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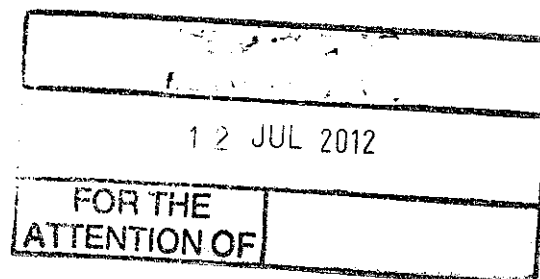


Director of Development,
Ribbles Valley Borough Council,
Council Offices
Church Walk
CLITHEROE
BB7 2RA
FAO Sarah Westwood

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

Your ref: 3/2012/0420
Our ref: PG/SS/PAT/MG
Date: 10th July 2012

Dear Sarah



PLANNING APPLICATION NO: 3/2012/0420

PROPOSED DEVELOPMENT: Outline Application for a Residential Development - 49 Dwellings

LOCATION: Land North and West of Littlemoor, 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

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.

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 17 primary school places.

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

Primary places:

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

= £11,635.65 per place

$£11,635.65 \times 17 \text{ places} = \textbf{£197,806}$

NB: If any of the pending applications listed above are approved prior to a decision being made on this development the claim for secondary school provision could increase up to maximum of 12 places.

Calculated at 2012 rates, this would result in a maximum secondary 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

$£17,532.74 \times 12 \text{ places} = \textbf{£210,393}$

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.

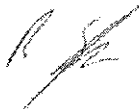
We are unable to specify the school(s) which would have additional places provided at this stage; this is due to the statutory processes surrounding school expansion and the need for consultation.

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.

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

Littlemoor Clitheroe, Ribble Valley BC Development

Education Assessment 11th June 2012

Development details: 49 dwellings

Primary place requirement: 17 places

Secondary place requirement: 12 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 & WEST BRADFORD COFE VA PRIMARY

Projected places in 5 years: -7

Local Secondary schools within 3 miles of the development:

RIBBLESDALE HIGH SCHOOL/TECHNOLOGY COLLEGE
CLITHEROE GRAMMAR ACADEMY

Projected places in 5 years: 62

Education requirement:

Primary

*Latest projections*¹ for the local primary schools showing there to be a shortfall of 7 places in 5 years' time, the shortfall will occur without the impact from this development. 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. 17 places.

Secondary

*Latest projections*¹ for the local secondary schools show there to be approximately 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 a number of planning applications have already been approved in this area and these have an effect upon the places available.

These developments are:

- ❖ Barkers Garden Centre
- ❖ Former Cobden Mill

Therefore, the number of remaining places would be 62 less 19 = 43 places. With an expected pupil yield of 12 pupils from this development, it is expected that there would be sufficient 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:

- ❖ Land of Milton Avenue
- ❖ Woone Lane
- ❖ Site 2 Barrow Brook Business Village
- ❖ Lawsonsteads
- ❖ Victoria Mill

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

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 70 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 2012 annual pupil census and resulting projections.

Based upon the latest assessment, LCC would be seeking a contribution for 17 primary school places.

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

Primary places:

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

= £11,635.65 per place

$£11,635.65 \times 17 \text{ places} = \textbf{£197,806}$

NB: If any of the pending applications listed above are approved prior to a decision being made on this development the claim for secondary school provision could increase up to maximum of 12 places.

Calculated at 2012 rates, this would result in a maximum secondary 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

$£17,532.74 \times 12 \text{ places} = \textbf{£210,393}$

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