

Hanson Garden Centre, Ribble Valley Borough Council Development (3/2013/0737)

Education Assessment 21st October 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 **
Barrow Primary School	128	137	145
St James' Church of England Primary School Clitheroe	244	315	264
Clitheroe Edisford Primary School	202	210	244
Whalley Church of England Primary School	262	280	286
St Michael And St John's Roman Catholic Primary School Clitheroe	199	210	236
Clitheroe Brookside Primary School	191	210	222
Total	1226	1362	1397

* 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: -35

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 area in which the schools affected by the development lie.

JAN 2014	JAN 2015	JAN 2016	JAN 2017	JAN 2018
1233	1249	1203	1216	1228

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 **1397** pupils in these schools.

Development details

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.01		
2	0.07		
3	0.16		
4	0.38	62	23.56
5	0.44		
Totals		62	(23.56) 24 Places

Education requirement

Latest projections for the local primary schools show there to be a shortfall of 35 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 24 places from this development the shortfall would increase to 59.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 24 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
St Augustine's Roman Catholic High School Billington	1079	1025	1038
Total	2955	2930	2876

* 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: 54

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 area in which the schools affected by the development lie.

JAN 2014	JAN 2015	JAN 2016	JAN 2017	JAN 2018
2914	2896	2888	2873	2856

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 **2876** pupils in these schools.

Development details

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Secondary yield for this development
1	0.00		
2	0.03		
3	0.09		
4	0.15	62	9.30
5	0.23		
Totals		62	(9.30) 9 Places

Education Requirement

Latest projections for the local secondary schools show there to be 54 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 approved, pending approval or appeal decision which will impact upon these secondary schools:

In addition to those developments listed in the housing land supply document, a number of planning applications have already been approved in this area and these have an effect upon the places available.

These developments are:

- Old Manchester Offices
- Petre Wood Crescent
- Britannia Street
- 23-25 Old Row

Collectively these developments are expected to generate demand for 8 additional places.

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:

- South West Barrow and West of Whalley Road
- Land off Dale View
- Land off Dale View(10)
- Higher Standen Farm
- Pendle Garage Site
- East of Clitheroe Road
- Land adj to Greenfield Avenue
- Clitheroe Hospital
- North of Whalley Road
- Land off Dale View (33)
- Wilkinson Haulage Yard
- Land off Middle Lodge

Collectively these developments are expected to generate demand for 225 additional places.

Effect on number of places

The calculation below details the effect on pupil places,

	54	Projected places in 5 years
-	<u>5</u>	Yield from approved applications
	49	Places available in 5 years
-	<u>9</u>	Yield from this development
	40	Places available in 5 years
-	<u>225</u>	Yield from pending applications
	-185	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 24 primary school places but would not be seeking a contribution for secondary school places.

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

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation } (310.60 \text{ April 2012} / 288.4 \text{ Q4 2008} = 1.076976)$

= £11,880.45 per place

$£11,880.45 \times 24 \text{ places} = \textbf{£285,131}$

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 9 places.

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

Secondary places:

$(£18,469 \times 0.9) \times \text{BCIS Indexation } (310.60 \text{ April 2012} / 288.4 \text{ Q4 2008} = 1.076976)$

= £17,901.60 per place

$£17,901.60 \times 9 \text{ places} = \textbf{£161,114}$

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