



Education Contribution Assessment

Land adjacent to 97 Woone Lane (3/2015/0649)

Ribble Valley Borough Council

18th September 2015

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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 adjacent to 97 Woone Lane

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 2015)	Future Planned Net Capacity (2020) *	Projected Pupils by 2020 **
St James' Church of England Primary School Clitheroe	279	327	311
Clitheroe Edisford Primary School	210	210	211
St Michael and St John's Roman Catholic Primary School Clitheroe	202	210	208
Clitheroe Brookside Primary School	191	210	195
Clitheroe Pendle Primary School	342	321	332
Barrow Primary School	147	140	149
Waddington and West Bradford C of E Primary School	147	189	146
Total	1518	1607	1552

* 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 2015. 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: 55

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 2016	JAN 2018	JAN 2018	JAN 2019	JAN 2020
1456	1463	1475	1444	1420

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 **1552** 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	10	1.60
4	0.38		
5	0.44		
Totals		10	(1.60) 2 Places

Education requirement

Latest projections for the local primary schools show there to be 55 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:

- Land off Pimlico Link Road
- Primrose Works, Primrose Road
- 23-25 Old Row
- Land off Dale View

Collectively these developments are expected to generate demand for 54 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

55	Projected places available within local schools by 2020
- 0	Yield from approved applications
55	Places available within local schools by 2020
- 2	Yield from this development
53	Places available within local schools by 2020

There are a number of applications that are pending a decision which have an impact on the pupil places available. Collectively these applications could yield a total of 54 places. Should these applications be approved prior to a decision being made on this application it would result in a shortfall of 1 school place.

Education Requirement

Based on current approvals a primary education contribution is not required. However, please note that 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 1 place.

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 2015)	Future Planned Net Capacity (2020) *	Projected Pupils in 2020 **
Ribblesdale High School	1200	1275	1273
Clitheroe Grammar Academy	596	615	645
Total	1796	1890	1918

* 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 2015. 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: -28

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 2016	JAN 2017	JAN 2018	JAN 2019	JAN 2020
1800	1791	1803	1835	1853

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 **1918** 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	10	0.90
4	0.15		
5	0.23		
Totals		10	(0.90) 1 Place

Education Requirement

Latest projections for the local secondary schools show there to be a shortfall of 28 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 1 place from this development the shortfall would increase to 29.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 1 place.

Summary and Final Calculations

The latest information available at this time was based upon the 2015 annual pupil census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 1 secondary school place. However, LCC will not be seeking a contribution for primary school places.

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

Secondary places:

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

= £18,126.38 per place

$£18,126.38 \times 1 \text{ place} = \textbf{£18,126.38}$

However, as there are a number of applications that are pending a decision that could impact on this development should they be approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 1 place.

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

$£12,029.62 \times 1 \text{ place} = \textbf{£12,029.62}$

This assessment represents the current position on 18th September 2015.

Named Infrastructure Project

A specific infrastructure project where the secured education contribution will be spent to deliver additional school places will be provided prior to the Committee decision/completion of S106 agreement. The local planning authority will need to notify the School Planning Team that a school infrastructure project needs to be determined.

Please Note

As this assessment has a number of pending applications impacting upon it 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 (including the current rates), in the first instance, please refer to LCC's Planning Obligations

Education Methodology and supporting information at:

http://www3.lancashire.gov.uk/corporate/atoz/a_to_z/service.asp?u_id=2839&tab=1