

# DRAFT HEADS OF TERMS

**Land adjacent to HMP Garth and HMP Wymott, Leyland**  
Ministry of Justice

Job No: 2003DN00

DEVELOPMENT & STRATEGIC ADVISORY

DEVELOPMENT & PLANNING

GHX0000: Project Wide  
Draft Heads of Terms  
Garth Wymott 2  
608623-0000-CUS-GHX0000-XX-RP-T-0001

Issue Number P03  
S3 – Suitable for Review and Comment

05/08/2021  
Security Classification: OFFICIAL-SENSITIVE

August 2021

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## Draft Heads of Terms

- 1.1 These draft Heads of Terms are submitted in order to acknowledge that the applicant, Ministry of Justice, is aware of the planning obligations that may be required in association with the following proposed development:

*Hybrid planning application seeking: Outline planning permission (with all matters reserved except for 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*

- 1.2 Pre-application discussions with Chorley Council have confirmed that a number of the planning benefits associated with the proposed development can be secured by way of an appropriately worded planning condition.
- 1.3 The full scope and detail of any obligations will be agreed with Chorley Council and Lancashire County Council during the course of the planning application.
- 1.4 The below table sets out the currently suggested planning benefits and their suggested mechanism for securing:

Planning Benefit	Description	Mechanism
Off-Site Highway Works	<p>The Transport Assessment and discussions with Lancashire County Council has identified local requirements for traffic management and traffic calming measures.</p> <p>The detail of the required off-site highway works and the mechanism for securing these is being discussed with Lancashire County Council and will be confirmed during the determination period.</p>	S278 Agreement and/or S106 Agreement
Travel Plan	<p>An Outline Travel Plan has been submitted with the hybrid planning application. It is anticipated that the full travel plan will be secured by way of an appropriately worded condition.</p> <p>During pre-application discussions, Lancashire County Council identified a requirement for a financial contribution towards monitoring of the travel plan which would be secured through a S106 Agreement.</p>	S106 Agreement
Biodiversity Net Gain Monitoring	<p>20% biodiversity net gain is being aimed for at the site. Once this is delivered, annual monitoring will take place for 5 years, followed by monitoring at 5 year intervals for 30 years.</p>	S106 Agreement

	It is expected that this monitoring will be secured via a S106 Agreement.	
Bowling Green and Club House	<p>The proposed development requires the relocation of an existing bowling green, used by Wymott Bowling Club. The proposed bowling green and new club house will be relocated to nearby land in the applicant's ownership.</p> <p>The new facility will be constructed and available for use by Wymott Bowling Club before the existing facility is required to be lost.</p>	S106 Agreement
Relocated Bus Stop	<p>It is proposed to relocate an existing bus stop on Willow Road to within the car park of the proposed new prison.</p> <p>The land on which the new bus stop will be sited is within the applicant's ownership.</p> <p>As such, the detailed design and timing of the delivery of the bus stop is considered capable of being secured via an appropriately worded planning condition.</p>	Planning Condition

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