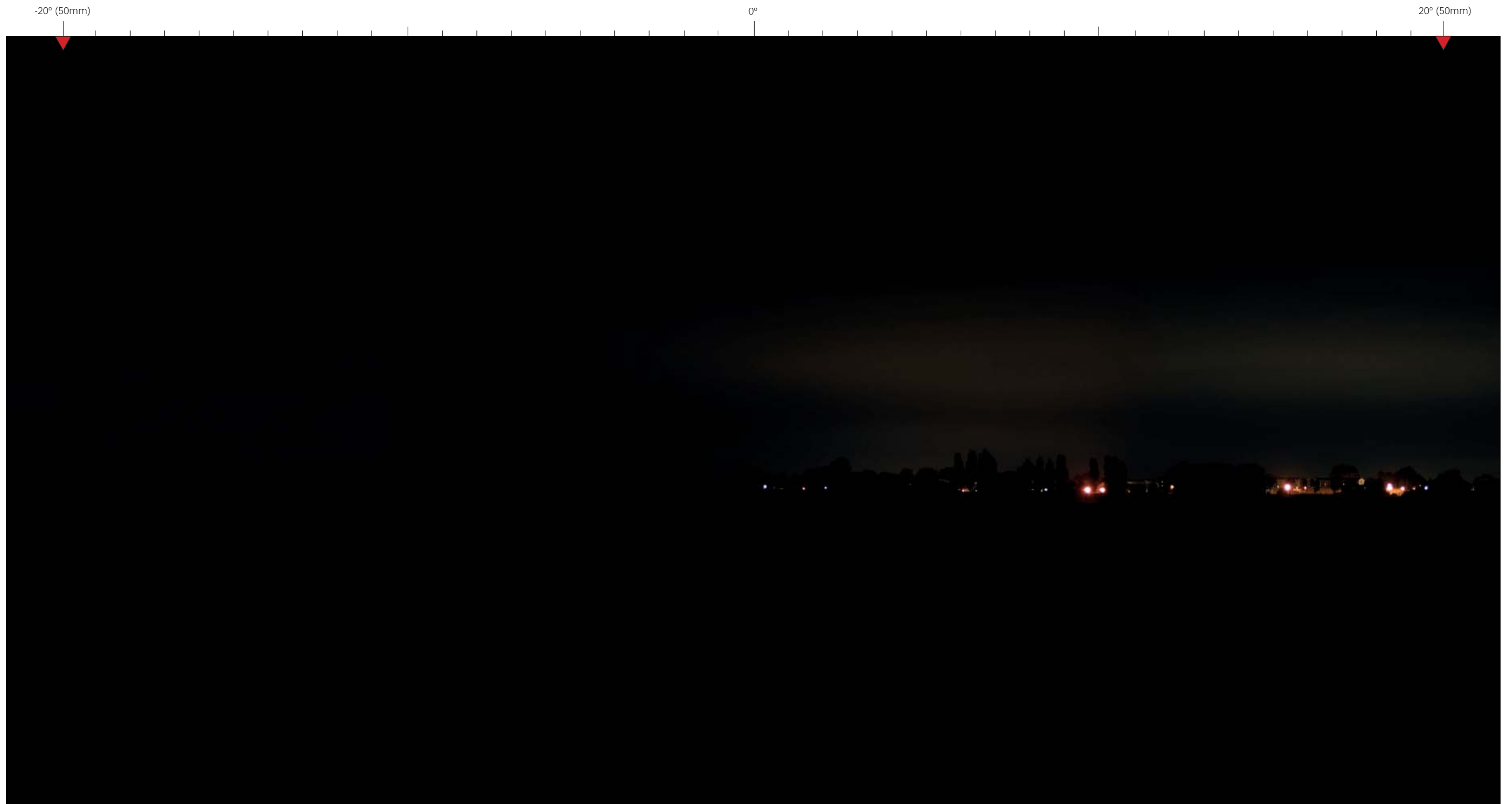
Time:
22.37



Existing Panorama

