

Director of Development,
Ribble Valley Borough Council,
Council Offices

Church Walk

CLITHEROE

BB7 2RA

FAO Colin Sharpe

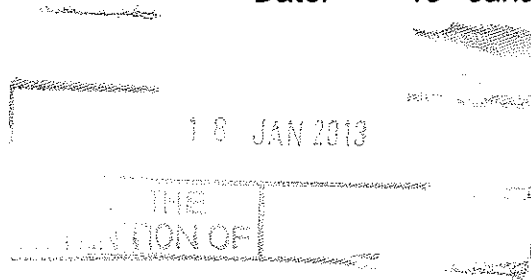
Phone: (01772) 534294
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Your ref: 3/2012/1101

Our ref: PG/SS/PAT/MG

Date: 18th January 2013

Dear Colin



PLANNING APPLICATION NO: 3/2012/1101

PROPOSED DEVELOPMENT: Proposed demolition of the existing dwelling and redevelopment of the site for residential use including 16 homes.

LOCATION: The Whins, Whins Lane, Read Lancashire BB12 7QY

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.

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 6 primary school places and 4 secondary school places.

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

Primary places:

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

$£11,880.45 \times 6 \text{ places} = £71,283$

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

$£17,901.60 \times 4 \text{ places} = £71,606$

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



Richard Sharples

Planning Officer

The Whins, Ribble Valley BC Development (3/2012/1101)

Education Assessment 11th January 2013

Development details: 16 dwellings

Primary place requirement: 6 places

Secondary place requirement: 4 places

Local primary schools within 2 miles of development:

READ ST JOHN'S CHURCH OF ENGLAND PRIMARY
SIMONSTONE ST PETER'S COFE PRIMARY SCHOOL
ST MARY'S ROMAN CATHOLIC PRIMARY SCHOOL SABDEN
PADIHAM ST LEONARD'S VA COFE PRIMARY SCHOOL
ALTHAM ST JAMES CHURCH OF ENGLAND PRIMARY
SABDEN PRIMARY SCHOOL
PADIHAM GREEN CHURCH OF ENGLAND PRIMARY
ST JOHN THE BAPTIST RC PRIMARY PADIHAM

Projected places in 5 years: -69

Local Secondary schools within 3 miles of the development:

SHUTTLEWORTH COLLEGE

Projected places in 5 years: -27

Education requirement:

Primary

Latest projections¹ for the local primary schools show there to be a shortfall of 69 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.

With an expected yield of 6 places from this development the shortfall would increase to 75.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of this development, i.e. 6 places.

Secondary

*Latest projections*¹ for the local secondary schools show there to be a shortfall of 27 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.

With an expected yield of 27 places from this development the shortfall would increase to 31.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 4 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 6 primary school places and 4 secondary school places.

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

Primary places:

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

= £11,880.45 per place

$£11,880.45 \times 6 \text{ places} = \textbf{£71,283}$

Secondary places:

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

= £17,901.60 per place

$£17,901.60 \times 4 \text{ places} = \textbf{£71,606}$

¹ *Latest projections produced at spring 2012*