

**SUBMISSION BY WILLIAM R WINTERSON BSc FRICS**

**Re: Planning Appeal re: Application 21/01600/OUT**

**4<sup>th</sup> October 2022**

**Madam Inspector:** Thank you for giving me the opportunity to speak here today. I object as a local resident, to the MoJ proposal on a number of levels but will restrict my submission to two issues. For sake of reference, I will term the MoJ New Prison Proposal as 'Gartree 2'.

My first issue is the scale of the proposed new prison and the suitability of it to its environment, particularly when comparing it to the new Wellingborough prison.

I am a fellow of the Royal Institution of Chartered Surveyors with over 35 years' experience in the development of Industrial, Distribution and Office Property and understand the scale of a given proposed development, proportion and suitability of sites.

To me, it is beyond logic to place a 890,000 sq ft prison development in a remote rural location such as Gartree 2. When I explain to people that just the floor area of the buildings alone amount, to 11.56 times the size of a premiership football pitch or 20.4 acres of accommodation at a height of virtually 56ft, being 17 metre, they have been simply horrified at the prospect of this development.

Moving on, by way of a comparison, Wellingborough prison sits level to its surroundings in an urban area, fronting a major trunk road being the A45, opposite the substantial Dennington Industrial Estate and within close proximity to Octavian Park with major distribution depot's such as GXO Logistics. Gartree 2 is set in an elevated countryside position that can be seen from afar, with a road infrastructure which is incapable of safely accommodating the significant increase in traffic volumes.

The new Wellingborough prison is within walking distance of a large swath of residential properties which could supply staff, unlike Gartree 2. Wellingborough Prison is within a mile of the town centre with its amenities unlike Gartree 2 which is well over 3 times the distance to Harborough Town. Wellingborough Prison is one and a quarter miles from the

railway station whereas Gartree 2 is 3.5 or 4 miles distant, depending on the route one takes. There are 9 bus routes in Wellingborough whereas there is single infrequent bus route to Gartree Village.

Thus, the suitability of the proposed site at Gartree 2 is in stark contrast to the site of the new prison at Wellingborough, added to which the presentations made by the MoJ completely belittles the size and scale of the prison in its environment and endeavour to project the false image that in time, trees and landscaping will mask its negative impact on the rural landscape.

Secondly, I wish to emphasise that policy GD3 in the local plan was designed for a protection of countryside and the exception to this is a form of development for rural use. A prison is simply not a rural use.

Gartree 2 contravenes this Policy at every single level and if approved would make a complete mockery of the Local Plan and the relevant NPPF Policies set by Government. This is why the Planning committee members of Harborough District Council agreed to unanimously to refuse the application

**Madam Inspector:** Firstly , I understand you are due to visit Wellingborough and would ask you to rationally compare the Wellingborough location and its suitability to that proposed at Gartree 2. Secondly, I would ask you to specifically reflect the policies of the Planning Infrastructure that is in place and set by Government.