

# STATEMENT OF COMMUNITY INVOLVEMENT

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

Job No: 2003DN00

DEVELOPMENT & STRATEGIC ADVISORY

DEVELOPMENT & PLANNING

GHX0000: Project Wide  
Statement of Community Involvement  
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Version	Prepared by	Approved by	Date
<b>Statement of Community Involvement</b>	Claire Pegg MRTPI MRICS	Katrina Hulse BA(Hons) MA, PGDipLaw MRTPI	July 2021

## 1. Introduction

- 1.1 This Statement of Community Involvement (SCI) explains the public and stakeholder consultation undertaken to support a hybrid planning application for a new prison and associated ancillary facilities, a replacement boiler house and a replacement bowling green and club house at land adjacent to HMP Garth and HMP Wymott, Leyland submitted by Cushman & Wakefield on behalf of the Ministry of Justice (MoJ).
- 1.2 Details of the proposed redevelopment and design evolution in response to consultation is set out in the Design and Access Statement.
- 1.3 Consultation has been undertaken in line with the requirements and objectives of the National Planning Policy Framework (NPPF) which explains how the community should be consulted in respect of significant development proposals.
- 1.4 This statement includes a summary of how stakeholder consultation was organised, advertised, key outcomes and how these have influenced the proposed development.

### Description of Development

- 1.5 The application site comprises 43.5 ha of land, illustrated on the Site Location Plan submitted.
- 1.6 The description of the proposed development is:  
  
***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***
- 1.7 The indicative site layout proposes a range of buildings and facilities typical of a Category C resettlement prison, including:
  - Seven new houseblocks each accommodating around 240 prisoners (1,715 prisoners in total), totalling c.53,472 sqm GEA
  - Supporting development including kitchen, workshops, kennels, Entrance Resource Hub, Central Services Hub and support buildings, totalling c. 21,060 sqm GEA
  - Ancillary development including car parking (c. 525 spaces), internal road layout and perimeter fencing totalling 1326 linear meters enclosing a secure perimeter area of 10.5 ha
- 1.8 The house blocks will be four storeys in height, whilst the other buildings will range from one to three storeys.
- 1.9 Other development proposed includes kennels, polytunnels, car parking (c. 525 spaces), internal road layout (shown for illustrative purposes) and perimeter fencing.
- 1.10 In the north eastern corner of the site is an existing bowling green and club house, which will be demolished and reprovided elsewhere on the site as part of this proposal.

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- 1.11 In the north of the site is an existing boiler house, which will similarly be demolished and reprovided elsewhere on the site as part of this proposal.
- 1.12 The new prison will be designed and built to be highly sustainable and to exceed local and national planning policy requirements in terms of sustainability.

## 2. Relevant Policy and Guidance

- 2.1 The 2011 Localism Act (part 6 chapter 4) sets out how developers should consult local communities before submitting planning applications for certain developments. Section 122 introduced a requirement upon prospective developers to consult local communities before submitting applications for certain developments. The Act requires a prospective developer to carry out Pre-Application consultation by publicising a proposed application for planning permission in order to bring it to the attention of the majority who live at, or otherwise occupy premises in the vicinity. The Town and Country Planning (General Development Procedure) Order 2015 as amended sets out minimum standards of publicity and notification relating to planning applications, depending on the nature of the application.
- 2.2 As required by s.38 of the Planning and Compensation Act 2004, planning applications must be determined in accordance with relevant policies set out in the appropriate development plan, unless material considerations indicate otherwise. The main planning policies at national and local level relevant to the determination of this application are summarised and explained in this section.
- 2.3 The development plan for Chorley Borough Council comprises:
- Central Lancashire Core Strategy (CLCS) (2012);
  - Chorley Local Plan 2012 – 2026 (CLP) (2015);
  - Joint Lancashire Minerals and Waste Core Strategy (2009);
  - Joint Lancashire Minerals and Waste Site Allocation and Development Management Policies Parts 1 and 2 (2013).
- 2.4 The National Planning Policy Framework (NPPF) and any relevant Supplementary Planning Documents ('SPDs') are material considerations in the determination of planning applications.
- 2.5 There is no Neighbourhood Plan proposed that would apply to the application site.

