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Your ref 3/2012/0158
Our ref: PG/SS/PAT/RS
Date: 2nd May 2012

Dear Sarah

9 3 MAY 2012

PLANNING APPLICATION NO: 3/2012/0158

PROPOSED DEVELOPMENT: Outline application for the erection of 73 open market detached dwellings and 31 social housing properties

LOCATION: Site 2 Barrow Brook Business Village Barrow 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.

Education

The latest information available at this time was based upon the 2012 annual pupil census and resulting projections.

Based upon the latest assessment, LCC would be seeking a contribution for 22 primary school and 26 secondary school places.

Site 2 Barrow Brook Business Village, Ribble Valley BC Development

Education Reassessment 2 May 2012

Development details: 104 dwellings

Primary place requirement: 36 places

Secondary place requirement: 26 places

Local primary schools within 2 miles of development:

WHALLEY CHURCH OF ENGLAND PRIMARY
BARROW PRIMARY SCHOOL

Projected places in 5 years: 19

Local Secondary schools within 3 miles of the development:

ST AUGUSTINE'S ROMAN CATHOLIC HIGH SCHOOL BILLINGTON
RIBBLESDALE HIGH
CLITHEROE ROYAL GRAMMAR

Projected places in 5 years: 28

Education requirement:

Primary

Latest projections¹ for the local primary schools show there to be 19 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, Victoria Mill, Petre House Farm and Barkers Garden Centre which have the potential to yield 5 additional pupils, which are expected to attend one of these secondary schools. Therefore, the number of remaining places would be 19 less 5 = 14 places. With a potential yield of 36 pupils from this development, there would be a shortfall of 22 places and this would be the number of places for which a contribution would be sought.

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 as follows:

Old Manchester Offices

Woone Lane

Effect on number of places:

The proportion of the expected yield from these developments which is expected to impact upon this group of primary schools is 6 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.

Secondary

*Latest projections*¹ for the local secondary schools show there to be approximately 28 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, Victoria Mill, Petre House Farm and Barkers Garden Centre which have the potential to yield 28 additional pupils, which are expected to attend one of these secondary schools. Therefore, the number of remaining places would be 16 less 24 = 0 places. With a potential yield of 26 pupils from this development, there would be a shortfall of places and this would be the number of places for which a contribution would be sought.

¹ *Latest projections produced at spring 2012, based upon Annual Pupil Census January 2012.*

Summary of response:

The latest information available at this time was based upon the 2012 annual pupil census and resulting projections.

Based upon the latest assessment, LCC would be seeking a contribution for 22 primary school and 26 secondary school places.

Calculated at 2012 rates, this would result in a claim of:

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation (304.20 April 2011 / 288.4 Q4 2008 = 1.054785)}$

= £11,635.65 per place

$£11,635.65 \times 22 \text{ places} = \text{£255,984}$

Secondary places:

$(£18,469 \times 0.9) \times \text{BCIS Indexation (304.20 April 2011 / 288.4 Q4 2008 = 1.054785)}$

= £17,532.74 per place

$£17,532.74 \times 22 \text{ places} = \text{£385,720}$

Total Claim: £641,704

NB: If any of the pending applications listed above are approved prior to a decision being made on this development a claim for primary school places could be made to a maximum of 28 places

(Primary - 19 places less 5 approved applications = 14 less yield of 36 = -22 places less 6 pending applications = shortfall of 28 places)

Calculated at 2012 rates, this would result in a maximum primary claim of:

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation (304.20 April 2011 / 288.4 Q4 2008 = 1.054785)}$

= £11,635.65 per place

$£11,635.65 \times 28 \text{ places} = \text{£325,798}$

The total of the claim would therefore increase to a maximum of: **£711,518**

¹ Latest projections produced at spring 2012, based upon Annual Pupil Census January 2012.