

DRAFT HEADS OF TERMS

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

LPA Application reference: 21/01028/OUTMAJ

March 2022

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 The Appellant will seek to negotiate the detailed wording with Chorley Council and Lancashire County Council during the course of the Appeal. A first draft of a proposed Section 106 agreement will be provided to the Council once the items have been agreed.

- 1.3 The below sets out the planning benefits proposed to be secured through a section 106 agreement:

1. Contribution towards provision of an enhanced bus service

To pay to Lancashire County Council a financial contribution towards enhancing the 112 bus service for a period of 5 years.

2. Cycleway improvements to Nixon Lane

To pay to Lancashire County Council a financial contribution towards resurfacing works to Nixon Lane and improved signage to promote the cycling route between the site and School Lane.

3. Appraisal and monitoring of the travel plan

To implement and monitor the success of the travel plan.

4. Contribution towards a corridor improvement scheme along the A581

To pay to Lancashire County Council a financial contribution towards the corridor improvement scheme along the A581.

5. Monitoring of the biodiversity net gain

To implement and maintain the proposed biodiversity net gain enhancements.

6. Reprovision of the bowling green and club house

To deliver and maintain in perpetuity the replacement bowling green and club house for use by Wymott Bowling Club.

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