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Your ref: 21/01028/OUTMAJ

Our ref: 21\_01028\_OUTMAJ-LCC.DM

Date: 30<sup>th</sup> September 2021

**F.A.O. Iain Crossland**

Dear Ms Hayes,

**Planning Application: 21/01028/OUTMAJ**

**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  
HM Prison Wymott, Moss Lane, Ulmes Walton, Leyland**

HMP Wymott was built on the site of a WWII Ministry of Supply munitions depot, recorded as non-designated heritage asset on the Lancashire Historic Environment Record, PRN 4380, most probably part of the nearby Chorley ROFF, itself recently redeveloped as Buckshaw Village. A 1940s aerial photograph of the site shows it to comprise of a dispersed collection of storage buildings, surrounded by individual 'blast' bunds indicating the presence of explosive materials, and connected by an internal? railway.

It is somewhat disappointing to see that despite having undertaken a site visit as part of the compilation of their Archaeological Desk-Based Assessment, no attempt to catalogue the surviving elements of the former Munitions Depot was made, nor to conduct any further research into its possible connection with the Chorley ROFF, and how rare a survival this site might be. More buildings thought to be associated with the Depot can be seen in the fields to the north of the redline site boundary. Consequently, the DBA has added nothing to an understanding of what does survive and in what condition, and what might be considered an appropriate level of record.

As the Historic Environment Team (HET) previously advised, it is not considered likely that such features would be of such a significance that they would act as a constraint to development, but rather that, as was the case with the Chorley ROF site, they should be

recorded prior to their demolition. The HET would therefore advise that such recording is secured by means of the following condition:

**Condition:** No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building(s) to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building(s), inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include further documentary research, putting the building(s) and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists ([www.archaeologists.net](http://www.archaeologists.net)). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record.

**Reason:** To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

**Note:** Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. "Understanding Historic Buildings" can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2021) paragraph 205: "*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Yours sincerely

*Doug Moir*

Planning Officer (Archaeology)  
Historic Environment Team