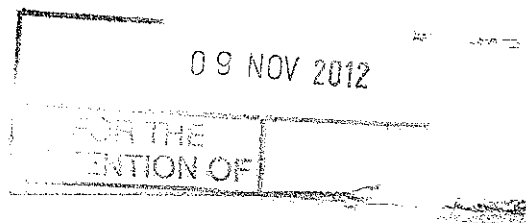


Director of Development,
Ribble Valley Borough Council,
Council Offices
Church Walk
CLITHEROE
BB7 2RA
FAO John Machole

Phone: (01772) 534294
Fax: (01772) 534146
Email: Planning Contributions@lancashire.gov.uk

Your ref: 3/2012/0964
Our ref: PG/SS/PAT/MG
Date: 8th November 2012

Dear John



PLANNING APPLICATION NO: 3/2012/0964

PROPOSED DEVELOPMENT: Erection of thirty dwelling houses, creation of a new access onto Whalley Road, new estate road, landscape, servicing, a replacement school car park, pick-up and drop-off provision, and public open space, along with demolition of the existing agricultural

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 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 11 primary school places and 8 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

$£11,635.65 \times 11 \text{ places} = \textbf{£127,992}$

Secondary places:

$(£18,469 \times 0.9) \times \text{BCIS Indexation } (304.20 \text{ April } 2011 / 288.4 \text{ Q4 } 2008 = 1.054785)$

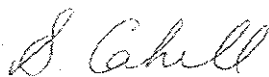
= £17,532.74 per place

$£17,532.74 \times 8 \text{ places} = \textbf{£140,262}$

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 North Whalley Road, Hurst Green, Ribble Valley Development

Education Assessment 6th November 2012

Development details: 30 dwellings

Primary place requirement: 11 places

Secondary place requirement: 8 places

Local primary schools within 2 miles of development:

ST JOSEPH'S ROMAN CATHOLIC PRIMARY HURST GREEN

Projected places in 5 years: -43

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 show there to be a shortfall of 43 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. 11 places.

Secondary

Latest projections¹ for the local secondary schools show 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. 8 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 11 primary school places and 8 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 x 11 places = **£127,992**

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 x 8 places = **£140,262**

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