

Sarah Westwood

From: RD PG Planning Contributions [Planning.Contributions@lancashire.gov.uk]
Sent: 04 December 2012 10:33
To: Sarah Westwood
Subject: 3/2012/0942 - Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe
Attachments: 3 12 12 - Higher Standen Farm.docx; Higher Standen Farm (30 11 12) RESPONSE.docx

Good morning

Please find attached a Planning Contribution request letter and education response in relation to the proposed development for Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe, Lancashire

Kind Regards

Planning Contributions Team
Lancashire County Council

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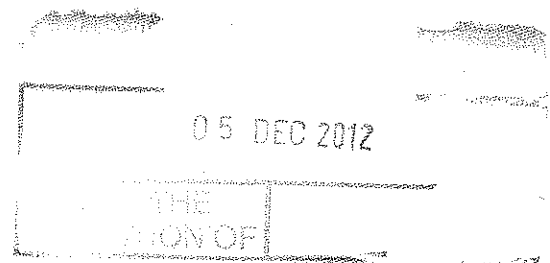
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Phone: (01772) 534294
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Email: Planning.Contributions@lancashire.gov.uk

Your ref: 3/2012/0942
Our ref: PG/SS/PAT/MG
Date: 3rd December 2012

Dear Sarah

PLANNING APPLICATION NO: 3/2012/0942

PROPOSED DEVELOPMENT: 1,040 residential dwellings comprising 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (i.e. over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5 ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5,575 m², 2.1 ha of land for a primary school site, Public open space including green corridors and areas for tree planting and landscaping, An improved (roundabout) junction between Pendle Road the A59, New vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, New pedestrian and cycle accesses onto Worston Old Road, Temporary vehicular access onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including a Sustainable Urban Drainage System and New services such as gas, electricity, water and telecommunications

LOCATION: Land to the north of Whalley Road Hurst Green (between Warren Fold and School Lane comprising part field and school car park) Clitheroe BB7 9QH

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 Andy Ashcroft on 01772 534168.

Education

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 309 primary school places and 129 secondary school places.

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

Primary places:

$(£13,043 \times 0.9) \times \text{BCIS Indexation (310.60 April 2012 / 288.4 Q4 2008 = 1.076976)}$

= £12,642.30 per place

$£12,642.30 \times 309 \text{ places} = \mathbf{£3,906,471}$

Secondary places:

$(£19,588 \times 0.9) \times \text{BCIS Indexation (310.60 April 2012 / 288.4 Q4 2008 = 1.076976)}$

= £18,986.23 per place

$£18,986.23 \times 129 \text{ places} = \mathbf{£2,449,224}$

In addition, due to the size and scale of this site, in addition to the above contribution, LCC would require a site for a new primary school measuring 10,900m²

NB: If any of the pending applications listed in the education calculation attached are approved prior to a decision being made on this development the claim for secondary school provision could increase up to maximum of 221 places.

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

Secondary places:

$(£19,588 \times 0.9) \times \text{BCIS Indexation (310.60 April 2012 / 288.4 Q4 2008 = 1.076976)}$

= £18,986.23 per place


£18,986.23 x 221 places = **£4,195,957**

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.

Regards



David Cahill

Planning Officer

Higher Standen Farm, Ribble Valley BC Development

Education Assessment 30th November 2012

Development details: 1040 (884) dwellings

Primary place requirement: 309 places

Secondary place requirement: 221 places

Local primary schools within 2 miles of development:

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

Projected places in 5 years: -24

Local Secondary schools within 3 miles of the development:

RIBBLESDALE HIGH SCHOOL/TECHNOLOGY COLLEGE
CLITHEROE GRAMMAR ACADEMY

Projected places in 5 years: 92

Education requirement:

Primary

*Latest projections*¹ for the local primary schools showing there to be a shortfall of 24 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. 309 places.

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.

Due to the size and scale of this site, in addition to the above contribution, LCC would require a site for a new primary school measuring 10,900m²

Other developments pending approval or appeal decision which will impact upon these secondary schools:

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 Avenue
- Littlemoor, CLitheroe
- 23-25 Old Row
- Lawsonsteads
- South West of Barrow and West of Whalley Road
- Kingsmill Ave, off Mitton Road

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 113 pupils.

Therefore, the number of remaining places would be 92 less 113 = -21 places. With an expected pupil yield of 221 pupils from this development, it is expected that there would be a shortage of 242 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.

¹ Latest projections produced at spring 2012

Summary of response:

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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 could increase up to maximum of 221 places.

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