

## Tyra Thompson

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**From:** Schools Planning Enquiries <Schools.Planning@lancashire.gov.uk>  
**Sent:** 08 October 2021 16:01  
**To:** Janice Crook; SRPlanning  
**Cc:** MacDonald, Lynn; Terry, Ben; Ainsworth, Joanne; Ormesher, Mel  
**Subject:** 07/2021/00886/ORM - Pickering's Farm  
**Attachments:** Education Assessment 17th September 2021.pdf

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Good afternoon,

**RE: 07/2021/00886/ORM – Pickering's Farm**

**As part of the wider Masterplan area and future development noted in the Masterplan documentation, a 2FE primary school site is sought. We welcome the inclusion of the school site in this application. This is required to ensure both applications currently submitted are sustainable. Although the pupil places requirements of both applications are low there is the need for the school site to be safeguarded to address further demand referred to in the Masterplan documentation submitted with this application.**

**We acknowledge that the school site is expected to be provided in kind to be offset against the CIL payments and the contributions expected to be funded through a Section 106 planning obligation.**

This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts through a developer contribution.

The education contribution described in the attached document is directly linked to the development and would be used in order to provide education places within a reasonable distance of the development for the children expected to live on the development.

**If the education contribution assessment identifies the need for a contribution and/or land to be provided Lancashire County Council is, in effect, objecting to the application. A developer contribution to deliver school places and/or land meeting the school site requirements as detailed in the assessments where school land is required, to Lancashire County Council as the education authority, including indexation will, in most cases, overcome the objection. If a developer does not agree to payment of the requested education contribution or the local planning authority does not pursue Lancashire County Council's request on its behalf, Lancashire County Council cannot guarantee that children yielded by the development will be able to access a school place within reasonable distance from their home, so the development could be considered to be unsustainable. Furthermore, if the planning application is approved without the required education contribution LCC would request that the local planning authority confirm how the shortfall of school places, resulting from the development, will be addressed. (Please see page 10 of the Education Contribution Methodology).**

**If this development is on a windfall site the infrastructure requirement detailed in the attached assessment should be provided through a s106 agreement and if this is the case the Schools Planning Team will not be seeking to bid for CIL funding for this infrastructure. Could you please inform the School Planning Team of your decision to secure a s106 or CIL from this development to mitigate the impact on school places.**

This response is based on the latest information available at the time of writing. Circumstances may change over time as other applications come forward. Consequently this response may require re-evaluation.

**Please could you provide us with feedback in terms of the decision, any S106 agreement and if refused, any subsequent appeals to: [Schools.Planning@Lancashire.gov.uk](mailto:Schools.Planning@Lancashire.gov.uk)**

Many thanks

**School Planning Team**

Lancashire County Council, County Hall, Preston, PR1 0LD

[Schools.Planning@Lancashire.gov.uk](mailto:Schools.Planning@Lancashire.gov.uk)

[www.lancashire.gov.uk/schools](http://www.lancashire.gov.uk/schools)



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