

Higher Standen Estate, Ribble Valley Borough Development (3/2012/0942)

Education Assessment 20th August 2013

Pupil Yield

Through a detailed research project carried out during 2012 LCC have established a pupil yield to be applied for the bedroom mix within a development.

Using the Rightmove database, a cross matching exercise was undertaken to match the first occupation of a house with the relevant pupil census data. This enabled us to ascertain the pupil yield of new houses within different areas of Lancashire. Using this source data we were able to extract properties within Lancashire which had an accurate date of when the property was first sold and ascertain the pupil yield.

LCC will seek to apply these pupil yields to our assessment, however, if bedroom information is not available LCC will apply the 4 bedroom yield, to provide a medium to worst case scenario. Once bedroom information is available this development will be reassessed using the yield information provided in the 'Development details' section below.

Local primary schools within 2 miles of development

When assessing the need for an education contribution from this development Lancashire County Council consider primary school provision within a 2 mile catchment of the proposed site. Details of these schools are provided below:

School Name	Number on Roll (May 2013)	Future Planned Net Capacity (2018) *	Projected Pupils in 2018 **
St James' Church of England Primary School Clitheroe	244	315	264
St Michael and St John's Roman Catholic Primary School Clitheroe	199	210	236
Clitheroe Brookside Primary School	191	210	222
Clitheroe Edisford Primary School	202	210	244
Clitheroe Pendle Primary School	315	321	380
Barrow Primary School	128	140	145
Total	1279	1406	1491

* The net capacity figure is agreed via consultation with the schools, during September each year. The future net capacity includes any agreed capacity changes.

** Latest projections produced at summer 2013. Please note that the figures provided are based upon current circumstances and this position is subject to change in response to a number of factors that can affect parental preference. The figures take into account the latest available birth information, evidence of migration and also the projected pupil place demand in 5 years.

Projected places in 5 years: -85

Additional information which may provide context to the figures above has been included in the table below. This table provides year by year pupil projections for the schools affected by the development.

JAN 2014	JAN 2015	JAN 2016	JAN 2017	JAN 2018
1297	1329	1280	1294	1308

The figures above show the forecast number on roll before housing and migration is applied. Using the appropriate districts 5 year housing land supply documents and migration figures in 5 years time we forecast there will be **1491** pupils in these schools.

Development details

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.01	50	0.50
2	0.07	223	15.61
3	0.16	445	71.20
4	0.38	223	84.74
5	0.44	99	43.56
Totals		1040	(215.61) 216 Places

Education requirement

Latest projections for the local primary schools show there to be a shortfall of 85 places in 5 years' time. These projections take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5 year Housing Land Supply document, which already have planning permission.

With an expected yield of 216 places from this development the shortfall would increase to 301.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of **this development**, i.e. 216 places.

Local Secondary schools within 3 miles of the development

When assessing the need for an education contribution from this development Lancashire County Council consider secondary school provision within a 3 mile catchment of the proposed site. Details of these schools are provided below:

School Name	Number on Roll (May 2013)	Future Planned Net Capacity (2018) *	Projected Pupils in 2018 **
Ribblesdale High School/Technology College	1277	1275	1247
Clitheroe Grammar Academy	599	630	591
Total	1876	1905	1838

* The net capacity figure is agreed via consultation with the schools, during September each year. The future net capacity includes any agreed capacity changes.

** Latest projections produced at summer 2013. Please note that the figures provided are based upon current circumstances and this position is subject to change in response to a number of factors that can affect parental preference. The figures take into account the latest available birth information, evidence of migration and planned housing development, to provide a 5 year projection.

Projected places in 5 years: 67

Additional information which may provide context to the figures above has been included in the table below. This table provides year by year pupil projections for the schools affected by the development.

JAN 2014	JAN 2015	JAN 2016	JAN 2017	JAN 2018
1847	1839	1834	1831	1813

The figures above show the forecast number on roll before housing and migration is applied. Using the appropriate districts 5 year housing land supply documents and migration figures in 5 years time we forecast there will be **1838** pupils in these schools.

