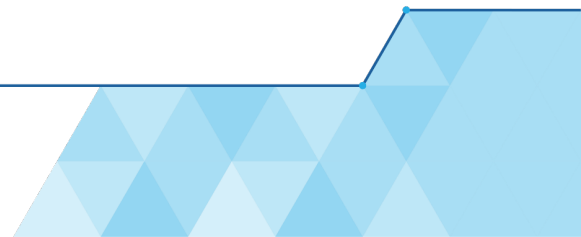




Ministry
of Justice

New Prison in Buckinghamshire

The New Prisons Programme



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Welcome (from Lord Timpson OBE)



Thank you for visiting our website, which provides further information on the Reserved Matters Application process for the new 1,468 place category C resettlement prison on land next to HMP Grendon and Springhill in Buckinghamshire.

You may be aware that the Government published its 10-year Prison Capacity Strategy, in December 2024, which sets out our commitment to delivering 14,000 new prison places. On 14 May, the Lord Chancellor announced a £4.7 billion package of funding to continue delivery of these places, with an aim of

reaching the 14,000 place target by 2031. This includes beginning building three new prisons – one in Leicestershire which starts construction later this in the year, one in Lancashire and this new prison in Buckinghamshire. The prison is designed to give prisoners the best chances upon release and provide safe, secure and decent places. The team working on the project have a wealth of experience, having previously opened HMPs Five Wells, Fosse Way and Millsike.

In January 2024, outline planning permission was granted for a new prison next to the existing HMPs Grendon and Springhill. The next step in the planning process is to complete a Reserved Matters Application which will provide more detailed information regarding the appearance and landscaping of the proposed new prison, as all other matters were agreed as part of the Outline Planning Application. Throughout this document, both the reserved matters will be considered in turn, alongside some additional information to provide you with an overview of the project.

I am committed to community engagement and providing an opportunity for those with an interest in the new prison development to comment on the proposals within the Reserved Matters Application.

I hope that this document will be helpful to you, and that you will let us know any thoughts you have on the Reserved Matters.

Best wishes,

Lord Timpson OBE

Minister of State for Prisons, Probation and Reducing Reoffending

The New Prisons Programme

The Government committed to building 20,000 new prison places, around 10,000 of these are expected to be created by new prisons. So far, the New Prisons Programme has opened three new prisons – HMP Five Wells, HMP Fosse Way and HMP Millsike.

HMP Five Wells, Northamptonshire

HMP Five Wells was completed in early 2022, the first of the new design prisons. HMP Five Wells is a category C men's prison and was opened in March 2022.



HMP Fosse Way, Leicestershire

We started building HMP Fosse Way in the Summer of 2020 and it was officially opened in June 2023. HMP Fosse Way is a category C men's prison.



HMP Millsike, Yorkshire

We started building HMP Millsike in the Summer of 2023 and it was officially opened in March 2025. HMP Millsike is a category C men's prison.



The New Prison in Buckinghamshire

The new prison in Buckinghamshire will provide safe, decent and secure prison places. It will be one of the most environmentally sustainable prisons in the estate, and equipped with modern technology which can be used to help prisoners turn their lives around.

In total, the new prison will include 12 new buildings, including 6 houseblocks, set within a secure perimeter fence. The design of these buildings has been prepared in accordance with His Majesty's Prison and Probation Service's (HMPPS) strict technical standards to maintain the level of security needed for a category C prison.



The prison will be separated into three areas:

1. Entrance Resource Hub

The Entrance Resource Hub is the only entrance and exit to or from the prison. It serves as the primary point of contact for families visiting prisoners and for professional visitors (e.g. solicitors). This building includes the visitors centre, which has been designed to cater to the needs of families and provides a range of facilities to ensure a positive experience. It is also the staff entrance to the prison and vehicle lock for prisoner transport.

2. Central Services Zone

This includes the kitchen and workshops as well as the Central Services Hub which includes healthcare, education, a library and a multi-faith centre. Workshops play a key role in prisoner rehabilitation by providing space for prisoners to gain new skills and training. Most day-to-day healthcare will be managed within the new prison.

