

Director of Development,
Ribble Valley Borough Council,
Council Offices
Church Walk
CLITHEROE
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FAO Colin Sharpe

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Your ref: 3/2013/0113
Our ref: PG/SS/PAT/MG
Date: 8th March 2013

Dear Colin

12 MAR 2013

PLANNING APPLICATION NO: 3/2013/0113

PROPOSED DEVELOPMENT: Proposal for 25no. Affordable Homes to land off
Petre Wood Close including associated

LOCATION: Petre Wood Crescent Langho Blackburn Lancashire BB6 8FD

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.

Primary

*Latest projections*¹ for the local primary schools show there to be a shortfall of 42 places 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.

With an expected yield of 9 places from this development the shortfall would increase to 51.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 9 places.

Secondary

*Latest projections*¹ for the local secondary schools show there to be approximately 127 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 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
- Old Manchester Offices
- Britannia Street
- Antley Reservoir
- West End Works

- Woodnook Mill
- Lower Antley Reservoir
- Land at Lonsdale Street
- Clayton Triangle
- Junction 7 Business Park
- Wheatfield Mill
- Peel Fold Mill

Collectively these developments are expected to generate demand for 42 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.

These developments are:

- Land at Mitton Road
- Land off Dale View
- Land off Dale View (10)
- South West of Barrow and West of Whalley Road (504)
- 23-25 Old Row
- South West of Barrow and West of Whalley Road (190)
- Land North of Whalley Road
- York Mill

Collectively these developments are expected to generate demand for 104 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

	127	Places available
-	<u>42</u>	Expected yield from approved
	85	Places available
-	<u>6</u>	Yield from this development
	79	Places available
-	<u>104</u>	Pending applications
	-25	Places available

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 9 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

$£11,880.45 \times 9 \text{ places} = \textbf{£106,924}$

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 6 places.

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

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

$£17,901.60 \times 6 \text{ places} = \textbf{£107,410}$

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.

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 black ink, appearing to read 'R Sharples', is positioned to the left of a vertical line.

Richard Sharples

Planning Officer

Petre Wood Crescent, Ribble Valley BC Development (3/2013/0113)

Education Assessment 20th February 2013

Development details: 25 dwellings

Primary place requirement: 9 places

Secondary place requirement: 6 places

Local primary schools within 2 miles of development:

LANGHO AND BILLINGTON ST LEONARD'S C OF E VOLUNTARY AIDED PRIMARY SCHOOL
ST MARY'S ROMAN CATHOLIC PRIMARY SCHOOL LANGHO
WHALLEY CHURCH OF ENGLAND PRIMARY SCHOOL

Projected places in 5 years: -42

Local Secondary schools within 3 miles of the development:

ST AUGUSTINE'S ROMAN CATHOLIC HIGH SCHOOL BILLINGTON
NORDEN HIGH SCHOOL AND SPORTS COLLEGE

Projected places in 5 years: 127

Education requirement:

Primary

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