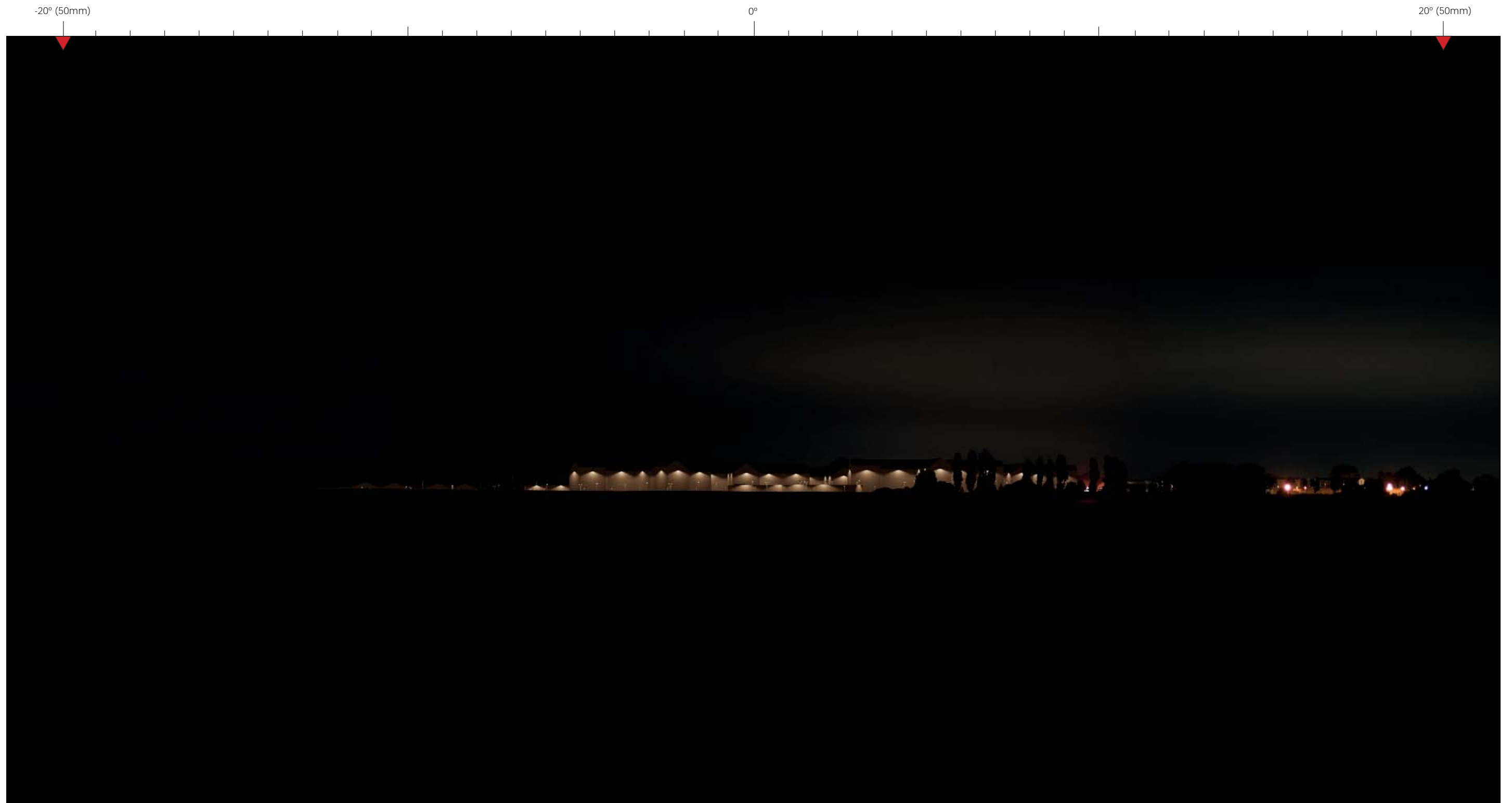
7.6 Viewpoint 9 (Night) - Existing Baseline View

