

Comparison of HMPs Wymott and Garth to some alternative sites considered by C&W on behalf of MoJ - APPENDIX 3

	Wymott & Garth	Kirkham	Oldham
Located within Green Belt	Inappropriate development in the Green Belt	Inappropriate development in the Green Belt	Inappropriate development in the Green Belt
SELECTION REQUIREMENTS			
Mandatory			
Minimum 12ha	Not without removing a sports field contrary to NPPF Para 99	32ha	71.8ha
In the preferred area of search	Yes	Yes	Yes
Secondary			
Sufficiently flat	Yes	Yes	Yes
Have a good strategic access to public transport and motorway/trunk road network	Road Network M6 Jnc 29 to Wymott = 7.5miles M6 Jnc 28 to Wymott = 4.9 miles M6 Jnc 27 to Wymott = 7.7 miles	Road Network M55 Jnc 3 to HMP Kirkham = 4 miles A583 Blackpool trunk road from Preston, part dual-carriageway = 8 miles	Road Network M62 Jnc 20 to Stakehill Business Park = 3 miles Manchester city centre = 8 miles
	Train Network Preston = 1hr 40 mins by Bus one way Leyland = 50 mins by Bus one way Croston = 20 mins by Bus only one way	Train Network Preston to Kirkham Station - 9 mins with 10 mins walk	Train Network Manchester Vic to Mills Hill = 9 mins with 1.68 miles to walk
	Bus Network Service 112 does not return to Croston	Bus Network Preston Stn to Kirkham Service 75 = 35 mins with 0.71 miles to walk	Bus Network Service 17/18 = 37 mins with 0.57 miles to walk
Accessible for construction without major enhancement of transport infrastructure	Un-numbered classified 5 - 6 m wide country lane with 17 bends and 7.5 ton weight restricted bridge	M55 and A585, A583	M62 and A627M
Not significantly overlooked so as not to compromise security	Yes	Yes	Yes
Capable of connection to utilities without unreasonable cost	Yes	Yes	Yes
Outside flood plains	Flood Zone 2 and 1	Yes	Yes
Tertiary			
Previously developed/brownfield	Yes	Yes	Partially
A suitable shape for prison development	13.58ha, sports ground 1.54ha	Yes	Yes
Ease of recruitment for Prison operatives	Recruitment is an issue nationwide. South Ribble is not a low employment area, and subsequent planning announcements indicate employment prospects for 2000-3000 jobs in the South Ribble and Preston Area	Recruitment is an issue nationwide	Recruitment is an issue nationwide
Manageable in terms of major ground conditions/contamination	PAH and AH contamination from ordnance production has been identified and recommended to be monitored for further on-site deposits and migration during construction ground disturbance	Unknown - Ex WW2 RAF base, not an ordnance production site	Unknown, greenfield site
Not prejudiced by major ecological historic designations	Established Barn Owl and Bat Roosts will be required to be relocated, alongside disturbance of Great Crested Newt colonies.	Ribby Hall Holiday/Caravan Village has a Grade 2 Listed building on site. Shielded by a good stand of trees 20-30 metres in height. Approval of caravan park developments over 40 years does not appear to have adversely affected the Grade 2 listing of Ribby Hall. No evidence of Pink footed Geese foraging, or consistent Barn Owl presence.	Unknown
Not affected by significant public rights of way or other similar issues	Diversion of well-used public right of way required.	Unknown	unknown