Development details

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Secondary yield for this development
1	0.00	50	0.00
2	0.03	223	6.69
3	0.09	445	40.05
4	0.15	223	33.45
5	0.23	99	22.77
Totals		1040	(102.96) 103 Places

Education Requirement

Latest projections for the local secondary schools show there to be 67 places available in 5 years' time. These projections take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5 year Housing Land Supply document, which already have planning permission.

Other developments pending approval or appeal decision which will impact upon these secondary schools:

There a number of additional housing developments which will impact upon this group of schools which are pending a decision or are pending appeal. Should a decision be made on any of these developments (including the outcome of any appeal) before agreement is sealed on this contribution, our position may need to be reassessed, taking into account the likely impact of such decisions.

These developments are:

- Greenfield Avenue
- 23-25 Old Row
- Clitheroe Hospital
- South West of Barrow and West of Whalley Road
- Pendle Garage
- East of Clitheroe Road

Collectively these developments are expected to generate demand for 48 additional places.

Effect on number of places

The calculation below details the effect on pupil places,

	67	Projected places in 5 years
-	<u>0</u>	Expected yield from approved
	67	Places available in 5 years
-	<u>103</u>	Yield from this development
	-36	Places available in 5 years
-	<u>48</u>	Pending applications
	-84	Places available in 5 years

Summary of response

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 216 primary school places and 36 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

$£11,880.45 \times 216 \text{ places} = \mathbf{£2,566,177}$

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

$£17,901.60 \times 36 \text{ places} = \mathbf{£644,458}$

NB: If any of the pending applications listed above are approved prior to a decision being made on this development the claim for secondary school provision could increase up to maximum of 84 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

$£17,901.60 \times 84 \text{ places} = \mathbf{£1,503,734}$

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.**

School Site Requirement

As detailed in the Planning Obligations in Lancashire Education Methodology, when the proposed development is of a significant scale and when it is not feasible to expand one or

more existing local schools, Lancashire County Council will seek a school site to be provided by the developer. A school site will be required as part of this development.

In the plans provided to Ribble Valley Borough Council as part of the planning application a school site has been included. As part of Lancashire County Council's assessment of the education requirements of this proposed development members of the county council's Property Team have visited the site to assess its suitability for the provision of a school.

The Property Team have determined that the proposed site is 2.1 hectares in size and this would be sufficient to accommodate a 2 form entry school, as prescribed by Building Bulletin 99.

With regards to the proposed school site Lancashire County Council have identified a number of points to be raised with the developers and these points are identified below:

- There are some derelict buildings in the southerly corner of the site, which do not appear to be of any significant architectural merit. These buildings would need to be demolished if a school were to occupy the site. We would like to confirm with the developer that these buildings are not listed.
- A public right of way appears to cross the land diagonally from corner to corner. If this right of way could not be extinguished or diverted then it would have a major impact upon the potential for development as a school as the site may be unusable. Lancashire County Council would expect the developer to have obtained consent for diversion/extinguishment before passing the land to the county council.
- The site has a small gradient towards the northwest boundary. This could affect how a new building is located.
- A number of bungalows (Pagefield Crescent, Brett Close, and Gills Crescent) back onto the northwest boundary of the site. Any development of the site for a school would have to take into account its potential impact on these properties.

Over 55 Accommodation

Lancashire County Council does not seek contributions for accommodation which is provided for the elderly or over 55 residents. The developers have indicated that 156 of the 1040 dwellings will be provided for elderly accommodation. When assessing the potential impact of a development upon education Lancashire County Council must consider the worst case scenario in order to ensure that sufficient contributions are secured to mitigate the impact of the development. Therefore, the assessment carried out by Lancashire County Council has been based on the total number of 1040 dwellings.

However, if the provision of elderly accommodation could be included in the legal agreement as an obligation, then the county council would be willing to reassess the development excluding the elderly accommodation. The county council have asked the developers to discuss this issue with Ribble Valley Borough Council.

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%20id=2839&tab=1)

