

03 AUG 2011

FOR THE
ATTENTION OF

(01772) 534294

(01772) 533165

Planning Contributions@lancashire
gov.uk

Director of Development,
Ribble Valley Borough Council,
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Your ref
Our ref
Date:

3/2010/0751
PG/SS/PAT/MG
27 July 2011

FAO Colin Sharpe

Dear Colin

PLANNING APPLICATION NO. 3/2011/0460
PROPOSED DEVELOPMENT: RESUBMISSION FOR A RESIDENTIAL
DEVELOPMENT FOR 34 NO. DWELLINGS.
LOCATION: LAND OFF WHALLEY NEW ROAD, BILLINGTON BB7 9NW

Further to the consultation with regard to the above proposed development, this consultation response outlines the Planning Contribution request for Lancashire County Council Services based upon the Policy Paper 'Planning Obligations in Lancashire'.

Transport

The Applicant has assessed the Residential Development Accessibility Score for this site to be 24. On this basis, a sum of £1,600 is requested for the 3 bedroom units and £1,070 for each affordable unit, making a total of £49,100

Education

Using the LCC Planning Obligations Policy Paper, a yield of 0.35 primary and 0.25 secondary pupils per house has been used. Therefore, there is a possible yield of 12 primary and 9 secondary aged pupils.

Primary School Places

Whilst there are currently 18 places in the local primary schools, there is forecast to be a shortage of places in the next 5 years, even without the impact from this development.

Richard Sharples Planning Officer
Strategy and Policy, P.O Box 26, County Hall, Preston PR1 8RE Tel: 01772 534294

As this development would, therefore, create a further need for additional school places, we would be seeking a contribution from the developer in respect of the full potential pupil yield of this development i.e. 12 pupils.

Using the DCSF cost multiplier (£12,257 x 0.9) x 1.0733 per place = **£142,079**

Should Ribble Valley be unable to secure this contribution from the developer, Lancashire County Council is unable to guarantee that the pupils in this area will be able to secure a school place within a reasonable distance from their home.

NB. Planners need to be aware that, due to the significant levels of development coming forward in this area, we would also need to ensure that a site is earmarked in the area, as part of ongoing discussions with developers, as it may be that the small group of schools serving this area are unable to be extended any further.

Secondary School Places

There is currently a shortfall of places in this school, which is already overcrowded. Whilst forecasts show that pupil numbers should fall slightly over the next few years, this does not account for the significant levels of additional housing development coming forward in this area. The combined effects of the potential developments at Britannia Street, Petre House Farm, Old Manchester Offices, Calderstones Park and Barrow Brook, all of which will impact on places at this school, have a combined potential yield of over 60 pupils. It is anticipated that approximately 23 of these pupils would seek places at this school, leaving just 15 places. As the anticipated yield of this development is 9 pupils, we would not be seeking a contribution for secondary places.

Waste Management

The County Council makes vital major investments in waste management infrastructure for reasons of environmental protection and sustainability. Also, the necessity to secure the County Council's budget position as a waste disposal authority, through investing in an early switch away from landfilling, has become all the more apparent, since the recent announcement on the rise in landfill tax in this year's National Budget. Every District in the County is being provided with advanced treatment facilities to treat waste prior to landfilling, either directly or via purpose designed transfer stations. Since each and every new house, wherever it is in the County, has to be provided with this basic service and the Council has to comply with significant new requirements relating to the management of waste, it is considered that the Council is justified in requesting a contribution towards waste management.

Based upon the Policy Paper methodology for Waste Management, the request is £16,320.

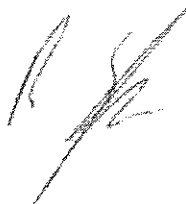
By way of summary, the likely planning contribution request for Lancashire County Council services is as follows :-

Transport	£ 49,100
Education	£ 142,079
Waste Management	£ 16,320

Please could you provide us with feed back in terms of the decision, any S106 agreement and if refused any subsequent appeals to:

Planning.Contributions@lancashire.gov.uk

Yours sincerely



Richard Sharples
Planning Officer
Strategy and Policy
Lancashire County Council