### Revised National Planning Policy Framework (NPPF, 2021) and Planning Policy Guidance (PPG)

- 2.6 The NPPF sets a presumption in favour of sustainable development and a positive approach to planning as a means of supporting the country's economic and housing growth, while protecting the environment. It directs local planning authorities to approve development proposals that accord with the development plan without delay.
- 2.7 Paragraph 39 of the NPPF sets out that "good quality *pre-application discussion enable... improved outcomes for the community*". Paragraph 40 states applicants are encouraged to engage with the local community before submitting their applications. Paragraph 41 further states that "*the more issues that can be resolved at pre-application stage... the greater the benefits.*"
- 2.8 Paragraph 42 outlines that "*the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage*".
- 2.9 In accordance with paragraph 43, to avoid delay "*applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible*".

- 2.10 Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals, *“early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”*.

### **Chorley Council Statement of Community Involvement (SCI, 2019)**

- 2.11 The Council's SCI contains information on how Chorley Council will consult for the different aspects of planning in Planning Policy and Development Management and show how and when community engagement will take place for planning and development.
- 2.12 The Council's main principles for community involvement in the planning process are:
- Involvement will be open to all;
  - The Council will seek views of interested and affected parties as soon as possible;
  - Consultation publications will be clear, concise and avoid unnecessary jargon; and
  - People who respond to consultations can request to be kept informed of later stages of development plan preparation.
- 2.13 Community involvement relating to planning applications, where appropriate, can include requesting the views of people in the community, considering those views, and where appropriate, the applicant amending the proposals to take the views of the community into account.

### **Pre-Application Advice**

- 2.14 Early involvement enables issues and concerns to be discussed and addressed with key stakeholders before decisions are made. As well as the council, the key stakeholders can include infrastructure providers. Pre-application involvement by developers allows those issues to be raised at an early stage and may enable them to be addressed and to shape or influence the development proposals.
- 2.15 Section 122 of the Localism Act (2011) has amended the Town and Country Planning Act 1990 to require applicants to carry out pre-application consultation where a proposed development is of a description specified in a development order issued in December 2013. The council strongly encourages developers and agents to engage with the planning service, statutory consultees and the local community at the earliest opportunity, especially on major applications. This ensures the best information on which to base proposals and enable any subsequent planning application to have the best chance of success.

### **Lancashire Statement of Community Involvement (2015)**

- 2.16 The County Council's SCI sets out how the Council will consult for development plan functions within its area in respect of minerals and waste developments, as well as for planning applications which include 'county matters'.
- 2.17 County matters includes minerals and waste developments; developments relating to access to highways; and any development undertaken by the County Council such as schools, Public Rights of Way, parks or social services.

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- 2.18 The proposed development does not fall under 'county matters'; Lancashire County Council will be a consultee rather than the determining authority.

### 3. Pre-Application Advice and Stakeholder Engagement

- 3.1 In line with the NPPF, National Planning Policy Guidance (NPPG), Localism Act and the SCI, Pre-Application advice has been sought from the Local Planning Authority and a consultation exercise undertaken to present the proposed development options to residents and stakeholders.
- 3.2 The purpose of this consultation was to allow residents, local Councillors and other interested parties the opportunity to be involved in development of the proposals, provide information on the proposed development and an opportunity to ask questions and provide feedback.

#### Stakeholder Consultation

- 3.3 On 28<sup>th</sup> May 2021, Robin Seaton (Deputy Director, New Prisons), Suky Atwal (Director of Prison Infrastructure), Katrina Hulse (Cushman and Wakefield) and Charlotte Woods (Lexington) met with Councillor Alastair Bradley, Leader of Chorley Council, to discuss the proposals and forthcoming pre-application consultation.
- 3.4 On 8<sup>th</sup> June, letters were issued to several stakeholders advising of the launch of the forthcoming public consultation launching on 14<sup>th</sup> June and inviting them to meet with the development team to discuss the proposals in more detail.
- 3.5 These letters were issued to the following:
- Ward members for Croston, Mawdesley & Euxton South on Chorley Borough Council;
  - Ward members for Eccleston, Heskin & Charnock Richard on Chorley Borough Council;
  - Ward members for Moss Side on South Ribble Borough Council;
  - Ulnes Walton Parish Council;
  - Bretherton Parish Council;
  - Croston Parish Council;
  - The Leader and Cabinet Member for Economic Development and Growth on Lancashire County Council;
  - Chorley and South Ribble Clinical Commissioning Group;
  - North West Ambulance Service;
  - Lancashire Fire and Rescue Service;
  - Lancashire’s Police and Crime Commissioner; and
  - Lancashire Police.
- 3.6 All councillors elected to Chorley Borough Council were invited to a virtual meeting to discuss the proposals on 24<sup>th</sup> June. The session was attended by a dozen councillors. The meeting took the form of a presentation followed by a question-and-answer session with attendees.
- 3.7 Additional meetings were held with the following stakeholders:

