

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2nd October 2019

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00680/OULMAJ	Lyndsey Hayes	03	93-111

Education Re-assessment

In learning that the number of units and housing mix is to be conditioned on this outline application, and given the length of time since the original assessment, a re-assessment of education contributions has been undertaken by the local education authority (Lancashire County Council). This confirms there is no longer a requirement for secondary school contributions from this development (due to updated pupil projections which no longer identify a shortfall of places). Primary school contributions remain a requirement, and these are assessed as £321,000.

Viability

The viability assessment prepared by the applicant assumed that primary and secondary school contributions would be required, as this was secured in the original section 106 agreement tied with the original outline planning permission, based on LCC's assessment at that time. On that basis the total education payments were calculated as being £563,000. However, the latest education assessment reduces the total education contributions to £321,000.

A revised viability appraisal has been undertaken by Keppie Massie on behalf of Wyre Council on this basis. This shows that the reduction in education contributions has the effect of enabling a further five affordable housing units to be provided on the site in addition to the four previously recommended as being viable (resulting in nine affordable units in total from a development of 102 units). In terms of tenure, 4 of these units would be affordable rent and 5 would be shared ownership. This is still below the policy requirement of 30% on site affordable housing, but represents an improved position from that stated in the main committee report. Condition 3 would require updating accordingly.

The revised education position would need to be reflected in the deed of variation to the original s106 legal agreement. It is understood that LCC Education would still produce a re-assessment at the time of the reserved matters application, in which case the previous comments in the main committee report (paragraph 9.14) about the legal agreement including a clause that in the event of any surplus monies being available i.e. not required for education, these are to be paid as off-site affordable housing contributions, remains.

Condition 3

Update to Condition 3: Affordable Housing (changes illustrated by underlined text):

3. Prior to commencement of development hereby approved, a scheme for the provision and retention of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The

affordable housing shall be provided and thereafter retained in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. Unless otherwise agreed in writing by the Local Planning Authority, the scheme shall include:

- a) the location on the site of the affordable housing provision to be made which shall consist of not less than 9 housing units, 4 of which shall be for affordable rent and 5 of which shall be shared ownership;
- b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing];
- d) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
- e) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the adequate provision and delivery of affordable housing in accordance with the National Planning Policy Framework (July 2019).