

Chorley Council  
c/o Iain Crossland

**Email** Claire.pegg@cushwake.com  
**Direct** +44 (0)161 235 7638  
**Mobile** +44 (0)7877 661883

20<sup>th</sup> August 2021

Dear Iain,

**Hybrid Planning Application for a New Prison and Associated Development at Land adjacent to HMP Garth and HMP Wymott, Leyland**

Cushman & Wakefield, on behalf of Ministry of Justice (MoJ), hereby apply to Chorley Council for planning permission for the following description of development:

*“Hybrid planning application seeking: Outline planning permission (with all matters reserved except for means of access, parking and landscaping) for a new prison (up to 74,531.71 sqm GEA) (Class C2A) within a secure perimeter fence following demolition of existing buildings and structures and together with associated engineering works; Outline planning permission for a replacement boiler house (with all matters reserved except for access); and Full planning permission for a replacement bowling green and club house (Class F2(c)) on land adjacent to HMP Garth and HMP Wymott, Leyland”*

Due to the hybrid nature of the planning application, it is not possible to submit via the Planning Portal and so, as previously agreed, the planning application is being submitted direct to the Council.

**Application Content**

This application is accompanied by the completed application form and the following documents:

1. Planning Statement (Cushman & Wakefield)
2. Draft Heads of Terms (Cushman & Wakefield)
3. Air Quality Assessment (Ramboll)
4. Arboricultural Impact Assessment and Method Statement (Tyler Grange)
5. Archaeological Desk-Based Assessment (Orion Heritage)
6. Design and Access Statement (Pick Everard)
7. Ecological Impact Assessment (Ramboll)
  - 7a. Biodiversity Net Gain Calculation (Ramboll)
8. Energy and Sustainability Statement (Mace)
  - 8a. Appendix A BREEAM Pre-Assessment Report (Mace)

9. External Lighting Report (Pick Everard)
10. Flood Risk Assessment (Hydrock)
11. Drainage Strategy Reports:
  - 11a. Proposed Foul Water (Pick Everard)
  - 11b. Proposed SUDS (Pick Everard)
  - 11c. Proposed Surface Water (Pick Everard)
12. Bowling Green Building Services Report (Lighting and Utilities) (Pick Everard)
13. Heritage Statement (Heritage Advisory)
14. Landscape and Visual Impact Assessment (Pegasus)
15. Noise and Vibration Impact Assessment (Hydrock)
16. Phase I & II Geo-environmental Site Assessment (e3p)
17. Socio-Economic Statement (Mace)
18. Statement of Community Involvement (Cushman & Wakefield)
19. Transport Assessment (Atkins)
20. Outline Travel Plan (Atkins)
21. Utility Report (Pick Everard)
22. Waste Management Strategy (Mace)

A Construction Traffic Management Plan, further ecology surveys and an Agricultural Land Assessment will be submitted during determination, which has been agreed with Lancashire County Council, GMEU and Chorley Council respectively. The LPA has confirmed this will not impact validation.

The following drawings are submitted in support:

| Drawing Title                           | Drawing No.                                  |
|---|--|
| <b>Site-wide</b>                        |  |
| Topographical Survey                    | 608623-0000-CEN-GHX0000-XX-SU-X-1000         |
| Site Location Plan                      | 608623-0000-PEV-GHX0011-ZZ-DR-A-9000         |
| Site Demolition Plan                    | 608623-0000-PEV-GHX0011-ZZ-DR-A-9002         |
| Site Phasing Plan                       | 608623-0000-PEV-GHX0011-ZZ-DR-A-9400         |
| <b>New Prison</b>                       |  |
| Site Block Plan Existing                | 608623-0000-PEV-GHX0011-ZZ-DR-A-9001         |
| Site Block Plan Proposed                | 608623-0000-PEV-GHX0011-ZZ-DR-A-9100         |
| Site Sections Existing                  | 608623-0000-PEV-GHX0011-ZZ-DR-A-9201         |
| Site Sections Proposed                  | 608623-0000-PEV-GHX0011-ZZ-DR-A-9200         |
| Aerial View Indicative CGI              | 608623-0000-PEV-GHX0011-XX-SK-A-9015         |
| Pedestrian Approach Indicative CGI      | 608623-0000-PEV-GHX0011-XX-SK-A-9016         |
| External Lighting Layout - Sheet 01     | 608623-0000-PEV-GHX0011-ZZ-DR-E-6310         |
| External Lighting Layout - Sheet 02     | 608623-0000-PEV-GHX0011-ZZ-DR-E-6311         |
| External Lighting Layout - Sheet 03     | 608623-0000-PEV-GHX0011-ZZ-DR-E-6312         |
| Comprehensive Landscape Masterplan      | 608623-0000-PEV-GHX0011-XX-DR-L-0301         |
| Proposed New Access                     | Please see Transport Assessment - Appendix D |
| Proposed New Access Swept Path Analysis | Please see Transport Assessment - Appendix D |