Date	Stakeholder	Project Team Attendee
16 <sup>th</sup> June 2021	Councillor Philippa Williamson, Leader of Lancashire County Council  Councillor Aidy Riggott, Cabinet Member for Economic Development and Growth	Robin Seaton (Deputy Director, New Prisons)  Suky Atwal (Director of Prison Infrastructure)  Katrina Hulse (Cushman and Wakefield)  Charlotte Woods (Lexington)



23 <sup>rd</sup> June 2021	Councillor Alan Platt and Councillor Martin Boardman, ward members for Croston, Mawdesley & Euxton South.	Robin Seaton (Deputy Director, New Prisons) Suky Atwal (Director of Prison Infrastructure) Katrina Hulse (Cushman and Wakefield) Charlotte Woods (Lexington)
29 <sup>th</sup> June 2021	Representatives from the local NHS including North West Ambulance Service	Robin Seaton (Deputy Director, New Prisons) Billahl Mehter (Principal Project Sponsor) Claire Pegg (Cushman and Wakefield) Charlotte Woods (Lexington)
7 <sup>th</sup> July 2021	Representatives from Chorley and South Ribble Clinical Commissioning Group	Robin Seaton (Deputy Director, New Prisons) Katrina Hulse (Cushman and Wakefield) Charlotte Woods (Lexington)
20 <sup>th</sup> July 2021	Councillor Mary Green and Councillor Michael Green, ward members for Moss Side, South Ribble	Suky Atwal (Director of Prison Infrastructure) Claire Pegg (Cushman and Wakefield) Charlotte Woods (Lexington)

### **Chorley Council Pre-Application Consultation (October 2020, March 2021)**

- 3.8 The proposed development of a new prison on the application site was presented at an initial briefing with MoJ and Senior Management of Chorley Council on 21<sup>st</sup> July 2020.
- 3.9 Pre-Application advice was received in October 2020, following a formal request made in July 2020 and meeting in August 2020. This identified the following planning constraints:
- Site is within the Green Belt and is considered to be inappropriate development.
  - Residential dwellings are located adjacent to the east.
  - Local policy requires all new buildings to achieve at least BREEAM Very Good.
  - Bowling green is a public recreational facility which should be protected or re-provided.
  - History of the site as a WWII munitions depot with associated archaeology remains potential.
  - A full Phase 1 Habitat Survey should be undertaken, paying particular attention to the recorded presence of bat roosts and Great Crested Newts.
  - Due to the scale of the proposed development and its location within the Green Belt, a LVIA will be required.
  - The EA flood mapping identified parts of the site within flood zones 2 and 3<sup>1</sup>.
  - Most of the site is safeguarded for mineral extraction.
- 3.10 Advice received from Chorley Council confirms the following:
- The Council confirmed that the scale of the proposed development was such that it would amount to inappropriate development in the Green Belt.

<sup>1</sup> It is relevant to note that the EA flood mapping has since updated and the site is now nearly entirely in flood zone 1.

- Information outlining the site selection process and criteria, including why other sites within the region were discounted, and the functional/ operational reasoning for selecting this site, is requested.
- The social and economic benefits associated with a development of this nature would be material in the determination of any application, and given the broad understanding for selecting this site, officers considered an argument could likely be made that very special circumstances exist that outweigh any harm to the Green Belt and any other harm identified.
- Officers confirmed that the bowling green would need to be reprovided before the existing facility is demolished.
- Highways, ecology, flood risk and residential amenity were highlighted as design and technical issues that would need to be properly assessed and mitigated.

