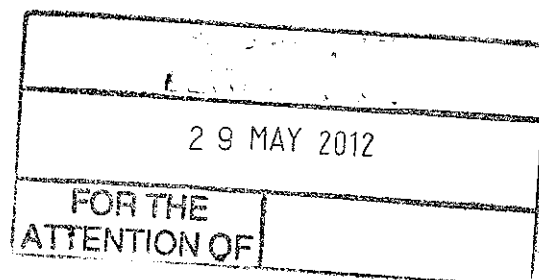


Director of Development,
Ribble Valley Borough Council,
Council Offices
Church Walk
CLITHEROE
BB7 2RA
FAO Sarah Westwood

Phone: (01772) 534294
Fax: (01772) 534146
Email: Planning.Contributions@lancashire.gov.uk

Your ref: 3/2012/0327
Our ref: PG/SS/PAT/MG
Date: 29th May 2012

Dear Sarah



PLANNING APPLICATION NO: 3/2012/0327

PROPOSED DEVELOPMENT: Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping.

LOCATION: Land to the East of Clitheroe Road

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 application is being assessed by the transport team. However, precise details have yet to be verified. To discuss the transport contribution further, please contact Mark Hornby tel. 01254 828052 or Martin Nugent tel 01254 828060.

Education

This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts through a planning obligation. The contribution described is directly linked to the development described above and would be used in order to provide education places within a reasonable distance of the development (within 3 miles) for the children expected to live on the development.

£17,532.74 x 14 places = **£245,458**

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 8 places

(Primary - 27 places less 7 approved applications = 20 less yield of 19 = 1 place less 9 pending applications = shortfall of 8 places)

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

Primary places:

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

= £11,635.65 per place

$£11,635.65 \times 8 \text{ places} = \textbf{£93,085}$

The total of the claim would therefore increase to a maximum of: **£338,543**

Failure to secure the contributions sought would mean that the County Council cannot guarantee that children living on this development would be able to access a school place within a reasonable distance from their homes.

We are unable to specify the school(s) which would have additional places provided at this stage; this is due to the statutory processes surrounding school expansion and the need for consultation.

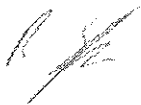
This response is based on the latest information available at the time of writing. Circumstances may change over time, as other applications come forward. Consequently this response may require re-evaluation if the determination of the application is delayed significantly.

Education £245,458

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

Lawsonsteads, Ribble Valley BC Development

Education Reassessment 2 May 2012

Development details: 55 dwellings

Primary place requirement: 19 places

Secondary place requirement: 14 places

Local primary schools within 2 miles of development:

WHALLEY CHURCH OF ENGLAND PRIMARY
LANGHO AND BILLINGTON ST LEONARD'S COFE VA PRIMARY
BARROW PRIMARY SCHOOL

Projected places in 5 years: 27

Local Secondary schools within 3 miles of the development:

ST AUGUSTINE'S ROMAN CATHOLIC HIGH SCHOOL BILLINGTON
RIBBLESDALE HIGH

Projected places in 5 years: 16

Education requirement:

Primary

Latest projections¹ for the local primary schools show there to be 27 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.

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 9 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 16 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 24 additional pupils, which are expected to attend one of these secondary schools. Therefore, the number of remaining places would be 16 less 24 = -8 places. With a potential yield of 14 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.

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 14 secondary school places.

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

Secondary places:

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

= £17,532.74 per place

£17,532.74 x 14 places = **£245,458**

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

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 8 places

(Primary - 27 places less 7 approved applications = 20 less yield of 19 = 1 place less 9 pending applications = shortfall of 8 places)

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

Primary places:

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

= £11,635.65 per place

$£11,635.65 \times 8 \text{ places} = \textbf{£93,085}$

The total of the claim would therefore increase to a maximum of: **£338,543**

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