

Director of Development,
Ribble Valley Borough Council,
Council Offices

Church Walk

CLITHEROE

BB7 2RA

FAO Colin Sharpe

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

Your ref: 3/2012/0738
Our ref: PG/SS/PAT/MG
Date: 7th September 2012

Dear Colin

PLANNING APPLICATION NO: 3/2012/0738

PROPOSED DEVELOPMENT: 10 no Properties (7no. open market and 3no. affordable). The proposed development will include the construction of an access road and turning head to LCC criteria and the construction of garages and creation of garden areas

LOCATION: Land off Dale View Billington Clitheroe Lancashire BB7 9LL

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 4 primary school places and 3 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

$£11,635.65 \times 4 \text{ places} = \textbf{£46,543}$

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

$£17,532.74 \times 3 \text{ places} = \textbf{£52,598}$

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.

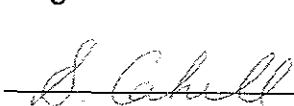
LCC is unable to specify the school(s) which would have additional places provided at this stage; this is due to the statutory processes surrounding school expansion and the need for consultation.

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



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David Cahill

Planning Officer

Land off Dale View, Ribble Valley BC Development

Education Assessment 4th September 2012

Development details: 10 dwellings

Primary place requirement: 4 places

Secondary place requirement: 3 places

Local primary schools within 2 miles of development:

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

Projected places in 5 years: -42

Local Secondary schools within 3 miles of the development:

ST AUGUSTINE'S ROMAN CATHOLIC HIGH SCHOOL BILLINGTON

Projected places in 5 years: -34

Education requirement:

Primary

Latest projections¹ for the local primary schools showing there to be a shortfall of 42 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. 4 places.

Secondary

Latest projections¹ for the local secondary schools showing there to be a shortfall of 34 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. 3 places.

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 4 primary school places and 3 secondary school places.

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

Primary places:

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

= £11,635.65 per place

$£11,635.65 \times 4 \text{ places} = \textbf{£46,543}$

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

$£17,532.74 \times 3 \text{ places} = \textbf{£52,598}$

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