### Lancashire County Council Pre-Application Consultation

- 3.11 An initial meeting was held with highways officers at Lancashire County Council in February 2021. The approach to the transport assessment was discussed and agreed, as well as the approach to calculating parking numbers and likely planning obligations requests.
- 3.12 A follow-up meeting was held in May 2021 to discuss the outcome of the traffic surveys and transport assessment. It was agreed that the junction of Ulmes Walton Lane/ A581 required upgrading, but all other junctions would operate within capacity. The design of the junction upgrade was presented, and discussions over final design are ongoing.
- 3.13 The Public Rights of Way manager at Lancashire County Council also attended the May 2021 meeting. The approach to the paths was discussed, and it was agreed that they should be treated as prescriptive rights of way. The principle of stopping up the east-west path crossing the new prison site and diverting the relevant section of Pump House Lane was agreed and it was noted that a s257 application would be submitted in due course.

Commented [CP1]: Update if agreed with LCC before submission.

### Engagement with Technical Officers

- 3.14 Where required, specialist technical officers have been engaged, and where relevant, dialogue is ongoing.

### Landscape and Visual Impact

- 3.15 A meeting was held with Simon Forster, landscape officer at Chorley Council, in April 2021. This followed discussions between Pegasus (LVIA consultant) and Simon Forster regarding viewpoint locations and visually verified montages (VVMs).

### Ecology

- 3.16 The Preliminary Ecological Appraisal was presented to Greater Manchester Ecology Unit (GMEU) in October 2020, and the findings discussed. GMEU provided feedback on the phase 2 surveys required and confirmed that if required, these surveys could be submitted during the determination of the planning application (as long as received prior to determination).
- 3.17 GMEU also provided comment on the biodiversity net gain requirement, as well as the need for long term management of the habitats on the prison estate.

### **Wymott Bowling Club**

- 3.18 Extensive pre-application discussions were held with representatives of Wymott Bowling Club throughout the design process to understand their requirements, ensure the proposed site for the new bowling green was appropriate, and that the design was acceptable.

## 4. Community Consultation

- 4.1 Public consultation on proposals for the proposed new prison took place in June and July 2021. Engagement included a virtual consultation hosted on a website; 2 webinars where the proposals were presented and questions could be submitted to be answered by the project team; and an in-person event at a stall in Chorley Market on 8<sup>th</sup> July.
- 4.2 The event was advertised via letter sent to residents in the local area. Local councillors were also informed.
- 4.3 The consultation material was presented as boards explaining the project objectives to support the proposed new prison and the need for new prison places. Consultation material is provided at Appendix 1.
- 4.4 The public consultation period ran until 19<sup>th</sup> July 2021. All feedback up to that time is included for consideration.

### Consultation Feedback

- 4.5 Across the five-week consultation period 587 submissions were received, from sources including online submissions, emails, phone calls and written responses. It's relevant to note of the 587 responses, 30 (c. 5% of total responses) were online submission from 1 IP address.
- 4.6 Of the 587 total submissions, just under a third (165) were from a postcode within Chorley. The remainder were from postcodes across the UK. All comments have been accepted and reviewed, regardless of location. We believe those responses from further away, or with no address, were primarily prompted by CAPE (Community Action against Prison Expansion) via social media (Twitter and Instagram).
- 4.7 Topics raised in submissions from Chorley addresses are summarised below, with a count of the number of times each topic was mentioned. Where required, further details are given of each theme after the table.

Theme	Count
Traffic congestion	83
Highways safety	74
Public access to paths	34
Privacy and overlooking	30
Site access	29
Impact to wildlife	26
No new prison	26
Security	23
Noise	18
Utilities infrastructure	16
Use of Green Belt land	14
Air pollution	13
Public transport	11
Rerouting of Pump House Lane	10
Impact to house prices	8
Parking	6
Flooding	4
Community facilities	3
Design	2

Landscaping	1
Prison management	1

**Highways**

4.8 Highways concerns were commented on most frequently. Respondents cited concerns about already high traffic levels, highway safety along Ulmes Walton Lane in particular, and traffic increases from the proposed staff.