3. Houseblocks

This area will have six new houseblocks with room for around 245 prisoners each (a total of 1,468 prisoners). Each houseblock is four storeys high and in the shape of an "X". Three of the wings are made up of cells and there is one support wing per houseblock where prisoners receive food and medication etc. There is also a small building known as the Care and Separation Unit which provides specialised care and support for prisoners who require additional attention and supervision.

Security and the New Prison

Our plans will deliver a new category C resettlement prison on land to the north of the existing HMPs Grendon and Springhill.

Category C resettlement prisons are secure prisons which means that prisoners are kept within secure prison boundaries (either a high wall or fencing). Prisoners will typically move to a category C resettlement prison in the last two years of their sentence in order to prepare them for release. Prisoners will have a home address within 90 minutes travel distance of the prison.

Our new prison design has public safety as a priority, whilst also helping prisoners to turn their lives around during their sentence.

Once the prison is operational, limited numbers of prisoners may be permitted to leave the prison on ROTL (release on temporary licence) which aims to facilitate their resettlement in the community once they are released. ROTL is strictly risk assessed.

Security is an area that is constantly evolving. The enhanced security of the new prison includes:

- A high perimeter fence (5.2 meters).
- CCTV within each building and in the grounds, passive and active drug dogs for searching of prisoners, staff, visitors.
- Secure barless cell windows which do not open but have air vents for fresh air circulation.
- Careful consideration of the positioning of the buildings to reduce the risk of throwovers of illicit items
- Enhanced searching of visitors and staff, including body scanners.



Planning Conditions set at Outline Stage

When Outline Planning permission was granted, it set out the conditions that must be met when the new prison is built or starts to be built. Planning conditions are different to reserved matters – they are set out within the planning permission already granted.

Some of the planning conditions for the new prison include:

- Minimum vehicular visibility splays, which enables drivers to see other vehicles approaching on main roads, will be measured at 2.4 metres by 79 metres on both sides of the proposed access route
- Archaeological surveys to be undertaken relating to heritage and landscape conditions prior to commencement of construction
- Development works, including demolition, ground works and vegetation clearance, will only take place following submission and approval of a Landscape and Ecological Management Plan and a Construction Environmental Management Plan which considers ecology matters
- A Construction Traffic Management Plan (CTMP) will detail the confirmed construction routes to be adhered to throughout the construction period
- The prison will not be occupied until cycle parking and electric vehicle charging has been constructed

Full details of the conditions are provided in the Appeal Decision granting outline planning permission found online: [Recovered appeal: land adjacent to HMP Springhill and HMP Grendon, Springhill Road, Grendon Underwood \(ref: 3307860 - 30 January 2024\) / https://tinyurl.com/4bt3xutm.](#)

The project team are working closely with the Local Planning Authority to ensure all planning conditions are discharged, some of these will be ahead of works commencing and some will be throughout construction.

Next Step – Reserved Matters Application

In January 2024, outline planning permission was granted for the new prison by Secretary of State at the Ministry of Housing Local Government and Communities.

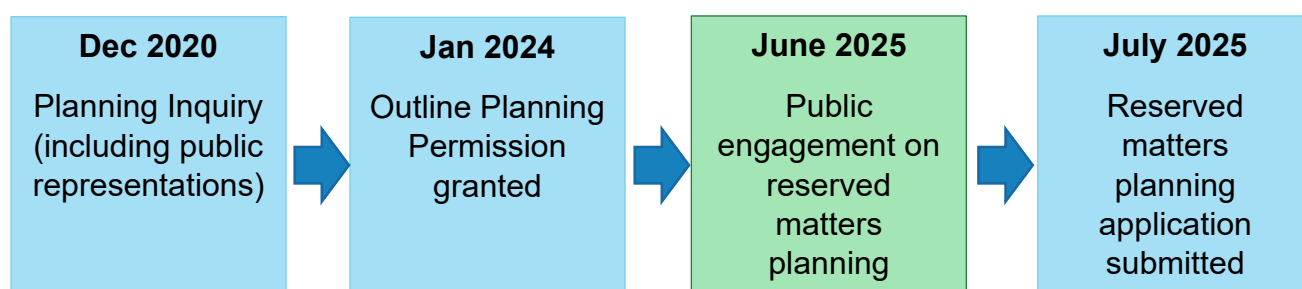
Outline Planning Permission establishes the principle of development at the site and sets out certain conditions that must be adhered to.