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



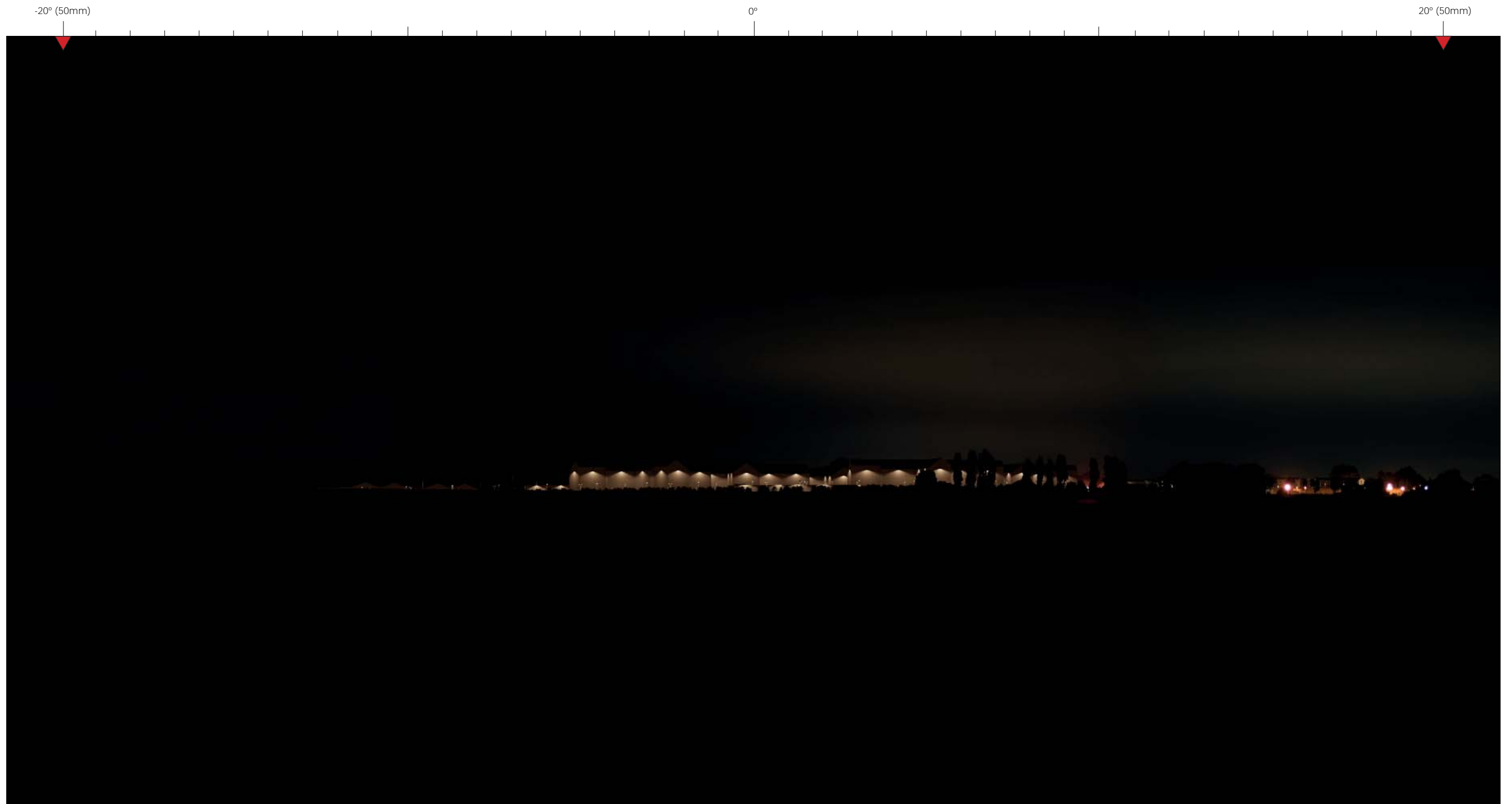
7.7 Viewpoint 9 (Night) - Proposed View at Year 1

