

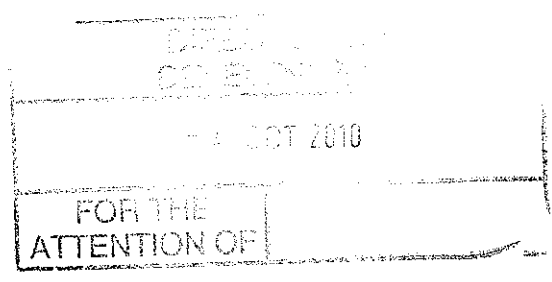
SW

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Director of Development,
Ribble Valley Borough Council,
 Council Offices
 Church Walk
 CLITHEROE
 BB7 2RA

Your ref
 Our ref
 Date: 3/2010/0719
 PG/SS/PAT/MGS
 20 September 2010

FAO Sarah Westwood



Dear Sarah

PLANNING APPLICATION NO. 3/2010/0719
PROPOSED DEVELOPMENT: PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 270 DWELLINGS, LANDSCAPE, OPEN SPACE, HIGHWAYS AND ASSOCIATED WORKS.
LOCATION: LAND OFF HENTHORN ROAD, CLITHEROE

Further to the consultation with regard to the above proposed development, consultation response is to confirm that the only likely contribution request for Lancashire County Council Services based upon the Policy Paper 'Planning Obligations in Lancashire', is in relation to the following :

Transport

Based on the pre-application advice, and an accessibility score of 25, a sum of £1,550 was identified for each unit. Therefore, for 270 properties a highway contribution in the region of **£418,500** would be sought.

To discuss this further, please contact Dave Law tel. 01254 770965 or Martin Nugent tel 01254 770984.

Education

Using the LCC Planning Obligations Policy Paper, a yield of 0.35 primary and 0.25 secondary pupils per house has been used. Therefore, there is a possible yield of 95 primary and 68 secondary aged pupils.

Kate Grimshaw Planning and Review Officer
 Lancashire County Council, Resources Directorate, Property Group, P.O.Box 26, County Hall, Preston
 PR1 8RE Tel: 01772 533856



Primary School Places

Whilst there are projected to be sufficient places in this area for the next 5 years, this does not take into account other developments which have applied for but not yet received planning permission in the area.

Therefore the number of available places would be 102 less 33 = 69 places
Given that this development could yield 95 pupils, we would be seeking to make a claim in respect of the shortfall, i.e. 26 pupils.

Using the DCSF cost multiplier (£12,257 x 0.9) x 1.0733 per place = **£307,837**

Secondary School Places

Whilst there are projected to be approximately 173 available places in 5 years, without the added impact of new housing developments coming forward, a number of recent housing developments seeking planning permission will already impact upon these schools. These developments (Victoria Mill, Primrose Mill, Former Cobden Mill, Calderstones, Barkers Garden Centre and Barrow Brook) are estimated to yield approximately 91 additional secondary pupils. The approval of all these sites will leave 82 places. Therefore, as this site is expected to yield approximately 68 pupils, we would not be seeking a contribution towards secondary places.

Please note that the number of school places in this area are under pressure from increased numbers of housing developments. If we are unable to secure this contribution for school places, Lancashire County Council will be unable to guarantee that children in this area will be able to secure a school place within a reasonable distance from their home.

Waste Management

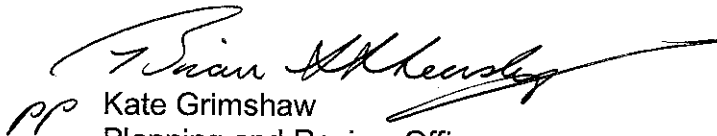
The County Council makes vital major investments in waste management infrastructure for reasons of environmental protection and sustainability. Also, the necessity to secure the County Council's budget position as a waste disposal authority, through investing in an early switch away from landfilling, has become all the more apparent, since the recent announcement on the rise in landfill tax in this year's National Budget. Every District in the County is being provided with advanced treatment facilities to treat waste prior to landfilling, either directly or via purpose designed transfer stations. Since each and every new house, wherever it is in the County, has to be provided with this basic service and the Council has to comply with significant new requirements relating to the management of waste, it is considered that the Council is justified in requesting a contribution towards waste management. Based upon the Policy Paper methodology for Waste Management, the request is **£129,600**.

By way of summary, the likely planning contribution request for Lancashire County Council services is as follows :-

Transport	£ 418,500
Education	£ 307,837
Waste Management	£ 129,600
Grand Total	£ 855,937

Please could you provide feedback in terms of the decision, any S106 agreement and if refused any subsequent appeals to: Planning.Contributions@lancashire.gov.uk

Yours sincerely,



pp Kate Grimshaw
Planning and Review Officer
Property Assets Team
Lancashire County Council