

Colin Sharpe
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Council Offices
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CLITHEROE
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Phone: (01772) 534146
Email: Planning.Contributions@lancashire.gov.uk
Your ref: 3/2014/0597
Our ref: PG/SS/PAT/MG DC
Date: 11 September 2014

Dear Colin

PLANNING APPLICATION NO: 3/2014/0597

PROPOSED DEVELOPMENT: Outline permission for up to 275 new dwellings and access. The application is a resubmission of 3/2012/0913.

LOCATION: Land off Waddington Road, Clitheroe, Lancashire, BB7 2DE

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 2014 annual pupil census and resulting projections.

Based upon the latest assessment, LCC will be seeking a contribution for 95 primary school places and 41 secondary school places.

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

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation } (314.50 / 288.4 = 1.090499)$

= £12,029.62 per place

£12,029.62 x 95 places = **£1,142,814**

Secondary places:

$(£18,469 \times 0.9) \times \text{BCIS Indexation } (314.50 / 288.40 = 1.090499)$

= £18,126.38 per place

£18,126.38 x 41 places = **£743,182**

NB: If any of the pending applications listed on the attached are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 105 places.

Calculated at the current rates, this would result in a maximum primary claim of:

(£12,257 x 0.9) x BCIS Indexation (314.50 / 288.4 = 1.090499)

= £12,029.62 per place

£12,029.62 x 105 places = **£1,263,110**

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.**
- **The possible need for a school site will be dependent on the bedroom mix for this development, together with the number of pending applications approved prior to a decision on this application. The need for a school site will need to be discussed with the applicant**

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

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 highways and transport issues further please contact Oliver Starkey (Public Realm Manager) on 01772 534619 or Dave Bloomer (Senior Engineer) on 01282 475586.

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

A handwritten signature in cursive script that reads "D. Cahill".

David Cahill
Planning Officer