

Director of Development,
Ribble Valley Borough Council,
Council Offices

Church Walk

CLITHEROE

BB7 2RA

FAO Jane Tucker

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

Your ref: 3/2012/0702
Our ref: PG/SS/PAT/MG
Date: 11th September 2012

Dear Jane

PLANNING APPLICATION NO: 3/2012/0702

PROPOSED DEVELOPMENT: Residential development of twelve new dwellings, comprising of 1 x detached, 6 x semi-detached and 5 x terraced (1 x market unit and 4 x affordable units), 3 and 4 bedroom with associated garden areas and parking.

LOCATION: Kingsmill Avenue, off Mitton Road, Whalley

Intro

Further to the consultation with regard to the above proposed development, this consultation response outlines a planning contribution request from Lancashire County Council based upon a methodology published in the 'Planning Obligations in Lancashire' Policy Paper.

Transport

The application is being assessed by the transport team. However, precise details have yet to be verified. To discuss the transport issues 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 6 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

$£11,635.65 \times 6 \text{ places} = \textbf{£69,814}$

NB: If any of the pending applications listed in the attached appendix are approved prior to a decision being made on this development the claim for secondary school provision will be a maximum of 4 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

$£17,532.74 \times 4 \text{ places} = \textbf{£70,131}$

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.

LCC is 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

A handwritten signature in cursive script, appearing to read 'D. Cahill', followed by a vertical line.

David Cahill

Planning Officer

Kingsmill Ave, Off Mitton Road, Ribble Valley BC Development

Education Assessment 31st August 2012

Development details: 17 dwellings

Primary place requirement: 6 places

Secondary place requirement: 4 places

Local primary schools within 2 miles of development:

BARROW PRIMARY SCHOOL

WHALLEY CHURCH OF ENGLAND PRIMARY SCHOOL

LANGHO AND BILLINGTON ST LEONARD'S COFE VA PRIMARY

Projected places in 5 years: -28

Local Secondary schools within 3 miles of the development:

ST AUGUSTINE'S ROMAN CATHOLIC HIGH SCHOOL BILLINGTON

RIBBLESDALE HIGH SCHOOL/TECHNOLOGY COLLEGE

CLITHEROE GRAMMAR ACADEMY

Projected places in 5 years: 58

Education requirement:

Primary

Latest projections¹ for the local primary schools showing there to be a shortfall of 28 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. 6 places.

Secondary

Latest projections¹ for the local secondary schools show there to be approximately 58 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.

There are currently no approved planning applications which affect these schools; however other developments pending approval or appeal decision which will impact upon these primary schools are listed below:

- Old Manchester Offices
- Lawsonsteads
- Littlemoor, Clitheroe
- South West of Barrow and West of Whalley Road
- Britannia Street
- Land off Dale View
- Land adjacent Greenfield Avenue

Effect on number of places:

The proportion of the combined expected yield from these developments which is expected to impact upon this group of primary schools is 199 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 6 primary school places.

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

Primary places:

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

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

= £11,635.65 per place

£11,635.65 x 6 places = **£69,814**

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 will be a maximum of 4 places.

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

Secondary places:

(£18,469 x 0.9) x BCIS Indexation (304.20 April 2011 / 288.4 Q4 2008 = 1.054785)

= £17,532.74 per place

£17,532.74 x 4 places = **£70,131**

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