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Ask for: Jon Hayden  
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Date: 18<sup>th</sup> February 2016

Sustainable Development  
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Janet Young  
Director of Estates  
Ministry of Justice Estate Directorate  
4<sup>th</sup> Floor  
102 Petty France  
London  
SW1H 9AJ

Dear Ms Young,

**Re: Suitable Prison Sites and Due Diligence**

Thank you for your letter to Councillor Graham Butland dated 2<sup>nd</sup> February 2016 regarding the above. Councillor Butland has asked me to respond to you on his behalf.

In relation to prisons there is only one brownfield site of appropriate size which may become vacant. There are a large number of greenfield sites which would meet most of the rest of the criteria and might be better located with regard to the strategic highway access. However this would take time to go through. I have therefore briefly assessed Wethersfield MOD site against your criteria as follows:-

- 1. Site of a minimum of c.10 flat hectares (c.25 acres) of developable area**  
The site is significantly in excess of this
- 2. No clear impediments to achieving planning permission for a prison**  
Sustainable transport to the site for staff and visitors may be an issue. Appropriate travel planning and bus service may need to be put in place
- 3. Ground conditions such that no abnormal costs expected during development (i.e. not marsh/flood plain/avoiding high probability flood zone)**  
The site is not located within flood zone 2 or 3
- 4. Possible to connect to water/sewage/gas/electricity without unreasonable cost**  
Expect that the site is already connected to the services but may wish to check directly with the MOD
- 5. Good access to public transport and motorways/trunk roads**  
At present the site is poorly connected to public transport routes being located in a rural location, at a distance from the local village. The site is accessed by B roads for approximately 7 miles, before it links to the A120 at Braintree.
- 6. Accessible for prison construction without major enhancement of existing transport infrastructure**  
Whilst the site is accessed via a B road, this should not constrain 'normal' highway suitable traffic, although it would need to pass through several villages.

**7. No known major factors such as ecological or historic designations on the site or on adjoining land that could prejudice development**

No

**8. Any contamination is manageable**

Not aware of any contamination, although dependent on the current uses

**9. Suitable shape for development**

Yes

**10. Previously developed/brownfield site**

The site is currently in the ownership of the MOD, but we understand much of the site is developed

**11. No significant Public Right of Way (PRoW), 3<sup>rd</sup> party rights of access or covenants**

No significant Public Rights of Way as the land is currently in the ownership of the MOD

If you have any further questions or require clarification on any point please do not hesitate contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jon Hayden', with a stylized, cursive script.

Jon Hayden  
Corporate Director

c.c. Councillor Graham Butland