| <b>Bowling Green</b>  |                                      |
|---|--------------------------------------|
| Site Block Plan Existing (BC)                                   | 608623-0000-PEV-GHX0031-ZZ-DR-A-9001 |
| Site Block Plan Proposed (BC)                                   | 608623-0000-PEV-GHX0031-ZZ-DR-A-9100 |
| Site Sections Existing (BC)                                     | 608623-0000-PEV-GHX0031-ZZ-DR-A-9200 |
| Site Sections Proposed (BC)                                     | 608623-0000-PEV-GHX0031-ZZ-DR-A-9201 |
| Elevations Proposed (BC)  | 608623-0000-PEV-GHX0031-ZZ-DR-A-9400 |
| Ground Floor Plan Proposed (BC)                                 | 608623-0000-PEV-GHX0031-00-DR-A-9300 |
| Roof Plan Proposed (BC)   | 608623-0000-PEV-GHX0031-R0-DR-A-9301 |
| Bowling Green Landscape Proposals (BC)                          | 608623-0000-PEV-GHX0031-XX-DR-L-0405 |
| Bowling Green External Lighting Layout-Sheet 01                 | 608623-0000-PEV-GHX0031-ZZ-DR-E-6310 |
| Bowling Green External Lighting Layout-Sheet 02                 | 608623-0000-PEV-GHX0031-ZZ-DR-E-6311 |
| Proposed 3D Visuals (BC)  | 608623-0000-PEV-GHX0031-ZZ-DR-A-9500 |
| Proposed Highways General Arrangement Plan (BC)                 | 608623-0000-PEV-GHX0031-ZZ-DR-C-0700 |
| Visibility Splay Plan (BC)                                      | 608623-0000-PEV-GHX0031-ZZ-DR-C-2600 |
| Proposed Highways-Long Sections (BC)                            | 608623-0000-PEV-GHX0031-ZZ-DR-C-0701 |
| Proposed Highways-Cross Sections (BC)                           | 608623-0000-PEV-GHX0031-ZZ-DR-C-0702 |
| Swept Path Analysis-Light Goods Vehicle (BC)                    | 608623-0000-PEV-GHX0031-ZZ-DR-C-2601 |
| Swept Path Analysis-Refuse Vehicle (BC)                         | 608623-0000-PEV-GHX0031-ZZ-DR-C-2602 |
| Swept Path Analysis-Standard Design Vehicle (BC)                | 608623-0000-PEV-GHX0031-ZZ-DR-C-2603 |
| Swept Path Analysis-Fire Tender (BC)                            | 608623-0000-PEV-GHX0031-ZZ-DR-C-2604 |
| Drainage Details (BC)   | 608623-0000-PEV-GHX0031-ZZ-DR-C-6501 |
| Proposed Highways-Proposed Surface Water Drainage (BC)          | 608623-0000-PEV-GHX0031-ZZ-DR-C-0502 |
| Proposed Site Utilities Plan (BC)                               | 608623-0000-PEV-GHX0031-ZZ-DR-E-0600 |
| <b>Boiler House</b>   |                                      |
| Site Block Plan Boiler House Existing (BH)                      | 608623-0000-PEV-GHX0021-ZZ-DR-A-9001 |
| Site Block Plan Boiler House Proposed (BH)                      | 608623-0000-PEV-GHX0021-ZZ-DR-A-9100 |
| Site Block Plan Car Park Existing (BH)                          | 608623-0000-PEV-GHX0021-ZZ-DR-A-9002 |
| Site Block Plan Car Park Proposed (BH)                          | 608623-0000-PEV-GHX0021-ZZ-DR-A-9101 |
| Site Sections Proposed (BH)                                     | 608623-0000-PEV-GHX0021-ZZ-DR-A-9200 |
| Site Sections Existing (BH)                                     | 608623-0000-PEV-GHX0021-ZZ-DR-A-9201 |
| Swept Path Analysis-Light Goods Vehicle (BH)                    | 608623-0000-PEV-GHX0021-ZZ-DR-C-2601 |
| Swept Path Analysis-Refuse Vehicle (BH)                         | 608623-0000-PEV-GHX0021-ZZ-DR-C-2602 |
| Swept Path Analysis-Standard Design Vehicle (BH)                | 608623-0000-PEV-GHX0021-ZZ-DR-C-2603 |
| Swept Path Analysis-Articulated Heavy Goods Vehicle (BH)        | 608623-0000-PEV-GHX0021-ZZ-DR-C-2604 |
| Swept Path Analysis-Fire Tender (BH)                            | 608623-0000-PEV-GHX0021-ZZ-DR-C-2605 |
| Proposed Highways General Arrangement Plan (BH)                 | 608623-0000-PEV-GHX0021-ZZ-DR-C-0700 |
| Visibility Splay Plan (BH)                                      | 608623-0000-PEV-GHX0021-ZZ-DR-C-2600 |
| Drainage Details (BH)   | 608623-0000-PEV-GHX0021-ZZ-DR-C-6501 |
| Boiler House & Relocated Car Park External Lighting Layout (BH) | 608623-0000-PEV-GHX0021-ZZ-DR-E-6300 |
| Portacabin Details and Photo Sheet (BH)                         | 608623-0000-CUS-GHX0000-XX-RP-T-0004 |

A small number of drawings are at non-typical scales due to the size of the site and the information required to be shown on the drawing. The Council has agreed to this in pre-application discussions and confirmed that the affected drawings will be accepted as valid.

A fileshare containing the submission documents has been created and access shared to the Council.

A full copy of the planning application documentation on CD can be provided on request.

As the application has been submitted direct to the Council, the requisite planning application fee of £67,646 has been paid direct to the Council by the applicant with the reference 'HMPGARTH/WYMOTT'. The application fee amount has been previously confirmed with the Council in pre-application discussions.

I trust that the information submitted allows the application to be registered and validated at the earliest opportunity. If there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours sincerely



**Claire Pegg MRTPI MRICS**  
**Associate, Cushman & Wakefield Planning**