


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk
Meeting Date: 21 SEPTEMBER 2023				
Briefing version		Issue Date:		
Committee Version	•	Issue Date:	21/9/23	
Application Ref:	3/2023/0100	RESIDENTIAL DEVELOPMENT OF 91 UNITS (PLOTS 150-222 AND 251-268) TOGETHER WITH ACCESS ROADS, 200SQM COMMUNITY HALL AND ASSOCIATED PARKING, LANDSCAPING, FOOTPATHS, PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA (AMENDMENT TO PREVIOUSLY APPROVED RESERVED MATTERS SCHEME 3/2021/0470 INVOLVING RE-PLAN OF SITE AND NET GAIN OF 12 RESIDENTIAL UNITS). LAND WEST OF PRESTON ROAD, LONGRIDGE		REC: DEFER AND DELEGATE

Since the publication of the Committee Agenda the Committee are asked to note the following updates:

1. The Local Highways Authority (LCC) have confirmed their final position is no objection subject to a number of conditions which are already covered by the conditions drafted within the published committee report therefore no further amendment is necessary.
2. The Local Education Authority (LCC) were asked to review options for a contribution towards an existing primary school within Longridge or within the Borough boundary. They have responded to confirm that:-
 - There are no Ribble Valley primary schools within close proximity to the development that have capacity to expand. This is informed by recent engagement with all Longridge schools and a review of the sites at each school, including Alston Lane Primary School which is just outside the Ribble Valley boundary, which showed that no school would have sufficient external playing space to accommodate an expansion. The closest school to the development that could expand is Goosnargh Oliverson CE Primary School.
 - To support the named school being Goosnargh, over the past 2 years our Basic Need Scoping and our pupil projections have considered Longridge planning area demand in conjunction with Goosnargh and Grimsargh planning area. In addition to having no expansion options available in the Longridge planning area, our Pupil access (Admissions) colleagues advise us that if pupils are unable to access a school place in Longridge schools there are most likely to consider schools in the Goosnargh and Grimsargh planning area as the next preferred option, rather than other Ribble Valley schools. Goosnargh Oliverson is located in this planning area. In terms of delivering new school places to address demand LCC have a statutory duty to consider parental preference, and our parental preference evidence supports that naming of Goosnargh Oliverson as the most suitable infrastructure project to mitigate the impact of this development.
 - As is reported in the published committee report LCC have also named provision of the New School at East of Chipping Lane as an alternative infrastructure project. It is always our preference to provide Local school places, providing Longridge school places for Longridge pupils, and should the scale of Longridge demand support it we will bring forward the proposal to establish a new school. However, at present birth rates are falling in many areas and it is therefore important that we have a suitable alternative option.

3. To summarise, the Local Education Authority still want the option of contributions towards a new primary school in Longridge, but if there is not the demand for a new school, then to mitigate the impact of the development, contributions towards an expansion of an existing primary school (Goosnargh Oliverson CE Primary School) is considered by LCC to be the best option.
4. Paragraph 6.2 of the published committee report which summarises the S106 obligations therefore remains unchanged, but Members are asked to note the above detail on where the contributions would be collected for.