

**Land East Chipping Lane, Ribble Valley Borough Council Development
(3/2014/0438)**

Education Assessment 6th June 2014

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.

Housing that had been built in the previous 10 years was obtained from Land Registry together with the date each house was built. These houses were cross referenced with school pupil census data to identify pupils living in these houses, which was used to ascertain the pupil yield of new houses for Lancashire.

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 radius of the proposed site. Details of these schools are provided below:

School Name	Number on Roll (Jan 2014)	Future Planned Net Capacity (2019) *	Projected Pupils in 2019 **
Barnacre Road Primary School Longridge	172	210	181
St Wilfrid's Roman Catholic Primary School Longridge	137	180	164
Longridge Church of England Primary School	206	208	202
St Francis Catholic Primary School Goosnargh	93	105	78
Alston Lane Catholic Primary School Longridge	196	198	205
Total	804	901	830

** 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 spring 2014. 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: 71

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 2015	JAN 2016	JAN 2017	JAN 2018	JAN 2019
800	808	799	763	744

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 **830** 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	16	1.12
3	0.16	46	7.36
4	0.38	44	16.72
5	0.44		
Totals		106	(25.20) 25 Places

Education requirement:

Latest projections for the local primary schools show there to be 71 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 primary 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:

- Walter Carefoot & Sons
- South Whittingham Road

Collectively these developments are expected to generate demand for 21 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:

- Spout Farm
- Inglewhite Road

Collectively these developments are expected to generate demand for 78 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

	71	Projected places available in 5 years
-	<u>21</u>	Yield from approved applications
	50	Places available in 5 years
-	<u>25</u>	Yield from this development
	25	Places available in 5 years
-	<u>78</u>	Yield from pending applications
	-53	Places available in 5 years

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 radius of the proposed site. Details of these schools are provided below:

School Name	Number on Roll (Jan 2014)	Future Planned Net Capacity (2019) *	Projected Pupils in 2019 **
Longridge High School - A Maths And Computing College	701	790	762
St Cecilia's Roman Catholic Technology College Longridge	399	499	438
Total	1100	1289	1200

* 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 spring 2014. 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: 89

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 2015	JAN 2016	JAN 2017	JAN 2018	JAN 2019
1095	1075	1086	1082	1096

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 **1200** 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	16	0.48
3	0.09	46	4.14
4	0.15	44	6.60
5	0.23		
Totals		106	(11.22) 11 Places

Education Requirement

Latest projections for the local secondary schools show there to be 89 places available in 5 years' time, with additional planning approvals expected to generate demand for a further 12 school places and an expected pupil yield of 11 pupils from this development, we would not be seeking a contribution from the developer in respect of secondary places. The calculation below details the effects on pupil places.

	89	Projected places available in 5 years
-	<u>12</u>	Yield from approved applications
	77	Places available in 5 years
-	<u>11</u>	Yield from this development
	66	Places available in 5 years
-	<u>31</u>	Yield from pending applications
	35	Places available in 5 years

Summary of response:

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 not be seeking a contribution for primary school places or secondary school places.

However, if any of the pending applications listed above are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 25 places.

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

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

= £12,029.62 per place

£12,029.62 x 25 places = **£300,741**

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.**

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