

Colin Sharpe
Ribble Valley Borough Council,
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: (01772) 534146
Email: Planning.Contributions@lancashire.gov.uk
Your ref: 3/2013/0981
Our ref: PG/SS/PAT/MG DC
Date: 17th January, 2014

Dear Colin,

PLANNING APPLICATION NO: 3/2013/0981

PROPOSED DEVELOPMENT: Outline application for residential development comprising 20 dwellings (including 6 units of social housing), 3 close care apartments and a 60 bed care home (all matters reserved for subsequent approval)

LOCATION: Land at Chatburn Road, Clitheroe

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 7 primary school places and 3 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 7 places = £83,163

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 3 places = £53,705

NB: If any of the pending applications listed in the attached document are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 8 places.

Calculated at the current rates, this would result in a maximum primary claim of:
(£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 8 places = £95,044

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%20to%20z/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.

HIGHWAYS AND SUSTAINABLE TRANSPORT

The application is being assessed by the LCC Highways and Sustainable Transport teams. A response will be submitted in due course. To discuss the transport issues further please contact Andy Ashcroft on 01772 534168

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.

Yours sincerely



David Cahill
Planning Officer