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



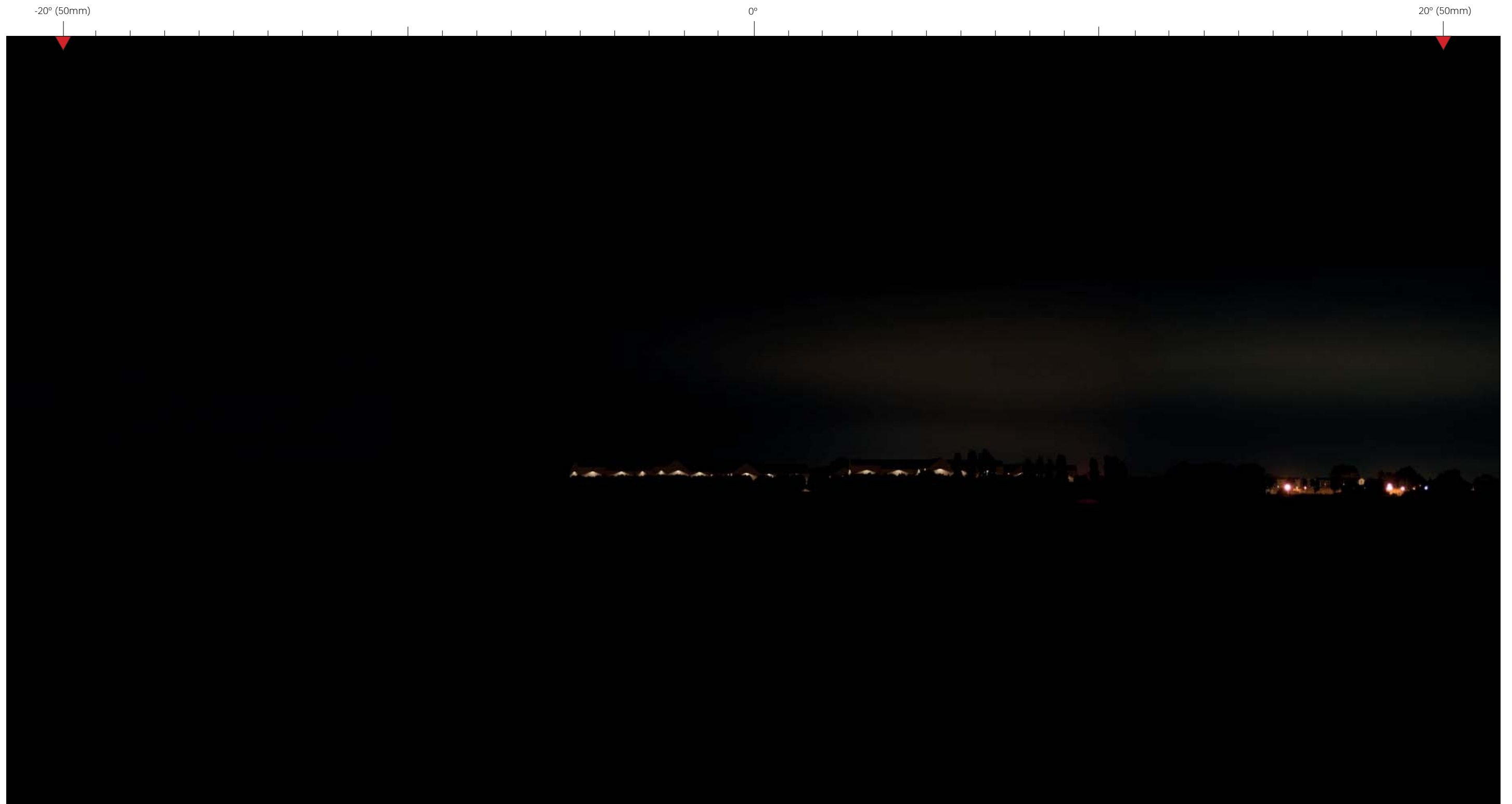
7.9 Viewpoint 9 (Night) - Proposed View at Year 7

