Stephen Kilmartin

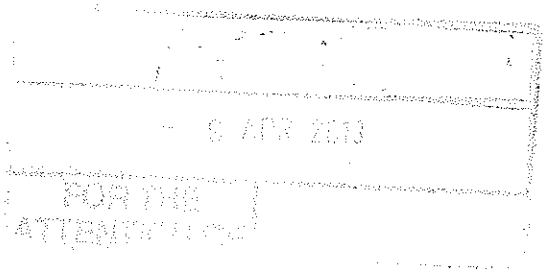
From: RD PG Planning Contributions [Planning.Contributions@lancashire.gov.uk]
Sent: 09 April 2013 08:43
To: Stephen Kilmartin
Cc: CYP Schools Planning Enquiries
Subject: R.Valley - 3/2013/0169 - Pendle Garage Clitheroe Road Barrow
Attachments: 05 04 13 - Pendle Garage Clitheroe Road.docx; Pendle Garage Site (04.04.13) RESPONSE.docx

Good morning

Please find attached a Planning Contribution request letter and education response in relation to the proposed development for R.Valley - 3/2013/0169 - Pendle Garage Clitheroe Road Barrow

Kind Regards

Planning Contributions Team
Lancashire County Council



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Lancashire County Council

Pendle Garage Site, Ribble Valley Development (3/2013/0169)

Education Assessment 4th April 2013

Development details: 29 dwellings

Primary place requirement: 2 places

Secondary place requirement: 2 places

Local primary schools within 2 miles of development:

BARROW PRIMARY SCHOOL
WHALLEY CHURCH OF ENGLAND PRIMARY SCHOOL

Projected places in 5 years: -38

Local Secondary schools within 3 miles of the development:

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

Projected places in 5 years: 87

Education requirement:

Primary

Latest projections[1] for the local primary schools showing there to be a shortfall of 38 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 2 places from this development the shortfall would increase to 40.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of 2 places.

Secondary

Latest projections[1] for the local secondary schools show there to be approximately 87 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:

- Old Manchester Offices
- 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.

These developments are:

- Littlemoor, Clitheroe
- South West of Barrow and West of Whalley Road
- Land at Mitton Road
- Land off Dale View
- 23-25 Old Row
- Higher Standen Farm
- Land off Henthorne Road
- North Whalley Road, Hurst Green

[1] *Latest projections produced at spring 2013.*

- Land Adjacent Greenfield Avenue
- Clitheroe Hospital

Collectively these developments are expected to generate demand for 415 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

	87	Places available
-	7	Expected yield from approved applications
	80	Places available
-	2	Yield from this development
	78	Places available
-	415	Expected yield from pending applications
	-337	Shortfall of places

Summary of response:

The latest information available at this time was based upon the 2013 annual pupil census and resulting projections.

Based upon the latest assessment, LCC would be seeking a contribution for 2 primary school places.

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

Primary places:

(£12,257 x 0.9) x BCIS Indexation (310.60 April 2012 / 288.4 Q4 2008 = 1. 076976)

= £11,880.45 per place

£11,880.45 x 2 places = **£23,761**

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 2 secondary places.

[1] *Latest projections produced at spring 2013.*

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

Secondary places:

(£18,469 x 0.9) x BCIS Indexation (310.60 April 2012 / 288.4 Q4 2008 = 1.076976)

= £17,901.60 per place

£17,901.60 x 2 places = **£35,803**

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 2013.*

www.lancashire.gov.uk

Lancashire County Council

Director of Development,

Ribble Valley Borough Council,

Council Offices

Church Walk

CLITHEROE

BB7 2RA

FAO Stephen Kilmartin

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

Your ref: 3/2013/0169
Our ref: PG/SS/PAT/MG
Date: 5th April 2013

Dear Stephen

PLANNING APPLICATION NO: 3/2013/0169

PROPOSED DEVELOPMENT: Proposed demolition of existing buildings on site and the erection of a 29 unit housing scheme 30% of which is affordable, made up of 9 apartments, 17 houses and 3 bungalows and all associated car parking, landscaping and highway works

LOCATION: Pendle Garage Clitheroe Road Barrow Clitheroe Lancashire

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 2013 annual pupil census and resulting projections.

Based upon the latest assessment, LCC would be seeking a contribution for 2 primary school places.

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

Primary places:

(£12,257 x 0.9) x BCIS Indexation (310.60 April 2012 / 288.4 Q4 2008 = 1. 076976)

= £11,880.45 per place

£11,880.45 x 2 places = **£23,761**

NB: If any of the pending applications listed on the education response attachment are approved prior to a decision being made on this development the claim for school provision could increase up to maximum of 2 secondary places.

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

Secondary places:

(£18,469 x 0.9) x BCIS Indexation (310.60 April 2012 / 288.4 Q4 2008 = 1.076976)

= £17,901.60 per place

£17,901.60 x 2 places = **£35,803**

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



Richard Sharples

Planning Officer
