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Our Ref

7th March 2022

Dear Mark,

**Land to the South of HMP Gartree – Outline Planning Application for a New Cat B Prison Gartree 2.
Reference: 21/01600/OUT
Market Harborough Civic Society - Consultation Response**

I write in respect of the consultation response provided by the Market Harborough Civic Society in respect of the above planning application. I would be grateful if you could forward a copy of this response to the Market Harborough Civic Society. For ease of reference this response follows the same structure as the Market Harborough Civic Society letter.

1. The planning application would be determined in accordance with the Development Plan which for this site is the Harborough Local Plan 2011-2031(adopted April 2019) and the Lubenham Neighbourhood Development Plan 2016 – 2031 (adopted March 2017). The purpose of the Development Plan is to provide a forecast for growth and a framework of policies to assess development proposals. The development has been assessed against the relevant development plan policies, details of this assessment are included within the Planning Statement submitted with the planning application.
2. The comments related to the Airfield Farm development are noted, when preparing the planning application we discussed the potential impacts of neighbouring developments with Harborough District Council (HDC) and it was agreed that the cumulative impact of the Airfield Farm development would be considered as part of the Transport Assessment undertaken for the Gartree2 new prison site. Accordingly, this information was included in the Transport Assessment and assessed by the Local Highways Authority – Leicestershire County Council (LCC).
3. Highways matters have been discussed with LCC . The formal consultation response from LCC (dated 1st November 2021) confirms that the Council is content with the proposed development (subject to planning conditions referenced within the consultation response).
4. See above comments regarding highways matters.
5. The construction traffic routes have not yet been finalised for this site. However, the importance of engagement with stakeholders and neighbours in respect of construction works is fully understood. A draft Construction Traffic Management Plan has been issued for review by LCC. When finalised, this plan will include contact details for the key contractors on site, ensuring that there is a consistent point of contact throughout the construction period should anyone have any questions or queries about the construction.

6. The proposals will bring significant benefits to the local economy. The economic benefits are clearly identified in the Socio Economic Statement submitted with the planning application and within Sections 6.24-6.30 of the Planning Statement submitted with the planning application.
7.
 - a) The Framework Travel Plan has been accepted by LCC as confirmed by their consultation response of 1st November 2021.
 - b) MoJ is in discussions with the local bus service provider to understand how bus services can be improved with the support of the MoJ.
 - c) As stated the construction traffic routes have not yet been finalised, however, the importance of communication in respect of these routes is appreciated. A draft Construction Traffic Management Plan has been issued for comment by LCC.
8. The proposed prison is adjacent to the existing HMP Gartree Category B men's prison. This forms the immediate context to the site. It is considered that the site is entirely in keeping with the immediate land use. Notwithstanding this, a full assessment of the visual impact of the proposals is included in the Landscape Visual Impact Assessment (LVIA) submitted with the planning application.
9. A Lighting Strategy has been submitted with the planning application and lighting impact is also considered in the LVIA.
10. The amenity of residents of Gartree Village has been carefully considered as part of these proposals. The nearest property in Gartree Village will be at least 100 meters from the nearest proposed houseblock. Therefore, the impact of overlooking will be minimal. Other amenity issues are considered within Section 8 of the Planning Statement.
11. A comprehensive site search has been undertaken and the reasons for selecting the application site are identified within Section 7 of the Planning Statement. It is considered that the proposed site is the best location for the proposed new Category B Training Prison.

The outline planning application is currently being considered by officers at HDC before it is sent to planning committee for decision. If successful, we are keen to work closely with stakeholders, residents and HDC during the submission and determination of a detailed reserved matters planning application for the site.

I trust the above is helpful, however, should you have any questions or require any further information please don't hesitate to contact me.

Yours sincerely



Katharine Morgan MRTPI
Associate, Development and Planning