**Access to Paths**

4.9 The next most frequent comment was regarding the potential restriction of public access to paths used for walking and horse-riding in the local area.

**Privacy and Overlooking**

4.10 Concerns regarding privacy from the proximity of the prison car park and overlooking from the proposed houseblocks was raised 30 times.

**Site Access**

4.11 Access was mentioned 29 times, around 2 themes. Firstly, that the proposed access point should be moved on Moss Lane, and secondly that a new access road should be constructed using Ridley Lane.

**Need for a New Prison**

4.12 The need for a new prison or the opportunity to instead extend the existing prisons was raised 26 times.

**Impact to wildlife**

4.13 26 responses raised concerns about adverse impact to wildlife.

**Noise and Air Pollution**

4.14 Concerns about increases to noise and air pollution were raised.

**Infrastructure**

4.15 The issue of infrastructure was mentioned 16 times by respondents. These respondents said they felt the project could not go ahead because of inadequate utilities infrastructure to support it in the area.

**Security**

4.16 Concerns were raised about local community safety and proximity to a playground.

**Parking**

4.17 6 residents raised concerns that the development would result in cars parking on roads in the Wymott residential estate.

## 5. Response to Local Community and Stakeholder Consultation

- 5.1 Following consideration of the consultation feedback, response has been provided to stakeholders in relation to the key concerns raised.

### The Need for a New Prison/ Alternative Sites

- 5.2 The long-term prison population is expected to increase over the 6-year projection horizon, as published on gov.uk in the prison population projections on 26 November 2020. This is largely a result of the recruitment of an extra 20,000 police officers, which is likely to increase charge volumes and therefore increase the future prison population. As a result, the Government set out plans to create 18,000 additional prison places through the construction of new prisons, and expansion and refurbishment of existing prisons by the mid-2020s. Further detail on the need for new prison places is provided in the Planning Statement.
- 5.3 In examining where to seek to build the next three prisons, MoJ analysis of the future prison population identifies the North West and South East of England as the areas with most need for additional capacity. The proposal for a new prison in the Chorley Council area seeks to address this identified future demand and will provide the types of places most needed in a decent, safe and secure environment, with a focus on rehabilitation.
- 5.4 The identification of land next to HMP Garth and HMP Wymott is informed by two separate pieces of work. Firstly, the MoJ has reviewed its own land ownership across these regions, in addition to liaising with its partners across government to understand where suitable land may be available to support the objective to open new prisons by the mid-2020s.
- 5.5 A site search was undertaken, and a number of other brownfield sites considered as part of the site selection process. Further detail is provided in the Planning Statement.

### Highways and Traffic

- 5.6 The Transport Assessment has considered construction works as well as the additional traffic movements that would be generated by the new prison. Construction and Operational Phases associated with the project are tested. A Construction Traffic Management Plan (CTMP) will confirm mitigation during the Construction Phase and ensure impact is minimal.
- 5.7 These measures will ensure construction vehicles can access the site safely and that any temporary impacts caused by the Construction Phase are mitigated to reduce the impact on the local highway network.
- 5.8 With regards to the Operational Phase of the project, the Transport Assessment and Outline Travel Plan (OTP) evaluate the transportation aspects of the development proposals and consider the local highway network and sustainable transport provision within the vicinity of the proposed development. The OTP confirms a range of measures to encourage the uptake of sustainable travel amongst staff and visitors including a car sharing strategy and providing car sharing spaces, a Public Transport Strategy to provide public transport information and shower and changing facilities to encourage cycling trips.
- 5.9 The Transport Assessment identified that the Ulnes Walton Lane/ A581 junction would require upgrading as a consequence of the proposed development. It is proposed that this will take the form of a traffic lit junction and the Transport Assessment shows that this upgrade will provide suitable mitigation.

Commented [CP2]: TBC when LCC respond.

- 5.10 The site access location into the new prison has been decided through a review of existing gaps in trees along Moss Lane, so as to minimise impact to trees, as well as needing to locate the access point a certain distance from the existing HMP Garth and HMP Wymott access off Moss Lane to meet highway safety standards. A key consideration was also locating the access point away from the Wymott residential estate in order to minimise impact on residential amenity from traffic.

