

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

Phone: (01772) 534294
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Email: Planning.Contributions@lancashire.gov.uk

Your ref: 3/2011/0892
Our ref: PG/SS/PAT/MG
Date: 28th February 2012

Dear Sarah

PLANNING APPLICATION NO: 3/2011/1064

PROPOSED DEVELOPMENT: Proposed residential development schemes totalling 113 dwellings (81 market and 32 affordable units). Comprising 81 dwellings on land off Woone Lane adjacent to Primrose phase 1 site (Outline application including details of access, layout and scale) and 32 dwellings on land to rear of Number 59-97 Woane Lane (Detailed APPN) plus related highway improvements at Whalley Rd / Primrose Rd junction

LOCATION: Sites off Woone Lane a) rear of 59-97 Woone Lane and b) land to South-West of Primrose Village phase 1, Clitheroe Lancashire

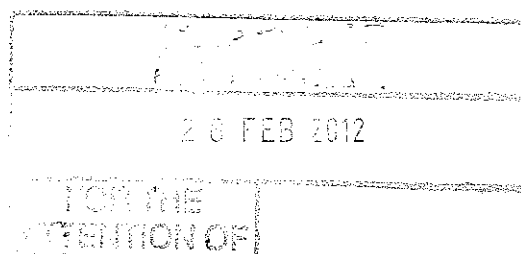
Further to the consultation with regard to the above proposed development, this consultation response outlines the Planning Contribution request for Lancashire County Council Services based upon the Policy Paper 'Planning Obligations in Lancashire'.

Transport

There is likely to be a contribution request for sustainable transport measures in relation to this proposed development. This however, has not yet been determined.

To discuss this further, please contact Mark Hornby tel. 01254 828052 or Martin Nugent tel 01254 828060.

Youth and Community



Clitheroe has been identified as a priority for the Young People's Service and the existing Young People's Centre within Clitheroe is now classed as a Key Centre for service delivery. Therefore, we would like to request a planning contribution in relation to this proposed new development at land off Woane Lane and land at Primrose Village.

As there may be more young people accessing our centre from this proposed development, the planning contribution could be appropriately used to contribute towards additional furniture and equipment as well as the creation of a further project room within the centre to cope with the extra demand.

Based on the methodology for the Young People's Service, the total contribution request at the rate of £660 per dwelling where there is 2 bedrooms or more, the planned contribution amounts to **£65,340**.

Education

The latest information available at this time was based upon the 2011 annual pupil census and resulting projections.

Based upon the latest assessment, LCC would be seeking a contribution for 28 primary places.

Calculated at 2011 rates, this would result in a claim of:

Primary places: 28 @ $(£12,257 \times 0.9) \times 1.055 = £325,865$

Total contributions: **£325,865**

NB: If any of the pending applications listed above are approved prior to a decision being made on this development the claim could increase up to maximum of 28 primary places and 20 secondary places.

(Secondary – 62 places available less 24 approved applications less 83 pending applications = shortfall of 45 places)

Calculated at 2011 rates, this would result in a maximum secondary claim of:

Primary places: 28 @ $(£12,257 \times 0.9) \times 1.055 = £325,865$

Secondary places: 20 @ (£18,469 x 0.9) x 1.055 = £350,726

The total of the claim would therefore increase to a maximum of: **£676,591**

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

£54,250

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

Education £325,865

Waste Management £ 54,250

Youth and Community £65, 340

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

Woone Lane, Ribble Valley Development 3/2011/1064

Education Response 14 February 2012

Development details: 80 dwellings

Primary place yield: 28 places

Secondary place yield: 20 places

Local primary schools within 2 miles of development:

ST JAMES' CHURCH OF ENGLAND PRIMARY CLITHEROE
ST MICHAEL AND ST JOHN'S RC PRIMARY CLITHEROE
CLITHEROE EDISFORD PRIMARY SCHOOL
CLITHEROE BROOKSIDE PRIMARY SCHOOL
CLITHEROE PENDLE PRIMARY SCHOOL
BARROW PRIMARY SCHOOL
WADDINGTON AND WEST BRADFORD COFE VA PRIMARY

Projected places available in 5 years: -8

Local Secondary schools within 3 miles of the development:

RIBBLESDALE HIGH SCHOOL/TECHNOLOGY COLLEGE
CLITHEROE ROYAL GRAMMAR SCHOOL

Projected places available in 5 years: 62

Requirement based on projections and impact of other developments:

Primary

Latest projections¹ for the local primary schools indicate that there will be a shortfall of 8 places available in 5 years' time. These projections 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.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 28 places.

Secondary

*Latest projections*¹ for the local secondary schools indicate that there will be 62 places available in 5 years' time. These projections 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.

However, planning applications have already been approved for the former Cobden Mill, Barkers Garden Centre and Victoria Mill which have the potential to yield 24 additional pupils, which are expected to attend one of these secondary schools. Therefore, the number of remaining places would be $62 \text{ less } 24 = 38$ places.

Other developments pending approval or appeal decision which will impact upon these secondary schools:

There are also a number of additional housing developments which will impact upon this group of schools which are pending a decision or are pending appeal. Details are as follows:

Henthorn Road

Land off Milton Ave

Land off Chatburn Old Road

Old Manchester Offices

Effect on number of places:

The proportion of the combined expected yield from these developments which is expected to impact upon this group of secondary schools is 83 pupils. Therefore, should a decision be made on any of these developments (including the outcome of any appeal) before agreement is sealed on this contribution, our position may need to be reassessed, taking into account the likely impact of such decisions.

Summary of response:

The latest information available at this time was based upon the 2011 annual pupil census and resulting projections.

¹ *Latest projections produced at spring 2011, based upon Annual Pupil Census January 2011*

Based upon the latest assessment, LCC would be seeking a contribution for 28 primary places.

Calculated at 2011 rates, this would result in a claim of:

Primary places: 28 @ $(£12,257 \times 0.9) \times 1.055 = £325,865$

Total contributions: **£325,865**

NB: If any of the pending applications listed above are approved prior to a decision being made on this development the claim could increase up to maximum of 28 primary places and 20 secondary places.

(Secondary – 62 places available less 24 approved applications less 83 pending applications = shortfall of 45 places)

Calculated at 2011 rates, this would result in a maximum secondary claim of:

Primary places: 28 @ $(£12,257 \times 0.9) \times 1.055 = £325,865$

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