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Church Walk

CLITHEROE

27 OCT 2011

BB7 2RA

FOR THE
ATTENTION OF

Your ref: 03/2011/0482

Our ref: PG/SS/PAT/KG

Date: 27th October 2011

FAO John Machole

Dear John

PLANNING APPLICATION NO: 03/2011/0482

PROPOSED DEVELOPMENT: OUTLINE APPLICATION FOR DEMOLITION OF THE EXISTING HOTEL AND ASSOCIATED OUTBUILDINGS AND THE SUBSEQUENT REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE.

LOCATION: BROWN LEAVES COUNTRY HOTEL LONGSIGHT ROAD COPSTER GREEN LANCASHIRE

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'.

Education

Primary

There were 20 places in the local primary schools at January 2011 pupil census.

*Latest forecasts*¹ for the local primary schools show there to be 0 places in 5 years' time. These forecasts take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5 year Housing Land Supply document, which has already had planning permission

This indicates that there will be a shortfall in primary places within 5 years.

Therefore, there is insufficient capacity to accommodate the potential yield of 6 pupils from this development and a contribution is being sought for a full pupil yield of this development i.e. 6 places.

Secondary

There were no secondary schools within a 3 mile radius of this proposed development. Therefore, we would not be making a claim for secondary school provision. However, it should be noted that the provision of additional housing in this area would require pupils to travel further to get to a secondary school and Planning should note that Lancashire County Council will need to provide additional resources in relation to the additional transport costs.

Summary of response:

There are insufficient primary places to accommodate this development and the maximum contribution which could be sought would be for a full pupil yield of this development is as follows:

Primary places: 6 places @ £12257x (0.9) x 1.1072= **£73,283** (subject to indexation)

£73,283

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 land filling, 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 land filling, 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

£8,640

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

Waste Management	£ 8,640
Education	£ 73,283

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

Regards



Richard Sharples
Planning Officer
