

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 July 2023

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
23/00215/OULMAJ	Karl Glover	3	47-73

ADDITIONAL CONSULTEE RESPONSES RECEIVED

LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

Following discussion in relation to financial contributions towards highway improvements, LCC have confirmed that they would not object should contributions not be provided following an accepted viability appraisal.

NATURAL ENGLAND

Natural England previously commented (under application 21/01152/OULMAJ) that they do not have any objections to the proposals, subject to mitigation, namely, a Construction Environmental Management Plan, on site public open space provision, advisory leaflets, and installation of information boards.

They have advised that their previous response remains equally applicable to the current application. The mitigation measures would be secured by way of condition should permission be granted.

NATIONAL HIGHWAYS

National Highways have confirmed that they have no objections to the proposed development.

LANCASHIRE COUNTY COUNCIL (LOCAL EDUCATION AUTHORITY)

Following the request for a reassessment, LCC Education have confirmed that no education contribution is required (i.e. the development does not generate the need for any school places). However, LCC has objected due to the absence of information relating to the delivery of a new primary school at Lambs Road.

Officer Response:

Officers consider that little or no weight should be given to this objection. The relevant guidance in the NPPG states clearly that whilst contributions can provide both funding for construction and land for new schools required onsite, commensurate with the level of education need generated by the development, in this case LCC have confirmed that there is no identified need and the school land is not within the site. Furthermore, there is no provision in either the Local Plan, or in LCC's Education Contribution Methodology for developers to make any contribution towards the cost of school land, either on site or within the area within which new development collectively generates the need for a new school.

CORRECTION TO REPORT NUMBERING

Paragraph 9.13 of the report makes reference to consideration of viability being set out within paragraph to 9.3. For clarification, viability matters are actually set out in paragraph 9.33 of the report.