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



7.9 Viewpoint 9 (Night) - Proposed View at Year 15

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



8.0 Viewpoint 16 - View looking north from recreational route, East Farndon



National Grid Reference:
471579.391, 285238.111

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
136.65 AOD

Horizontal Field of View:
44 °

Date:
21.07.22

Time:
18.52



Existing Panorama

8.1 Viewpoint 16 - Existing Baseline View

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



8.2 Viewpoint 16 - Proposed View at Year 1

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



8.3 Viewpoint 16 - Proposed View at Year 7

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



8.4 Viewpoint 16 - Proposed View at Year 15

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



8.5 Viewpoint 16 (Night) - View looking north from recreational route, East Farndon



National Grid Reference:
471579.391, 285238.111

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
136.65 AOD

Horizontal Field of View:
44 °

Date:
21.07.22

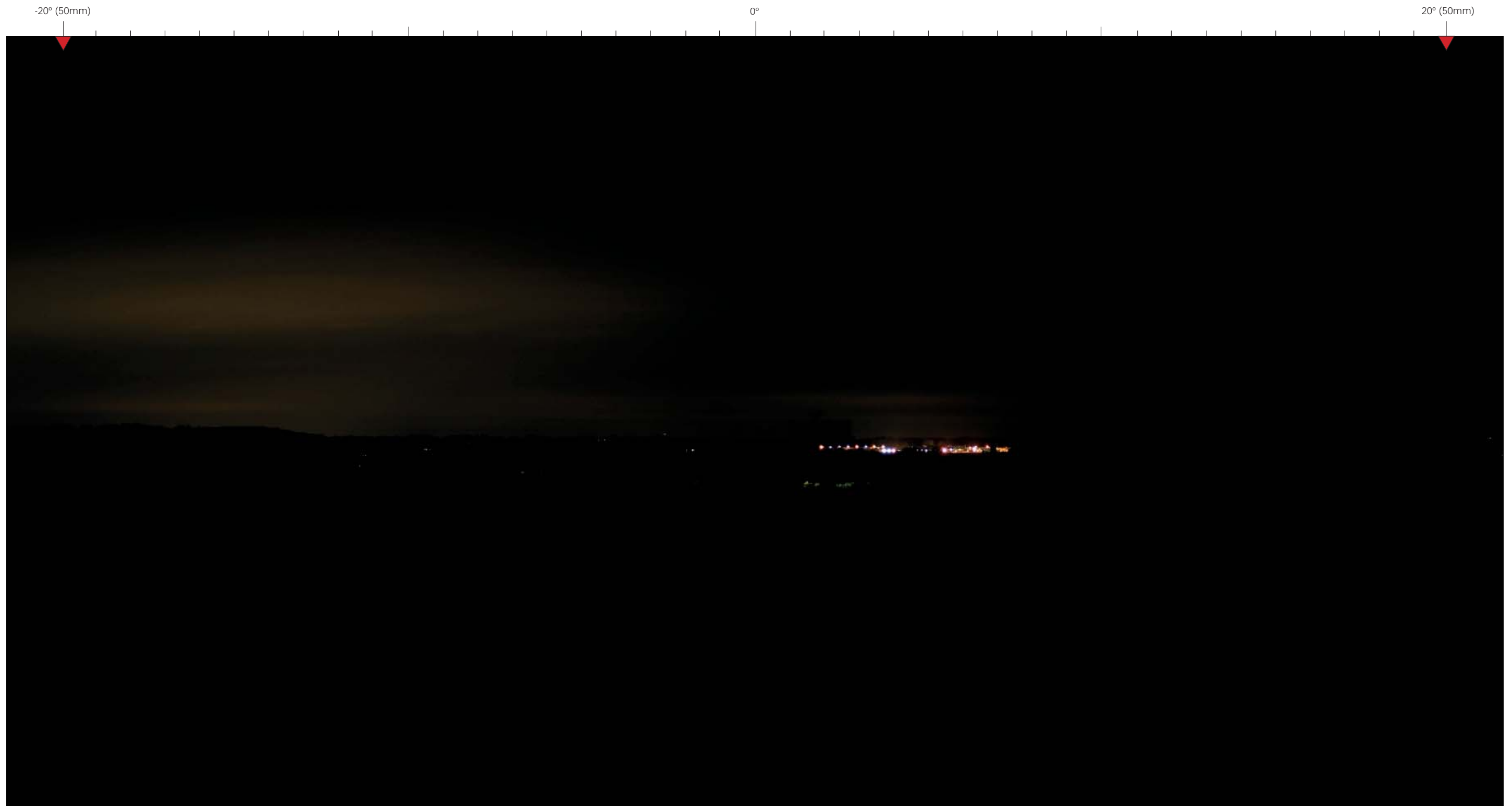
Time:
22.57



Existing Panorama

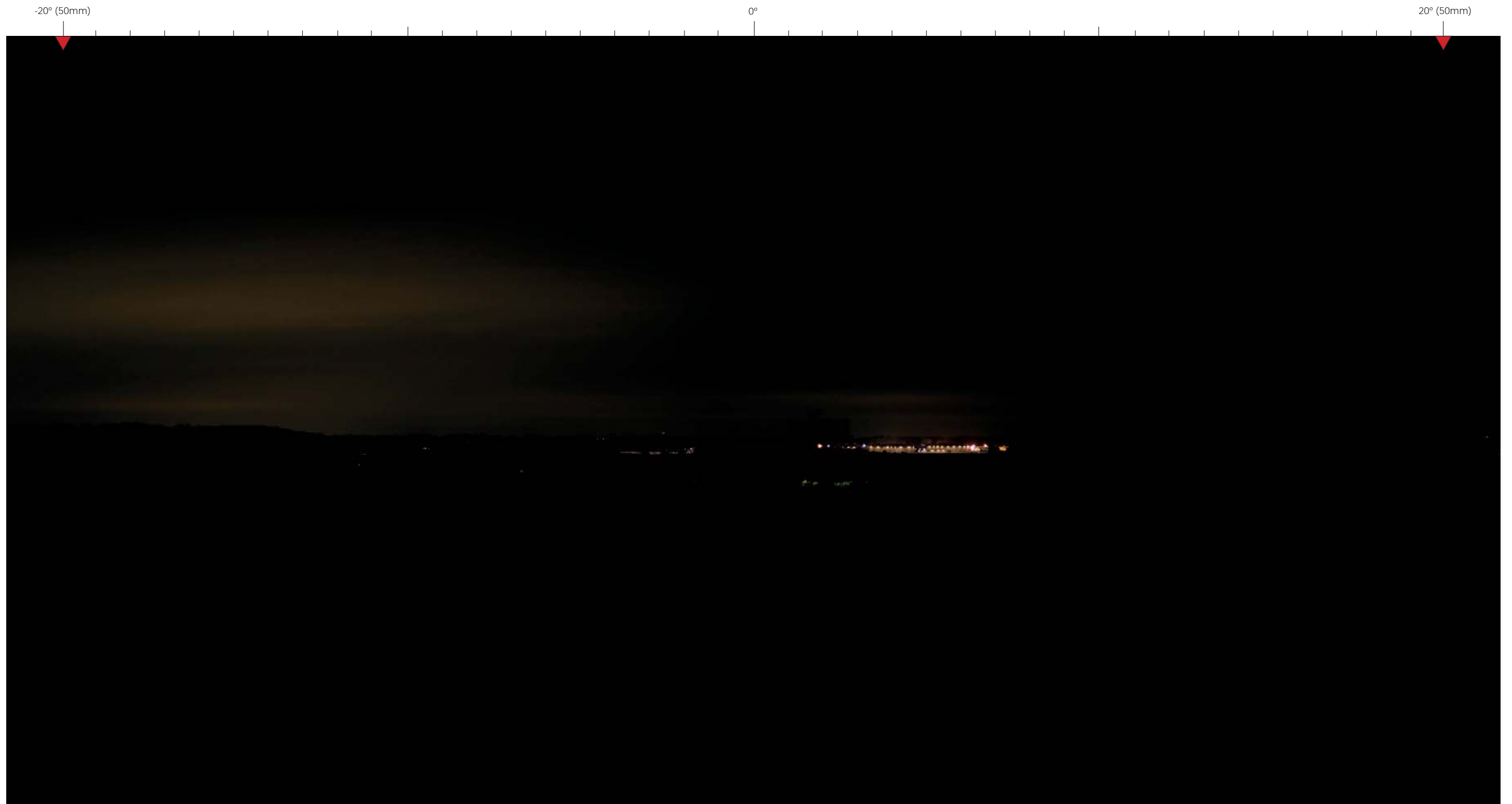
8.6 Viewpoint 16 (Night) - Existing Baseline View

