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For the attention of Inspectors Anne Jordan BA(Hons) MRTPI and Alison Partington BA(Hons) MA MRTPI.

Examination in Public Lancashire County Council's Position Statement

I am writing regarding the examination of the Central Lancashire Local Plan 2023-2041 and subsequent submission of the Statement of Common Ground (SoCG) June 2025.

Introduction

The following statement is in relation to the Examination of the Central Lancashire Local Plan 2023-2041 (CLLP), specifically addressing the adequacy and soundness of the Plan's approach to education infrastructure. It reflects the position of Lancashire County Council's School Planning Team in ensuring that sufficient school places are planned and delivered in line with projected housing growth. Therefore, Lancashire County Council respectfully request modification in relation to Education Infrastructure for the following Matter:

- Matter 5 – Housing Allocations (Policy HS2), (Policy HS3) & (Policy HS4).

Background

Lancashire County Council is the education authority which has a statutory duty to ensure sufficient school places, including early years provision; school provision for children up to 16; post-16 provision and meeting the needs of children with special educational needs and disability (SEND). This includes planning the provision of primary and secondary school places and securing an appropriate balance between supply and demand, ensuring they function as high quality, viable and financially efficient services and to ensure fair access to educational opportunity and promote diversity and parental choice.

Lancashire County Council's (LCC's) submission to Central Lancashire Local Plan 2023-2041 (CLLP) – and the Statement of Common Ground (SoCG) Second Edition submitted in June 2025 identified Lancashire County Council's position of need to mitigate the impact of the developments to be brought forward within the timeframe of the Central Lancashire Local Plan. *See LCC's summary of need in attached appendices.*

Lancashire County Council's Summary of Representation

Lancashire County Council welcomes the inclusion of education infrastructure within Policy HC3 – Community, Health and Education Facilities in the Central Lancashire Local Plan (2023-2041) and the Local Plan Policy ID2 (Developer Contributions and Planning Obligations). However, we seek the following modifications to ensure the Plan is:

- Positively prepared to meet the full needs for school places.
- Justified with robust evidence of pupil yield and capacity.
- Effective in securing timely delivery of infrastructure.
- Consistent with national policy, including the NPPF and Education Act 1996.

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Key Issues and Evidence

Securing and Funding Site Allocations

The DfE guidance 'Securing Developer Contributions for Education' advises that housing development should mitigate its impact on community infrastructure, including schools. In relation to the Free Schools Programme the DfE expects the developer to make an appropriate contribution to the cost of the project, allowing the authority to secure the school site on a peppercorn basis and make use of developer contributions towards construction. Lancashire County Council's [Education Contribution Methodology \(July 2025\)](#) provides details of how developer contributions will be sought.

The provision of additional places to address housing demand is sought via either Section 106 agreement or Community Infrastructure Levy contributions. There are currently different contribution mechanisms operating across Central Lancashire.

Delivery Mechanisms

Where a number of developments are expected to come forward in an area with an aggregated requirement for a new school, Lancashire County Council would seek the District's support in securing suitable land for a school. Although the consultation document makes a reference to equalisation it would be useful for further details mechanisms to achieve this.

Viability

Lancashire County Council notes that the Local Plan refers to an Economic Viability Study that has been undertaken to ensure that the scale of the requirements does not cumulatively undermine the ability of the development(s) to come forward. Lancashire County Council are not confident in how Educational Infrastructure funding will be secured to mitigate the impact of the developments within the term of the Local Plan to ensure the Plans viability.

A Statement of Common Ground has been prepared and submitted (June 2025) in collaboration with Lancashire County Council; Chorley Borough Council; Preston City Council and South Ribble Borough Council outlining agreed education needs and delivery strategy; however, Lancashire County Council respectfully request the following changes to the Local Plan:

Requested Modifications

- Include education infrastructure in the list of critical priorities for developer contributions to ensure that “All Developers” make an appropriate contribution to the cost of the project, allowing the authority to secure the school site on a peppercorn basis and make use of developer contributions towards construction. This will give clarity and transparency not only to the authorities but also to developers to ensure sustainable communities and the Local Plans viability.

Conclusion

We support the strategic objectives of the Local Plan but believe that without the above modification, the Local Plan risks being unsound in relation to education infrastructure. We welcome the opportunity to participate in the hearing sessions and provide further evidence as required.

