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Phone: (01772) 534146  
Email: Planning.Contributions@lancashire.gov.uk  
Your ref: 3/2013/0737  
Our ref: PG/SS/PAT/MG DC  
Date: 30 August 2013

Dear Colin

**PLANNING APPLICATION NO: 3/2013/0737**

**PROPOSED DEVELOPMENT: PROPOSED RESIDENTIAL DEVELOPMENT (UP TO 62 DWELLINGS INCLUDING UP TO 30% AFFORDABLE) WITH PARTIAL MEANS OF ACCESS TO, BUT NOT WITHIN, THE SITE.**

**LOCATION: HANSON GARDEN CENTRE WHALLEY ROAD BARROW 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.

**Highways and Sustainable Transport**

The application is being assessed by the LCC Highways and Sustainable Transport teams. However, the level of such a contribution has not yet been determined, and will be submitted in due course. 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 24 primary school places but would not be seeking a contribution for secondary school places.

Calculated at the current 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 x 24 places = **£285,131**

**NB:** If any of the pending applications listed in the attachment are approved prior to a decision being made on this development the claim for secondary school provision could increase up to maximum of 9 places.

Calculated at the current rates, this would result in a maximum 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 9 places = **£161,114**

**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.**

**The claim will be reassessed once accurate bedroom information becomes available.**

#### **Further Information**

If you require any further information about the assessment process, in the first instance, please refer to LCC's Planning Obligations Education Methodology and FAQs at: [http://www3.lancashire.gov.uk/corporate/atoz/a\\_to\\_z/service.asp?u\\_id=2839&tab=1](http://www3.lancashire.gov.uk/corporate/atoz/a_to_z/service.asp?u_id=2839&tab=1).

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.

**Please could you provide us with feedback in terms of the decision, any S106 agreement and if refused, any subsequent appeals to: [Planning.Contributions@lancashire.gov.uk](mailto:Planning.Contributions@lancashire.gov.uk).**

Yours sincerely



David Cahill  
Planning Officer