

Jane Tucker

Subject: FW: RVBC - Waddow View & land off Milton Ave, Clitheroe
Attachments: Land off Milton Avenue 20.11.12 - RESPONSE.docx; Waddow View (20.11.12) RESPONSE.docx
From: Cahill, David [mailto:David.Cahill@lancashire.gov.uk]
Sent: 22 November 2012 09:44
To: stadplan@btinternet.com
Cc: Roscow, Rachel; Sarah Westwood; Colin Sharpe
Subject: RVBC - Waddow View & land off Milton Ave, Clitheroe

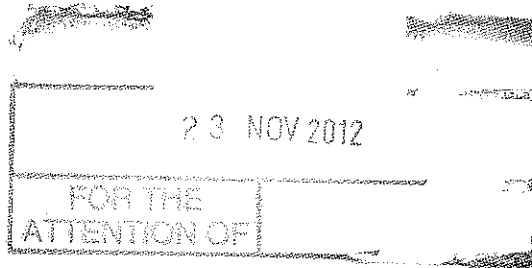
Hi,

Please find attached the revised calculations for the two developments. This should be used solely for information purposes at the moment, as I understand that the 15% housing for elderly figure is in the latest version of the Core Strategy, that is not expected to be adopted until June 2013. Therefore, the original calculations still stand as our request for contributions.

Thanks

David Cahill
Planning Officer (Strategic Planning)
 Lancashire County Council
 County Hall
 Preston PR1 8XJ

Tel +44 (0) 1772 534146
david.cahill@lancashire.gov.uk



From: Roscow, Rachel
Sent: 22 November 2012 08:58
To: Cahill, David
Subject: RE: RVBC application 3/2012/0913 Waddow View

Hi David,

Attached are the revised education contribution request letters for the two developments mentioned below, these now take into account the 15% housing for elderly.

Please can you distribute.

Thanks

Rachel Roscow | Pupil Places, Access and Capital Team | Provision Planning Team | 01772 5 35103

From: stadplan [mailto:stadplan@btinternet.com]
Sent: 19 November 2012 13:23
To: Roscow, Rachel; Cahill, David
Cc: Colin Sharpe
Subject: Re: RVBC application 3/2012/0913 Waddow View

Dear Mr Cahill

I am also agent on another housing scheme in Clitheroe 3/2012/0913 and your education colleagues again have assumed all units will be family homes whereas the policy RVBC have requires 15% for elderly so if you could also send me the recalculation on that too to consider I'd appreciate it please.

22/11/2012

Regards
Jane Dickman
Jane Dickman
Director

Dickman Associates Ltd

Chartered Town Planning and Development Consultants

T: 07946 845438

E: stadplan@btinternet.com

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----- Original Message -----

From: Cahill, David

To: Roscow, Rachel

Cc: stadplan@btinternet.com

Sent: Monday, November 19, 2012 12:24 PM

Subject: FW: RVBC application 3/2012/0861

Hi Rachel – See email below. Could you please recalculate and advise of the amendments.

Thanks

David Cahill

Planning Officer (Strategic Planning)

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david.cahill@lancashire.gov.uk

From: stadplan [<mailto:stadplan@btinternet.com>]

Sent: 19 November 2012 10:27

To: RD PG Planning Contributions

Cc: Sarah Westwood

Subject: RVBC application 3/2012/0861

Dear Sirs

As agent on this application I have been forwarded a copy of your education dept response to RVBC consultation with you regarding the proposed 50 units housing scheme at land off Milton Ave, Clitheroe. I note your calculation assumes all 50 units will be occupied by families. However I should point out to you that RVBC policy requires 15% of the units to be for the elderly and thus your calculation should be modified to reflect this, as there will be no children from those dwellings. I await your adjusted calculation for consideration.

Regards

Jane Dickman

Director

Dickman Associates Ltd

Chartered Town Planning and Development Consultants

22/11/2012

Land off Milton Avenue, Ribble Valley BC Development

Education Assessment 20th November 2012

Development details: 42 dwellings

Primary place requirement: 15 places

Secondary place requirement: 11 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

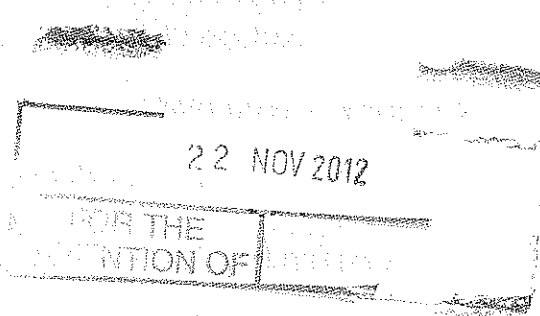
Education requirement:

Primary

*Latest 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 15 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 11 pupils from this development, it is expected that there would be a shortage of 41 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:

$(£18,469 \times 0.9) \times \text{BCIS Indexation } (310.60 \text{ April } 2012 / 288.4 \text{ Q4 } 2008 = 1.076976)$

= £17,901.60 per place

£17,901.60 x 11 places = **£196,918**

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