

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: 3/2012/0861
Our ref: PG/SS/PAT/MG
Date: 25th October 2012

Dear Sarah

PLANNING APPLICATION NO: 3/2012/0861

PROPOSED DEVELOPMENT: Outline application for residential development. Re-submission.

LOCATION: Land off Milton Avenue Clitheroe Lancashire

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.

Primary

*Latest projections*¹ for the local primary schools show there to be approximately 63 places available in 5 years' time. With an expected pupil yield of 18 pupils from this development, we would not be seeking a contribution from the developer in respect of primary places.

Secondary

*Latest projections*¹ for the local secondary schools show there to be approximately 84 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 are pending approval in this area and these may have an effect upon the places available.

These developments are:

- Land Adj Greenfield Site
- Littlemoor, Clitheroe
- South West of Barrow and West of Whalley
- Kingsmill Avenue
- Lawsonsteads

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 114 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.

Therefore, the number of remaining places would be 84 less 114 = -30 places. With an expected pupil yield of 13 pupils from this development, it is expected that there would be a shortage of 43 places.

Summary of response:

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 a maximum of the full yield.

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 13 places = **£227,926**

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



David Cahill

Planning Officer

Land off Milton Avenue, Ribble Valley BC Development

Education Assessment 09th October 2012

Development details: 50 dwellings

Primary place requirement: 18 places

Secondary place requirement: 13 places

Local primary schools within 2 miles of development:

CLITHEROE PENDLE PRIMARY SCHOOL
ST MICHAEL AND ST JOHN'S RC PRIMARY CLITHEROE
ST JAMES' CHURCH OF ENGLAND PRIMARY CLITHEROE
CLITHEROE BROOKSIDE PRIMARY SCHOOL
CLITHEROE EDISFORD PRIMARY SCHOOL
WADDINGTON AND WEST BRADFORD COFE VA PRIMARY

Projected places in 5 years: 63

Local Secondary schools within 3 miles of the development:

CLITHEROE GRAMMAR ACADEMY
RIBBLESDALE HIGH SCHOOL/TECHNOLOGY COLLEGE
BOWLAND ACADEMY

Projected places in 5 years: 84

Education requirement:

Primary

Latest projections¹ for the local primary schools show there to be approximately 63 places available in 5 years' time. With an expected pupil yield of 18 pupils from this development, we would not be seeking a contribution from the developer in respect of primary places.

Secondary

Latest projections¹ for the local secondary schools show there to be approximately 84 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 are pending approval in this area and these may have an effect upon the places available.

These developments are:

- Land Adj Greenfield Site
- Littlemoor, Clitheroe
- South West of Barrow and West of Whalley
- Kingsmill Avenue
- Lawsonsteads

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 114 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.

Therefore, the number of remaining places would be 84 less 114 = -30 places. With an expected pupil yield of 13 pupils from this development, it is expected that there would be a shortage of 43 places.

Summary of response:

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 a maximum of the full yield.

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 13 places = **£227,926**

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