### **Access to Paths**

- 5.11 As agreed with Lancashire County Council, whilst the paths used by the general public are not adopted Public Rights of Way, they will be treated as prescriptive rights of way in recognition of the length of time by which they have been used by the public.
- 5.12 A short section of Pump House Lane extending north from Willow Road will be diverted further east, extending the route by c. 170m in length. The diverted track will be a significant improvement in quality to the current track and will be available for use by the public, including horse riders, after construction. Access will be maintained during construction as far as possible.
- 5.13 The existing path running east-west across the new prison site (to the north of HMP Wymott) will be stopped up. Due to constraints of the size and shape of the new prison site, it is not possible to provide a path between the existing and new prisons.

### **Community Concerns and Benefits**

- 5.14 The MoJ identified during consultation the social value that the new prisons at HMP Five Wells in Wellingborough and Glen Parva in Leicestershire, are expected to deliver to local people both during construction and when the prison is operational. These include hundreds of career opportunities within the prison, construction apprenticeships and training days, and targeted spend within the local economy.
- 5.15 MoJ are committed to working with SMEs to ensure that the positive social value derived from a potential new prison here is felt not just by people living across the wider Chorley and Lancashire area, but also by the communities immediately adjacent to the proposed site. MoJ are committed to making a positive contribution for local people and are keen to work with local communities to ensure as many local people benefit as possible.
- 5.16 Some local residents have raised concerns about the potential security risks of a new prison. The existing HMP Garth is a Category B high security prison with HMP Wymott comprising a Category C training prison. The proposed Category C resettlement prison will also be a secure prison.
- 5.17 Absconds are extremely rare and those who do so face tough consequences, including being returned to closed prison conditions where they may have to serve additional time.
- 5.18 All prisoners eligible for release on temporary licence for work placements or other forms of rehabilitative activity in the community are subject to robust risk assessments and the small number who do abscond also face tough consequences, including being returned to stricter prison conditions where they may have to serve additional time. At the proposed Category C, only a small number of prisoners would be eligible for release on temporary licence at any one time.

- 5.19 MoJ take the security of prisons extremely seriously and have identified an additional £100m investment in new measures to stop drugs entering prisons, and are designing new prisons with additional security to deter the smuggling of contraband which further reduces risk of items being passed in or out of cells.

### **Privacy and Overlooking**

- 5.20 Whilst the proposed new prison element of the application is submitted in outline and layout is a matter to be reserved, an illustrative layout plan is submitted with the application. This shows that the houseblocks will all be located in the west of the new prison site, maximising the distance to the nearest residential dwelling. It is not considered that there will be any opportunity for overlooking as a consequence.
- 5.21 An existing bus stop on Willow Road is proposed to be relocated to within the new prison car park. This will not only encourage staff and visitors to use public transport, but also ensure that any staff or visitors waiting for the bus are doing so within the prison car park and not stood outside residential properties on the Wymott estate.

### **Reprovision of Bowling Club**

- 5.22 Some residents have raised that the bowling green relocation will not provide community benefits. The bowling green and club house are required to be reprovided in order to satisfy national and local planning policies regarding sport and recreation facilities.
- 5.23 The new club house will provide a substantial qualitative improvement to the existing and will be a fully accessible building (which the current club house is not). Wymott Bowling Club has c. 40 members, a number of whom live in the Wymott residential estate and thus its reprovision and enhanced quality and accessibility represents a key community benefit.

### **Local Public Services**

- 5.24 A number of submissions queried whether a new prison will have a detrimental impact on local residents' ability to access public services, such as health services. Alongside public consultation work, all local 'blue light' emergency services have been consulted. Detailed operational planning will take place with these agencies to manage any demand from a new prison without impact on the services for residents.
- 5.25 NHS England provide primary health services in prisons, rather than local GP practices, and have also been consulted to ensure relevant services are planned.

