

Land off Waddington Road, Ribble Valley Borough Council Development
(3/2014/0597)

Education Assessment 28th July 2014

Lancashire County Council is responsible for the provision of school places across the 12 county districts. The county is currently facing significant increases in the birth rate at the same time as capital funding from the Department for Education has been significantly reduced.

In accordance with Lancashire County Council's 'Strategy for the Provision of School Places and Schools' Capital Investment', the following will apply:

Where the growth in pupil numbers is directly linked to housing development and existing school places are not sufficient to accommodate the potential additional pupils that the development may yield, Lancashire County Council would seek to secure developer contributions towards additional school places. Only by securing such contributions (which, depending upon the scale of development, may also include a contribution of a school site), can Lancashire County Council mitigate against the impact upon the education infrastructure which the development may have.

This assessment shows the level of impact relevant to the following development:

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 enables LCC to ascertain the expected pupil yield of new houses, bases on the number of bedrooms per dwelling. Houses with a certain number of bedroom will have a specific 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 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 **
St Michael and St John's Roman Catholic Primary School Clitheroe	208	210	234
Clitheroe Pendle Primary School	333	321	373
St James' Church of England Primary School Clitheroe	249	327	280
Clitheroe Edisford Primary School	207	210	237
Clitheroe Brookside Primary School	184	210	185
Waddington and West Bradford Church of England Voluntary Aided Primary School	124	189	148
Total	1305	1467	1457

* 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: 10

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
1336	1287	1289	1295	1293

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 **1457** 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	275	104.50
5	0.44		
Totals		275	(104.50) 105 Places

Education requirement:

Latest projections for the local primary schools show there to be 10 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.

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:

- Clitheroe Hospital
- Land at Chatburn Road
- 15 Parker Avenue
- Land off Middle Lodge

Collectively these developments are expected to generate demand for 39 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

10	Projected places available in 5 years
- 0	Yield from approved applications
10	Places available in 5 years
- 105	Yield from this development
-95	Places available in 5 years
- 39	Yield from pending applications
-134	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 **
Clitheroe Grammar Academy	597	615	659
Ribblesdale High School	1240	1275	1300
Total	1837	1890	1959

* 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: -69

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
1824	1817	1818	1811	1832

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 **1959** 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	275	41.25
5	0.23		
Totals		275	(41.25) 41 Places

Education Requirement

Latest projections for the local secondary schools show there to be a shortfall of 69 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 41 places from this development the shortfall would increase to 110.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 41 places.

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 be seeking a contribution for 95 primary school places and 41 secondary school places.

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

Primary places:

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

= £12,029.62 per place

$£12,029.62 \times 95 \text{ places} = \mathbf{£1,142,814}$

Secondary places:

$(£18,469 \times 0.9) \times \text{BCIS Indexation } (314.50 / 288.40 = 1.090499)$

= £18,126.38 per place

$£18,126.38 \times 41 \text{ places} = \mathbf{£743,182}$

NB: 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 105 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

$£12,029.62 \times 105 \text{ places} = \mathbf{£1,263,110}$

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.**
- **The possible need for a school site will be dependant on the bedroom mix for this development, together with the number of pending applications approved prior to a decision on this application. The need for a school site will need to be discussed with the applicant**

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