There is now a second step in the planning process, called a **Reserved Matters Application**. Reserved matters are aspects of a proposed development which are ‘reserved’ at outline application stage to be determined at a later stage.

This application will provide further technical details about the **appearance** and **landscaping** of the new prison –

- Appearance is how the buildings will look, such as materials and colours
- Landscaping covers the treatment of the land to enhance or protect the amenities of the site and the surrounding areas, including screening and tree planting

This is what has happened so far, and the next steps for the prison –



Reserved Matters – Appearance

As part of the reserved matters application, we propose that the appearance of the prison will feature:

- An Entrance Resource Hub, Central Services Hub and Kitchen Buildings constructed of buff-coloured facing brickwork, with a grey metal roof
- A Support Building and Workshop constructed from metal wall panels with a grey metal roof
- The Houseblocks constructed of a buff colour concrete with a grey metal roof
- The Houseblocks, Workshop, Kitchen and Support Buildings will have pitched roofs with solar panels and other buildings such as the Entrance Building and Central Services Hub will have flat roofs
- Lighting will be directional and is designed to emit as little light pollution as possible

The main entrance building will be 3 storeys in height and be similar to that created at HMP Millsike (see image 1 on the right). The building will be constructed of buff-coloured brick and metal cladding.

There will be a workshop providing employment and vocational teaching facilities for the prisoners. The building will be constructed of grey metal panels, with a grey roof and buff brickwork. There will be solar panels on the roof of the workshops.

The perimeter fencing will be a metal grey fence with barbed wiring which will be 5.2 metres in height, the bottom 2 metres of the fence will have steel sheeting (see image 2 on the right).

Full technical details of the appearance of the prison will be submitted as part of the reserved matters application and will be available to view online via the local authority planning portal. You are welcome to provide comments on the proposals which will then be taken into consideration with the Local Planning Authority.



The Entrance Resource Hub sits at the high point of the site and is the building that staff and visitors will approach and enter from the car park.

The houseblocks are the tallest buildings on site and consequently were located on the eastern part of the site which sits at a lower ground level and is able to accommodate the scale of these buildings more successfully.

In consultation with the Local Planning Authority, we propose that the buildings are similar in colour to those constructed at HMP Millsike and HMP Fosse Way, whilst ensuring that the colour palette used compliments the existing buildings at HMP Grendon and HMP Springhill. Images of the colour palette used for HMP Millsike and HMP Fosse Way are shown on the right.



The images on the right show that the buildings will be of a modern, simple and functional appearance and are likely to be finished in a combination of painted concrete, brickwork and glazing. Other buildings across the site, not shown in the images, are likely to incorporate palettes of metal panelling and brickwork.



Reserved Matters – Landscaping

As part of the reserved matters application, we propose that the landscaping of the prison will feature:

1. Car parking and access road (yellow)
2. Ecology Area (purple)
3. Sport Pitch (green)
4. Supporting Area (grey)
5. House Blocks (pink)
6. Perimeter of the Site (black outline)

Full technical details of the layout of the prison will be submitted as part of the reserved matters application and will be available to view online via the local authority planning portal. You are welcome to provide comments on the proposals which will then be taken into consideration with the Local Planning Authority.



Image 1 – Landscaping map of the proposed new prison

Further detail on the landscaping zones are provided below –

Zone 1 – Car Parking and Access Road

The majority of planting in this zone will include hedge and tree lined routes providing direction and screening. The hedges will be a standard native mix and includes Holly which is evergreen. The native species hedgerows will help screen car parking along the approach road and blend the development into the rural landscaping. Planting will be more uniformed at the front of the prison, consisting of trees, ornamental shrubs and hedgerows. The new access road, internal estate roads for the new prison, car parking areas and footpaths will be tarmacked.



