

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: 3/2012/0913
Our ref: PG/SS/PAT/MG
Date: 8th November 2012

Dear Colin

PLANNING APPLICATION NO: 3/2012/0913

PROPOSED DEVELOPMENT: Outline application for a residential development and a creche. – 345 houses.

LOCATION: Land off Waddington Road Clitheroe Lancashire BB7 2DE

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 58 primary school places.

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

$£11,635.65 \times 58 \text{ places} = \mathbf{£674,868}$

NB: If any of the pending applications listed above are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 84 places.

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

$£11,635.65 \times 84 \text{ places} = \mathbf{£977,395}$

The claim for secondary school provision could increase up to maximum of 86 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

$£17,532.74 \times 86 \text{ places} = \mathbf{£1,507,816}$

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

Waddow View, Ribble Valley BC Development

Education Assessment 24th October 2012

Development details: 345 dwellings

Primary place requirement: 121 places

Secondary place requirement: 86 places

Local primary schools within 2 miles of development:

ST MICHAEL AND ST JOHN'S RC PRIMARY CLITHEROE
CLITHEROE PENDLE PRIMARY SCHOOL
CLITHEROE EDISFORD PRIMARY SCHOOL
ST JAMES' COFE PRIMARY SCHOOL CLITHEROE
CLITHEROE BROOKSIDE 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

Projected places in 5 years: 92

Education requirement:

Primary

Latest projections¹ for the local primary schools show there to be approximately 63 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.

Therefore, we would be seeking a contribution from the developer for a proportion of the pupil yield **of this development**, i.e. 58 places.

There are 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 Adjacent Greenfield Site
- Littlemoor, Clitheroe

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 26 pupils.

Therefore, the number of remaining places would be 63 less 26 = 37 places. With an expected pupil yield of 121 pupils from this development, it is expected that there would be a shortage of 84 places.

Consequently, 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.

Secondary

*Latest projections*¹ for the local secondary schools show there to be approximately 92 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 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 Adjacent Greenfield Site
- Littlemoor, Clitheroe
- South West of Barrow and West Whalley Road
- Kingsmill Ave, off Mitton Road
- Lawsonsteads

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 114 pupils.

Therefore, the number of remaining places would be 92 less 114 = -22 places. With an expected pupil yield of 86 pupils from this development, it is expected that there would be a shortage of 108 places.

Consequently, 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 58 primary school places.

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 x 58 places = **£674,868**

NB: If any of the pending applications listed above are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 84 places.

Calculated at 2012 rates, this would result in a maximum primary 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 x 84 places = **£977,395**

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

The claim for secondary school provision could increase up to maximum of 86 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

$£17,532.74 \times 86 \text{ places} = \mathbf{£1,507,816}$

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