### **Environmental Considerations**

- 5.26 Many of the submissions received, especially from people living in the immediate vicinity of the proposed development site, have raised concerns related to potential impact on biodiversity, parking, and flooding.
- 5.27 The new prison will be designed and built to be highly sustainable standard and is planned to exceed local and national planning policy requirements in terms of sustainability. MoJ's aspirations include targeting near zero carbon operations, a minimum 10% Biodiversity Net Gain, and at least BREEAM 'Excellent' certification, with endeavours to achieving BREEAM 'Outstanding'.



- 5.28 The project team is working with a team of landscape architects and ecologists to maximise the increase in biodiversity delivered as a result of the plans. Detailed ecology surveys and Biodiversity Impact Calculation have been prepared. Existing ecology will be protected where possible and ecological enhancements will be implemented to achieve at least 10% Biodiversity Net Gain and target 20% Biodiversity Net Gain.
- 5.29 Extensive and robust flooding and drainage assessment has been undertaken to inform the proposals and ensure that the new prison will not increase flood risk elsewhere in the local area and will include sustainable drainage, in line with national and local planning policies.

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## **Appendix 1 – Consultation Material**

<https://consult.justice.gov.uk/digital-communications/proposed-new-prison-in-chorley/>



14 June 2021

Dear Neighbour,

**Proposal for a new prison in Chorley**

As you may know, in June 2020 the Ministry of Justice announced plans for four new prisons to be built in England over the next six years which will contribute to the Government's commitment to create an additional 18,000 prison places which will help tackle crime and keep communities safer.

Having reviewed a number of sites across the country, we believe that land next to HMP Garth and HMP Wymott in Chorley would be an appropriate location for one of these new prisons. The proposed new prison would create a portion of the required new places, holding around 1,700 men. New prisons contribute to local economies and create new jobs, while providing safe, secure and decent prison places.

We want to engage with you and your local community to ensure your views are considered and to share with you the benefits that a potential new prison will bring to Chorley and South Ribble, such as: creating around 700 new jobs working in the new prison in a wide range of roles; providing construction apprenticeships; spending with the local and regional construction supply chain and with social enterprises.

We know that you may have views and questions about a new prison being built in your area; during the consultation we want to understand and address any concerns you may have. It is important that we receive your feedback before deciding whether to take our proposals forward to a planning application.

**Details of our proposals**

We are therefore writing to invite you to view and comment on our initial proposal.

The prison that we propose building would be a category C prison holding around 1,700 men, to the north-east of the existing HMP Garth and Wymott prisons. If the prison was to go ahead then construction would begin in 2022/23, and the prison would open in 2025. The full details of our consultation can be found at the links below alongside an online feedback form:

- <https://consult.justice.gov.uk/digital-communications/proposed-new-prison-in-chorley>
- Short url: <https://bit.ly/3bU0Qdg>

**More information and how to let us know your views**

You are able to view our proposals and give feedback via the link to our website above. To give you with an opportunity to hear directly from the development team and ask any questions you have about the project, we are hosting two webinars on the following dates and times:

- 7pm - Thursday 1 July 2021
- 1pm - Friday 2 July 2021

You can register your attendance for these webinars on the project website detailed above. Once you have registered, you will be issued a bespoke joining link.

Subject to government guidance on public events, we also plan to hold a face-to-face event in the local area on Thursday 8 July 2021. We will write to you again ahead of this date to confirm whether we will be able to hold the event in person. If restrictions do not allow for a physical event, we will host another virtual session on this date to allow you another chance to engage with the development team.

Throughout the consultation period, you can also send your views by post to us at: PO Box 347, Manchester, M21 3ES. The deadline for comments is 19 July 2021.

#### **Next steps**

No final decision has been taken on whether to formally progress these proposals, and no planning application has been submitted to Chorley Council. This community consultation is an opportunity for the Ministry of Justice to hear views and receive feedback from local residents, business and service providers before any formal decisions are taken.

#### **Getting in touch**

If you do not have access to the internet, or if you would like to talk to us about a specific or technical aspect of our proposals please call the dedicated Community Information Line on 0333 358 0502 (weekdays 9.00am – 5.30pm).

Yours faithfully,

Suky Atwal  
Prison Infrastructure Director  
Ministry of Justice

Cushman & Wakefield  
No 1 Marsden Street  
Manchester  
M2 1HW

#### About Cushman & Wakefield

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