

Director of Development,
Ribble Valley Borough Council,
Council Offices

Church Walk

CLITHEROE

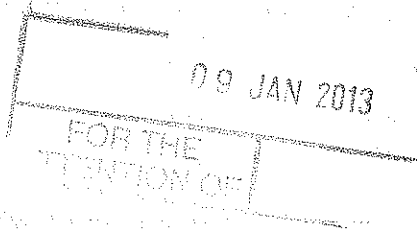
BB7 2RA

FAO Graeme Thorpe

Dear Graeme

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

Your ref: 3/2012/1092
Our ref: PG/SS/PAT/MG
Date: 8th January 2013



PLANNING APPLICATION NO: 3/2012/1092

PROPOSED DEVELOPMENT: Outline application for residential development of up to 140 units with primary access off Henthorn Road with all other matters reserved.

LOCATION: Land off Henthorn Road, 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 Andy Ashcroft on 01772 534168

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.

Education requirement:

Primary

*Latest projections*¹ for the local primary schools show there to be approximately 37 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 already have planning permission.

Other developments approved, pending approval or appeal decision which will impact upon these primary schools:

Currently there are no approved applications which effect schools within a 2 mile radius of this development.

However 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. 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.

These developments are:

- **Land adjacent Greenfield Avenue**
- **Littlemoor, Clitheroe**
- **23-35 Old Row**
- **Waddow View**
- **Land off Milton Avenue**
- **Higher Standen Farm**
- **Old Manchester Offices**
- **South West of Barrow and West of Whalley Road**
- **Land at Mitton Road**
- **Land of Dale View**

Collectively these developments are expected to generate demand for 586 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

	37	Places available
-	0	Expected yield from approved applications
	37	Places available
-	49	Yield from this development
	-12	Shortfall of places
-	586	Expected yield from pending applications
	-598	Shortfall of places

Secondary

Latest projections¹ 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.

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

In addition to those developments listed in the housing land supply document, a number of planning applications have already been approved in this area and these have an effect upon the places available.

These developments are:

- Petre House Farm
- Britannia Street

Collectively these developments are expected to generate demand for 7 additional places.

There are also a number of additional housing developments which will impact upon this group of schools which are pending a decision or are pending appeal. 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.

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- **South West of Barrow and West of Whalley Road**
- **Land off Dale View**
- **Land North of Whalley Road, Hurst Green**

Collectively these developments are expected to generate demand for 444 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

	92	Places available
-	7	Expected yield from approved applications
	85	Places available
-	35	Yield from this development
	50	Shortfall of places
-	444	Expected yield from pending applications
	-394	Shortfall of 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 12 primary school places.

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

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation } (310.60 \text{ April 2012} / 288.4 \text{ Q4 2008} = 1.076976)$
= £11,880.45 per place

$£11,880.45 \times 12 \text{ places} = \textbf{£142,565}$

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 49 places and 35 secondary places.

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

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation } (310.60 \text{ April 2012} / 288.4 \text{ Q4 2008} = 1.076976)$
= £11,880.45 per place

$£11,880.45 \times 49 \text{ places} = \textbf{£582,142}$

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

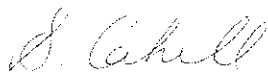
$£17,901.60 \times 35 \text{ places} = \textbf{£626,556}$

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

A handwritten signature in cursive script, appearing to read "D. Cahill". To the right of the signature is a vertical line.

David Cahill

Planning Officer

Land off Henthorn Road, Ribble Valley BC Development (3/2012/1092)

Education Assessment 7th January 2013

Development details: 140 dwellings

Primary place requirement: 49 places

Secondary place requirement: 35 places

Local primary schools within 2 miles of development:

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

Projected places in 5 years: 37

Local Secondary schools within 3 miles of the development:

RIBBLESDALE HIGH SCHOOL/TECHNOLOGY COLLEGE
CLITHEROE GRAMMAR ACADEMY

Projected places in 5 years: 92

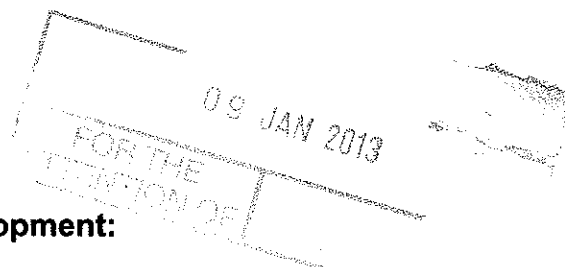
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¹ Latest projections produced at spring 2012.

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Please note that as this is a claim with a range a recalculation would be required at the point at which the application goes to committee. It is therefore the responsibility of the planning authority to inform LCC at this stage and request a recalculation in order to obtain a definitive figure.

¹ Latest projections produced at spring 2012.