

22 MAR 2013

FOR THE
ATTENTION OF

Director of Development,
Ribble Valley Borough Council,
Council Offices

Church Walk

CLITHEROE

BB7 2RA

FAO Colin Sharpe

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

Your ref: 3/2013/0161
Our ref: PG/SS/PAT/MG
Date: 21st March 2013

Dear Colin

PLANNING APPLICATION NO: 3/2013/0161

PROPOSED DEVELOPMENT: Outline application for the erection of 5no. open market dwellings and 6no. social housing

LOCATION: Strawberry Fields Main Street Gisburn Lancashire BB7 4HN

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 approximately 1 place 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 primary schools:

There is one additional housing development which will impact upon this school which is pending a decision or pending appeal. Should a decision be made on this development (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.

This development is:

- Strawberry Fields

This development is expected to generate demand for 7 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

	1	Places available
-	<u>0</u>	Yield from approved applications
	1	Places available
-	<u>4</u>	Yield from this development
	-3	Places available
-	<u>7</u>	Pending applications
	-10	Places available

Secondary

There isn't a secondary school within 3 miles of this development; therefore LCC will incur the transport costs for the children from this development.

Summary of response:

Error! Unknown switch **argument**.

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 3 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

$£11,880.45 \times 3 \text{ places} = \textbf{£35,641}$

NB: If the pending application listed above is approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 4 places.

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

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

$£11,880.45 \times 4 \text{ places} = \textbf{£47,522}$

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 be 'R. Sharples', is written over a vertical line.

Richard Sharples

Planning Officer

Strawberry Fields, Ribble Valley BC Development (3/2013/0161)

Education Assessment 27th February 2013

Development details: 11 dwellings

Primary place requirement: 4 places

Secondary place requirement: 3 places

Local primary schools within 2 miles of development:

GISBURN PRIMARY SCHOOL

Projected places in 5 years: 1

Education requirement:

Primary

*Latest projections*¹ for the local primary schools show there to be approximately 1 place 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.

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

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