

Stephen Kilmartin

SK 15/03/13

From: Smith, Maxine [Maxine.Smith@lancashire.gov.uk]
Sent: 14 March 2013 13:24
To: Stephen Kilmartin
Cc: Sharples, Richard; Terry, Ben
Subject: Lawsonsteads
Attachments: Lawsonsteads Response 25.02.13.docx; Lawsonsteads farm whalley.pdf
 Stephen

Please see attached the education response in respect of the above application. I note from the application that Indigo are also offering a school site as part of the application. Our buildings officers have completed a site visit and have the following comments with regard to the school site:

- The area identified as yellow on the original plan is unsuitable due to the restrictive site shape and being bounded by the brook. The most suitable position for a new school is shown in green on the attached pdf taking in to account the site visit was purely visual.

The area east of woodlands park could be ideal to use as a school site but with the drawing given to us, it showed a single road access to this part which we feel may cause difficulty with access.

Bernadette Woods has been chasing this response to enable it to be incorporated at the meeting tonight with the Town Council, however I would prefer the response to be sent via Ribble Valley Planners.

I would be obliged if you could review this response and provided you are happy with its contents forward to Indigo Planning.

Please do not hesitate to contact me if you have any queries.

Kind regards,

Maxine.

Maxine Smith
 Housing Development Contribution Officer
 Provision Planning Team
 01772 531841
maxine.smith@lancashire.gov.uk

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Lawsonsteads, Ribble Valley BC Development (3/2013/0137)

Education Assessment 25th February 2013

Development details: 260 dwellings

Primary place requirement: 91 places

Secondary place requirement: 65 places

Local primary schools within 2 miles of development:

WHALLEY CHURCH OF ENGLAND PRIMARY SCHOOL
BARROW PRIMARY SCHOOL
LANGHO AND BILLINGTON ST LEONARD'S COFE VA PRIMARY

Projected places in 5 years: -59

Local Secondary schools within 3 miles of the development:

ST AUGUSTINE'S ROMAN CATHOLIC HIGH SCHOOL BILLINGTON
RIBBLESDALE HIGH SCHOOL/TECHNOLOGY COLLEGE

Projected places in 5 years: 42

Education requirement:

Primary

Latest projections¹ for the local primary schools showing there to be a shortfall of 59 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 91 places from this development the shortfall would increase to 150.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of 91 places.

Secondary

Latest projections¹ for the local secondary schools show there to be approximately 42 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
- Old Manchester Offices
- Britannia Street
- Victoria Mill

Collectively these developments are expected to generate demand for 22 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 off Dale View
- 23-25 Old Row
- Littlemoor, Clitheroe
- Higher Standen Farm
- Land off Henthorne Road
- Land North Whalley Road, Hurst Green
- Land adjacent Greenfield Ave

¹ Latest projections produced at spring 2012.

- Clitheroe Hospital
- Mitton Road
- South West of Barrow and West of Whalley Road

Collectively these developments are expected to generate demand for 267 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

	42	Places available
-	22	Expected yield from approved applications
	20	Places available
-	65	Yield from this development
	-45	Shortfall of places
-	267	Expected yield from pending applications
	-312	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 91 primary school places and 45 secondary school places.

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

Primary places:

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

= £12,642.30 per place

£12,642.30 x 91 places

= £1,150,449

¹ Latest projections produced at spring 2012.

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 x 45 places = **£805,572**

NB: If any of the pending applications listed above are approved prior to a decision being made on this development the claim for school provision could increase up to maximum of 65 secondary places.

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

Secondary places:

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

= £17,901.60 per place

£17,901.60 x 65 places = **£1,163,604**

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.

LCC would also be seeking a primary school site of 10,900m² as a result of this development.

¹ Latest projections produced at spring 2012.



