

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5TH August 2015

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Amendments to the report

6.0 CONSULTATION RESPONSES

LANCASHIRE COUNTY COUNCIL – EDUCATION – Additional comments were received on the 29th July. Based upon 2015 annual pupil census data and resulting projections, they indicate that taking into account all approved applications that they will be seeking a financial contribution for 63 primary and 25 secondary school places. They confirm that the claim will be reassessed at reserved matters stage once accurate bedroom information is available. LCC state that they intend to use the primary education contribution to provide additional primary places at Stanah Primary School, whilst the secondary education contribution will be used to provide additional secondary places at Baines School, Poulton-Le-Fylde. LCC confirm that the primary and secondary education contributions will be returned to applicant if they are not spent on the specified projects. LCC confirms that there is only 1 secured Section 106 contribution pooled against Stanah Primary School and only 1 Section 106 contribution pooled against Baines School.

7.0 REPRESENTATIONS

Following the publication of the agenda there has been a petition with 758 signatures and 57 additional objections received from local residents and interested parties. The issues raised by these objectors include the following:-

- Prematurity
- Local Plan is not out of date
- Development will undermine the Fleetwood Thornton AAP
- Inadequate infrastructure including education provision and GP surgeries
- Increased traffic and congestion
- Inadequate Transport Assessment
- Inadequate Travel Plan
- Development would have a severe impact on the highway network
- Visual impact and impact on views to the Bowland Fells
- Impact on the character of the area
- Loss of countryside
- Impact on wildlife
- No public consultation
- Brownfield sites should be prioritised
- Consideration should be given to the wider development proposals for 900 dwellings
- No need for new dwellings
- No consultation on bus route amendments
- Inadequate and inappropriate highway mitigation proposed
- Over reliance upon Travel Plan
- Increased flood risk and drainage problems
- Impact on property values
- Development is contrary to the development plan

- Not sustainable development
- Incorrect certificates have been signed on the application form
- Consideration should be given to the Preesall Underground Gas Storage Facility Order 2015

In response to the point made regarding the incorrect certificate signed on the planning application form, this representation refers to Wyre Council being a land owner of the application site and notice has not been served upon them. Wyre Council is not a land owner of the application site of this application (the site edged red) and the representation is mistaking a wider site that has not been applied for. The Planning Authority is satisfied that the relevant certificates have been signed.

In response to the last point raised, the Department of Energy and Climate Change issued a letter on the Preesall Underground Gas Storage Facility on the 17th July 2015 which confirmed that the scheme should be granted consent.

Paragraph 4.23 of the letter notes the high level of concern about incidents and response from emergency services but also notes that an evacuation plan would be part of the offsite emergency plan generated as part of the COMAH approval for the site. Further, the panel were satisfied that as any emergency evacuation procedures would be assessed by LCC and the HSE, the risk assessment showing that the likelihood of a major emergency is very low; it concluded that the possible evacuation of the public would not be a significant factor whether the order should be made. Paragraph 4.47 makes reference to the HSE and the fact that they would be unlikely to advise against the proposal, providing there were no significant changes to that upon which they were consulted on at an earlier stage in the process.

The proposed scheme is not within any of the HSE consultation zones. Given that the panel concluded that the possible evacuation of the public is not a significant factor whether or not to make the order, and the HSE and LCC Emergency Planning are accepting of the proposal and will be responsible for COMAH and any evacuation plan in the event the development goes ahead and a plan is needed, it is considered that objecting to the housing development on this ground would not be sustainable.

The remaining matters identified above have been raised previously by objectors to the proposals and are summarised and addressed through the main committee report.

9.0 ISSUES

Following the publication of the agenda and the receipt of additional comments from Lancashire County Council Education, the following paragraphs of the committee report have been amended to reflect the updated position. Text in **bold** should be read as additional text. The following paragraphs of the committee report should be read as follows:-

9.61 In March 2014, Lancashire County Council issued a document which sets out its methodology for claiming education contributions against housing developments, which are projected to create a shortfall of school places within the local area of a development. Lancashire County Council has advised that the proposed development would result in a material increase in the demand for primary school **and secondary school** places that could not be met by existing provision. They have indicated, based upon their latest assessment, that they would be seeking a contribution for 63 primary school places and **25** secondary school places. It is therefore necessary for a planning obligation to secure a financial contribution towards creating additional primary **and secondary** school places.

9.62 The actual scale of the financial contribution can only be determined when the precise mix of dwellings is known at the point of a future reserved matters application being determined. The applicant has agreed to the approach outlined within the Planning Obligations document **and as such a financial contribution will be secured to provide additional primary school places at Stanah Primary School and secondary school places at Baines School, Poulton-le-Fylde. It is therefore concluded that a proportionate contribution can be secured through the Section 106 Agreement and appropriate mitigation of this impact can be achieved; as such there is no objection on education matters.**

9.93 Discussions have taken place between the applicant and the Council to secure financial contributions through the completion of a S106 Legal Agreement. At the time of this report the following heads of terms were agreed:-

- **Education contribution in accordance with the formula outlined in the Lancashire Count Council Planning Obligations SPD;**
- Public transport funding to include the diversion of the existing bus service 86 by making a financial contribution of £120,000 per year for 5 years (totalling £600,000).
- £12,000 to fund the County's Travel Plan team in providing assistance in developing a Travel Plan for the site.

9.94 It is considered that the above terms are compliant with Regulation 122 of the Community Infrastructure Levy. **A S106 Agreement is currently being prepared which will secure these heads of terms.**

12.0 RECOMMENDATION:

12.1 Grant planning permission subject to conditions and the completion of a Section 106 Agreement to secure the following heads of terms:

- Public transport funding to include the diversion of the existing bus service 86 by making a financial contribution of £120,000 per year for 5 years (totalling £600,000).
- £12,000 to fund the County's Travel Plan team in providing assistance in developing a Travel Plan for the site
- **Education contribution in accordance with the formula outlined in the Lancashire County Council Planning Obligations SPD;**

12.2 That the Head of Planning Services be authorised to issue the planning permission upon satisfactory completion of the Section 106 Agreement.