Zone 2 – Ecology Area

This zone will be planted with a mix of woodland tree, hedgerows, wildflower grasslands and will include ponds. The protected ecological area will be enhanced with a new pond and plants which will grow around the pond. A further two ponds are proposed to the east and south of the houseblocks. The woodland will be retained as a key habitat for local biodiversity with the grasslands also being retained and enhanced for biodiversity. The hedges in this area will be a standard native mix and will grow to full size and maturity. A parkland feel will be created by planting individual trees consisting of Field Maple, Birch, Willow, Oak and Poplar.

The north-west corner of the site contains ponds. A new pond and hibernacula (a shelter for reptiles) has been created here as part of the habitat creation for Great Crested Newts and reptiles.

Zone 3 – Sports Pitch

A new sports pitch (for the existing HMP Springhill) will be provided to the west of the main prison development and will be planted with amenity grass which is appropriate for its type of use.

Zone 4 – Supporting Areas

This zone is within the secure perimeter of the new prison and is a functional space with minimal planting. Small courtyards will be planted for visual impact and will include small multi-stem trees.

Zone 5 – Houseblocks

This zone is also within the secure perimeter of the new prison and will contain areas of different grassland types, depending on use and access. The species of rich flower lawn and meadows will enhance the biodiversity. There will be orchard trees and a raised bed for horticultural training and food production, which will also contribute to the biodiversity.



The hard surfacing around the houseblocks will be constructed in a textured concrete (a type of concrete designed create a specific pattern or texture) and utilitarian concrete (a type of concrete designed for functionality) will be used on circulation space around the remaining buildings on site.

Zone 6 – Perimeter of the Site

This zone is on the northern, southern and eastern boundaries of the new prison and will help screen the development over time, providing a functioning ecological corridor for local wildlife around the outside of the new prison. This area will include shrubs and trees, such as Wild Cherry, Common Alder and Field Maple combined with some larger trees such as Hawthorn, Oak and Rowan. Each tree will be planted approximately 2.5 metres apart and larger trees will be planted approximately 5 to 7 metres apart. The height and maturity of the planting will vary depending on the species, site conditions and management. There are extensive hedgerows along the northern boundary of the site from Grendon Road up to the north-eastern corner of the site, which will be retained.

The following viewpoints are intended to present a visual representation about the proposed new prison development to reflect the landscaping in 15 years:

This image shows the proposed view in 15 years from the public right of way, south of Lawn Hill Farm, looking south-east.



This image shows the proposed view in 15 years from the public right of way, looking south from Lawn Hill



This image shows the proposed viewpoint in 15 years from the public footpath, looking east off Grendon Road



Your Comments and the Engagement Process

The Engagement Period

We welcome your comments and feedback on the landscaping and appearance proposals for the new prison. You can find out more and submit your comments on the Reserved Matters in the following ways –

- Online – this Stakeholder Information Pack will be available online from 9 to 29 June 2025 where you can submit comments via the website
- In-Person – we will be holding a drop-in on 25 June 2025 at Grendon Underwood Village Hall, Main Street, Grendon Underwood, Aylesbury HP18 0SP from 3pm to 8pm
- In writing – you can also submit comments by writing to us. Please address this to – Briefing and Correspondence Team, 8th Floor, 102 Petty France, London, SW1H 9AJ

Next Steps

Following the engagement period, the Ministry of Justice will prepare a Statement of Community Involvement (SCI) and submit this to Buckinghamshire Council as part of the Reserved Matters Application. The SCI will report on the points raised in the comments received and will provide the Ministry of Justice's responses to those matters. The SCI will be reviewed by the Council before it determines the application. Whilst your comments will be reported, your details will remain confidential. Once the Reserved Matters Application has been submitted, you will be able to submit comments directly to Buckinghamshire Council.