



# Education Contribution Assessment

**Land East of Chipping Lane (3/2014/0764)**

*Ribble Valley Borough Council*

24<sup>th</sup> September 2014

## **Education Assessment 24<sup>th</sup> September 2014**

Lancashire County Council is responsible for the provision of school places across the 12 county districts. The county has been 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:

### **Land East of Chipping Lane (3/2014/0764)**

#### **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 (based on Land Registry information), a cross matching exercise was undertaken to match the first occupation of a house with the relevant pupil census data. The research enabled LCC to ascertain the likely impact of a dwelling with 1, 2, 3, 4, or 5+ bedrooms in terms of the child yield. This enabled LCC to project the pupil yield of new houses, based on the number of bedrooms per dwelling.

LCC will seek to apply these pupil yields to our assessment, however, if bedroom information has not been provided by the developer LCC will apply the 4 bedroom yield, to provide a medium to worst case scenario. Once bedroom information is available the impact of 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 considers primary school provision within a 2 mile radius of the proposed site. Details of the schools relevant to this site are provided below:

School Name	Number on Roll (Jan 2014)	Future Planned Net Capacity (2019) *	Projected Pupils by 2019 **
Barnacre Road Primary School Longridge	172	210	180
St Wilfrid's Roman Catholic Primary School	137	180	163
Longridge Church of England Primary School	206	208	200
St Francis Catholic Primary School	93	105	71
Alston Lane Catholic Primary School	196	198	204
<b>Total</b>	<b>804</b>	<b>901</b>	<b>818</b>

\* The net capacity figure is agreed via consultation with the schools, during September each year. The future net capacity includes any agreed capacity changes, which LCC have been informed about.

\*\* 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 also the projected pupil place demand in 5 years.

Projected places in 5 years: 83

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 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 district's 5 year Housing Land Supply documents (or equivalent) and migration figures in 5 years time we forecast there will be **818** 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	520	197.60
5	0.44		
<b>Totals</b>		<b>520</b>	<b>(197.60) 198 Places</b>

## Education requirement

Latest projections for the local primary schools show there to be 83 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 Raod
- Land at Inglewhite

Collectively these developments are expected to generate demand for 93 additional places.

### **Effect on number of places:**

The calculation below details the effect on pupil places,

	83	Projected places available within local schools by 2019
-	<u>93</u>	Yield from approved developments
	-10	Places available within local schools by 2019
-	<u>198</u>	Yield from this development
	-208	Places available within local schools by 2019

### Local Secondary schools within 3 miles of the development

When assessing the need for an education contribution from this development Lancashire County Council considers secondary school provision within a 3 mile radius of the proposed site. Details of the schools relevant to this site 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	741
St Cecilia's Roman Catholic Technology College Longridge	399	499	427
<b>Total</b>	<b>1100</b>	<b>1289</b>	<b>1168</b>

\* The net capacity figure is agreed via consultation with the schools, during September each year. The future net capacity includes any agreed capacity changes, which LCC have been informed about.

\*\* 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: 121

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 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 (or equivalent) and migration figures in 5 years time we forecast there will be **1168** 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	520	78
5	0.23		
<b>Totals</b>		<b>520</b>	<b>78 Places</b>

### Education Requirement

Latest projections for the local secondary schools show there to be 121 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
- Land at Inglewhite

Collectively these developments are expected to generate demand for 41 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
- North of Dilworth Lane
- Land off Parsonage Avenue

Collectively these developments are expected to generate demand for 36 additional places.

### **Effect on number of places**

The calculation below details the effect on pupil places,

121	Projected places available within local schools by 2019
- 41	Yield from approved developments
80	Places available within local schools by 2019
- 78	Yield from this development
2	Places available within local schools by 2019
- 36	Yield from pending applications
-34	Places available within local schools by 2019

## Summary and Final Calculations

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 198 primary school places. However LCC would not be seeking a contribution for secondary school places.

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

Primary places:

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

= £12,029.62 per place

$£12,029.62 \times 198 \text{ places} = \mathbf{£2,381,865}$

**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 34 places.

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

Secondary places:

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

= £18,126.38 per place

$£18,126.38 \times 34 \text{ places} = \mathbf{£616,297}$

**Due to the scale of this development LCC have identified the need for a primary school site measuring 10,900m<sup>2</sup> to be provided as part of this development.**

### 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 (including the current rates), 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_to_z/service.asp?u_id=2839&tab=1)