Yours faithfully,





Paula Durrant
School Planning Manager



Appendices

Chorley Summary of Need

Primary Planning Area Summary	Planning Area Total Dwellings from Site Allocations & HLS	PPA DfE Primary Yield (0.39)	FE required	DfE Secondary Yield (0.18)	FE required
Chorley Central 1390 + 508 (HLS) = 1898		740	3.5FE		
Chorley Rural North 67 = 189 (HLS) = 256		100	0.5FE		
Chorley Rural West 263+ 150 (HLS) = 413		161	1FE		
Clayton le Woods 968 + 125 (HLS) = 1093		426	2.5FE		
Coppull 304+ 43(HLS) = 347		135	1FE		
Euxton = 141 +370 (HLS) = 511		199	1FE		
Rivington & Adlington 310 + 34(HLS) = 344		134	1FE		
				4862	
Total - 4862 - CLLP Site Allocation (3443 + HLS (1419) (0-20Yrs)	4862	1896	10.5FE	875	6FE

In Chorley mitigation of the predicted scale of demand for primary education can be accommodated through expansions of existing schools. This is taking account of projected surplus. However, there is still an identified shortfall for secondary school places which cannot be addressed by expansion therefore, land will be required for a secondary school site within Chorley to mitigate the impact of the developments. The demand for places within the plan period is a requirement of 6 Forms of Entry.

Summary - Secondary

Whilst we acknowledge that Chorley will work with Lancashire County Council, Lancashire County Council have concerns that to date no allocation of land within the Chorley District has been identified for a secondary school site.

As the Education Authority it is our duty as commissioners of school place provision set in legislation to make the inspector aware that without assurances, based on current predictions and housing growth figures shared with us by the district, that Lancashire County Council are not confident that secondary school aged children living in Chorley will be able to attend a secondary school place in Chorley in the future should appropriate mitigation not come forward.

The County Council have sought expressions of interest from existing Chorley schools in line with the School Place Planning Strategy 2022-2025; however, as the schools in the Chorley District are all own admissions authority schools i.e. Academy/Faith schools our expansion options to address the shortfall of places required in existing schools is limited. In 2024 Lancashire County Council's School Planning Team permanently expanded two secondary schools within the neighbouring planning area of South Ribble to mitigate the shortfall of places in Chorley; this is not a sustainable solution for the future demand in Chorley.

Lancashire County Council have concerns on what value will be placed on land and how it will be delivered should a site be identified. Communication from Chorley colleagues refer to both the land and construction costs being funded from a mix, with the possibility of a CIL contribution. What does this look like? The Statement of Common Ground (SoCG) 5.21 *"refers to some school planning areas where the scale of housing development planned coupled with the limited scope for expansion of existing schools means that it may be necessary for more land to be identified for a new school. This will be as the Local Plan progresses to the next stage and therefore any new schools' sites would be progressed via the development management process (and considered against the policies in the emerging plan)"*. Lancashire County Council would like to ask if there are any policies in the emerging plans that will cover this.



Conversations on how future provisions for land and construction costs will be mitigated are ongoing as Lancashire County Council continue to work with Chorley colleagues in a positive manor.



Preston Summary of Need

The table below provides details of the pupil yields projected from housing allocations over the plan period. Primary pupil yields are determined at Primary Planning Area level, and secondary planning area and pupil yield is at district level.

Dwelling Projections and Pupil Yield (Primary and Secondary)					
Primary Planning Area Summary	Planning Area Total Dwellings from Allocations & HLS	PPA DfE Primary Yield (0.29)	FE required	DfE Secondary Yield (0.16)	FE required
Goosnargh & Grimsargh 477 + 441 (HLS) = 918	918	266	1.5FE		
Preston Rural 1265 + 802 (HLS) = 2067	2067	599	3FE		
Preston North 193 + 441 (HLS) = 634	634	184	1FE		
Preston West 1865 + 963 (HLS) = 2828	2828	820	4FE		
Preston East 1776+ 401 (HLS) = 2177	2177	631	3FE		
Total - CLLP Site Allocation (5576) + HLS (3048) (0-20Yrs) = 8624	8624	2501	12.5FE	1380	9.5FE

Primary

The requirement above has been adjusted to take into account proposed school sites and there potential to meet projected demand identified in the table above:

Primary				
Planning Area	Projected Requirement	School Sites	Mitigation by school sites identified	Remaining site requirement
Goosnargh & Grimsargh	1.5FE	Whittingham Hospital	2FE	0FE
Preston Rural	3FE	Land at Bartle	2FE	
		Tabley Lane (NWP)	2FE	
			4FE	0FE
Preston North	1FE	William Young Way (NWP)	2FE	0FE



Preston West	4FE	Cottam Hall	1FE	0FE See Below
Preston East	3FE		0FE	0 FE See Below

Preston East

The above table indicates that there is a projected 3FE requirement in Preston East. However, though consideration of the housing projections and potential phasing it has been determined that the 3FE requirement in Preston East could be addressed through expansion of existing local schools, supported by developer contributions, where appropriate.

Preston West

The land identified to date would provide 1FE(Cottam) against a projected requirement of 4FE in the Preston West planning area.

Although the school site at William Young Way is located in the Preston Rural planning area it is very close to the Preston West planning area boundary and is likely to address some of the Preston West demand. In Preston Rural planning area, it is anticipated that the 4FE provision identified at Tabley Lane and Land at Bartle sites would be sufficient to meet a significant portion of both the Preston Rural and Preston North demand, allowing places to be made available at the William Young Way school site for Preston West pupils.