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



8.7 Viewpoint 16 (Night) - Proposed View at Year 1

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



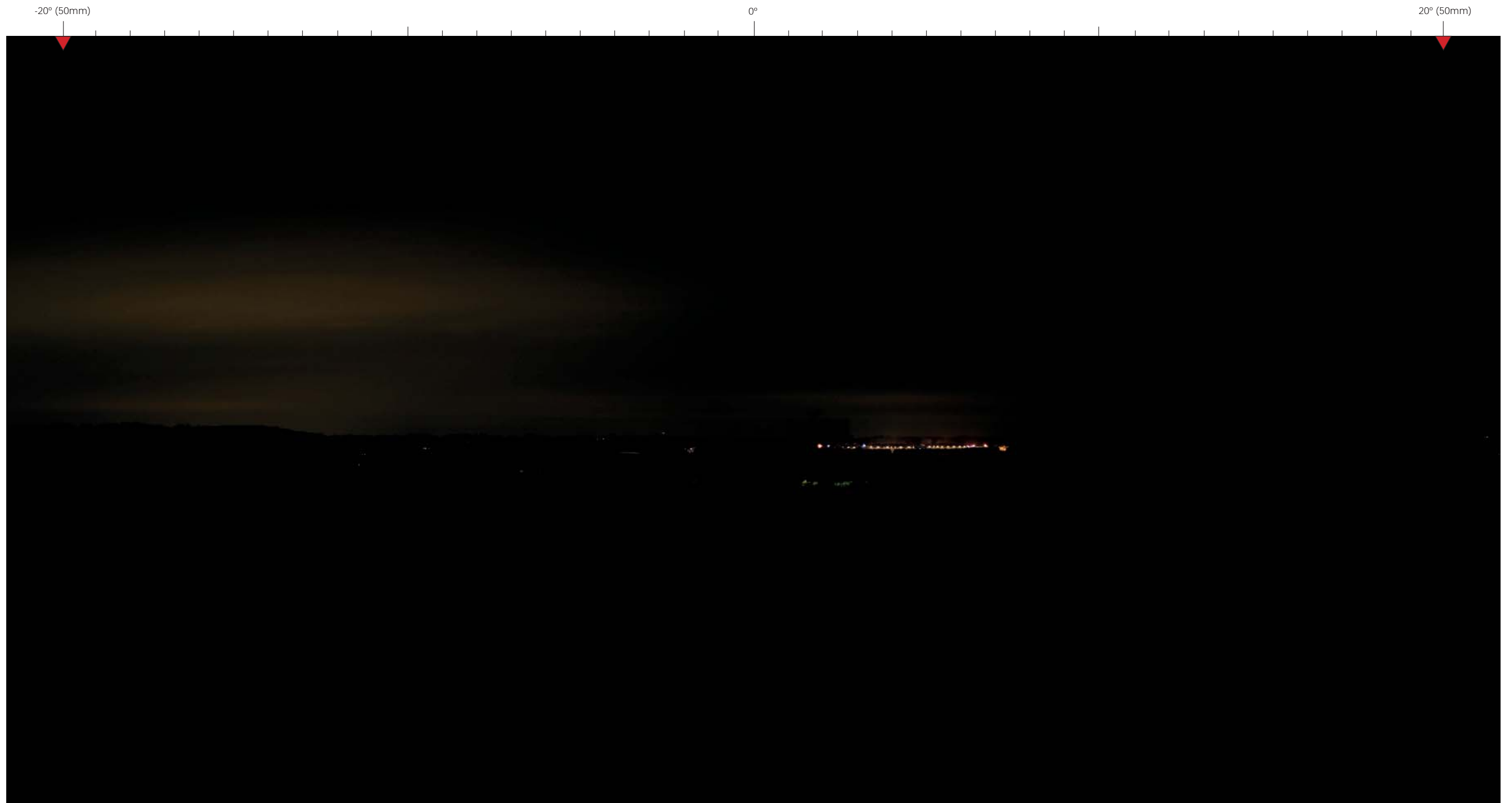
8.8 Viewpoint 16 (Night) - Proposed View at Year 7

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



8.9 Viewpoint 16 (Night) - Proposed View at Year 15

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



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