Furthermore, there are discussions ongoing with Homes England regarding the potential to exchange of the Cottam Hall (1FE) school site with an alternative site at Land at Eastway, which could potentially accommodate 2 forms of entry. Although the Land at Eastway site is located in the Preston North Primary Planning Area it is 2.75 miles from the Cottam Hall site and it is anticipated that this site could accommodate demand from Preston West Primary Planning Area and demand from the Northwest Masterplan strategic site.

Should the Eastway site be able to accommodate two forms of entry there would be sufficient sites to meet projected demand.

Summary - Primary

The site information above indicates that there is 1FE shortfall in relation to Preston West primary planning area. However, the ongoing discussions regarding the land exchange of Cottam Hall with the Homes England Land at Eastway site could increase the potential provision from 1FE to 2FE.

Should the Land at Eastway site deliver a 2FE provision, LCC believe there would be sufficient primary school land identified to meet projected primary demand.

Secondary

The Dwelling Projections and Pupil Yield (Primary and Secondary) table above identified a 9.5 form entry requirement to accommodate pupil yields from allocated dwelling projections. This requirement has been adjusted to take into account proposed school sites and their potential to meet projected demand in the table below:

Secondary				
	Projected Requirement	School Sites	Mitigation by school sites identified	Remaining site requirement



Preston	9.5FE			
		Maxy Lane	4FE	
		Former Tulketh High School	4FE	
				1.5FE

Summary - Secondary

The table above indicates that there is still a 1.5FE requirement in relation to secondary projections of demand over the plan period. However, there is further information available to inform this position.

In line with LCC's Basic Need Delivery Plan 2022 to 2025 the county council had commenced statutory consultation on a proposal to establish a new 4 form entry secondary school at the former Tulketh High School Site in Preston. Expressions of interest in expansion to mitigate the projected shortfall had previously been sought from all Preston secondary schools but had been unsuccessful in identifying sufficient mitigation to meet requirements.

However, in July 2025 LCC was approached by the Preston District 6 Headteachers Group, with regards to existing Preston schools collectively delivering additional places to meet the projected shortfall of places. The expressions of interest received could potentially deliver a further 5 forms of entry, which would be sufficient to address projected demand to 2030/31.

The current position is that LCC is assessing the expressions of interest and engaging further with existing schools. At the same time the county council will continue to pursue investigations into the delivery of the former Tulketh High School site and also the Maxy Lane school site, which is secured within S106 agreement but not yet in LCC's ownership. This approach was approved by LCC Cabinet on 9th October 2025.

Taking into account the expansion expressions of interest received from existing Preston schools and the school sites available to the county council, **LCC believe that there is sufficient mitigation in place to accommodate projected demand over the plan period.**



South Ribble Summary of Need

Primary Planning Area Summary	Planning Area Total Dwellings from Site Allocations & HLS	PPA DfE Primary Yield (0.29)	FE required	DfE Secondary Yield (0.16)	FE required
Leyland - 760 + 1134 (HLS) =	1894	549	3FE		
Walton Le Dale, Bamber Bridge & Samlesbury - 1010 +218 (HLS) = 1228	1228	356	2FE		
Rural South Ribble - 473 +164 (HLS) = 637	637	185	1FE		
Penwortham - 310 +1427 (HLS) = 1737	1737	504	2.5FE		
				5496	
Total - CLLP Site Allocation (2553) + HLS (2943) (0-20Yrs) = 5496	5496	1594	8.5FE	879	6FE

The predicted scale of demand together with the projected surplus, we are still showing a shortfall of 1 FE in Leyland and 0.5FE in Rural South Ribble.

The shortfall of half a form of entry in Rural South Ribble could be accommodated at Pickering's Farm, however there is still an identified shortfall of 1 Form of Entry in Leyland. This cannot be address by expansion, so the additional 1 form of entry will require provision of land in Leyland.

Summary - Primary

South Ribble BC have identified a possible option to mitigate the 1FE primary school requirement on a development. A feasibility has been requested to determine suitability for the 1FE primary school, the initial outcome of this is looking favourable, however it is not a full comprehensive feasibility as it does not include highway which is still outstanding.

Lancashire County Council again have concerns on what land value will be placed on this land and how it will be delivered. The Statement of Common Ground (SoCG) 5.21 *"refers to some school planning areas where the scale of housing development planned coupled with the limited scope for expansion of existing schools means that it may be necessary for more land to be identified for a new school. This will be as the Local Plan progresses to the next stage and therefore any new schools' sites would be progressed via the development management process (and considered against the policies in the emerging plan)"*. Lancashire County Council would like to ask if there are any policies in the emerging plans that will cover this.

Whilst we are making progress on the primary school land with colleagues in South Ribble at this point, we don't have any assurances in place on securing the land, however we will continue to work with South Ribble colleagues in a positive manor.

Lancashire County Council's School Planning would like to take this opportunity to thank Central Lancashire colleagues for their support in our Local Plan engagement discussions to date.

