

Nicola Gunn

From: Planning Contributions <Planning.Contributions@lancashire.gov.uk>
Sent: 08 August 2016 10:39
To: planning
Subject: Planning application 3/2016/0580
Attachments: Education Assessment 01.docx

Good morning,

RE: 3/2016/0580

This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts through a planning obligation.

The education contribution described in the attached document is directly linked to the development and would be used in order to provide education places within a reasonable distance of the development (within 3 miles) for the children expected to live on the development. Failure to secure the contributions sought would mean that the County Council cannot guarantee that children living on this development would be able to access a school place within a reasonable distance from their homes.

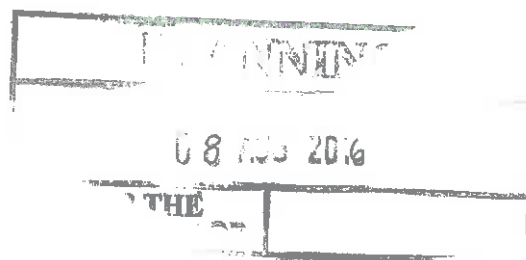
The application is being assessed by the LCC Highways and Sustainable Transport teams. A full response will be submitted in due course.

This response is based on the latest information available at the time of writing. Circumstances may change over time as other applications come forward. Consequently this response may require re-evaluation.

Please could you provide us with feedback in terms of the decision, any S106 agreement and if refused, any subsequent appeals to: Planning.Contributions@lancashire.gov.uk.

Many thanks

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Education Contribution Assessment

Spout Farm, Preston Road, Longridge 2/2016/0580

Ribble Valley Borough Council

01/08/2016

Education Assessment 01/08/2016

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:

Spout Farm, Preston Road, Longridge

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 School Census. 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 | Latest Number on Roll * | Future Planned Net Capacity (Jan 2021) ** | Projected Pupils by Jan 2021 *** |
|---|-------------------------|---|----------------------------------|
| Alston Lane Catholic Primary School Longridge | 197 | 196 | 225 |
| Longridge Church Of England Primary School | 197 | 208 | 201 |
| St Wilfrid's Roman Catholic Primary School Longridge | 174 | 210 | 200 |
| Barnacre Road Primary School Longridge | 205 | 210 | 218 |
| Grimsargh St Michael's Church Of England Primary School | 207 | 210 | 194 |
| Total | 980 | 1034 | 1038 |

* Latest Number on Roll (NOR) reflects the most up-to-date pupil numbers at the school. Assessments between 1st December and 31st March will use October NOR, assessments between 1st April and 31st July will use January NOR and assessments between 1st August and 30th November will use May NOR.

** 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 2016. 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: -4

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 2017 | JAN 2018 | JAN 2019 | JAN 2020 | JAN 2021 |
|----------|----------|----------|----------|----------|
| 984 | 954 | 938 | 939 | 942 |

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 **1038** 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 | 5 | 0.35 |
| 3 | 0.16 | 15 | 2.4 |
| 4 | 0.38 | 14 | 5.32 |
| 5 | 0.44 | | |
| Totals | | 34 | (8.07) 8 Places |

Education requirement

Latest projections for the local primary schools show there to be a shortfall of 4 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 (or equivalent), which already have planning permission.

With an expected yield of 8 places from this development the shortfall would increase to 12.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of this development, i.e. 8 places.

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 | Latest Number on Roll * | Future Planned Net Capacity (Jan 2021) ** | Projected Pupils in Jan 2021 *** |
|--|-------------------------|---|----------------------------------|
| St Cecilia's Roman Catholic Technology College Longridge | 321 | 499 | 374 |
| Longridge High School - A Maths And Computing College | 721 | 825 | 809 |
| Total | 1042 | 1324 | 1183 |

* Latest Number on Roll (NOR) reflects the most up-to-date pupil numbers at the school. Assessments between 1st December and 31st March will use October NOR, assessments between 1st April and 31st July will use January NOR and assessments between 1st August and 30th November will use May NOR.

** 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 2016. 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: 141

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 2017 | JAN 2018 | JAN 2019 | JAN 2020 | JAN 2021 |
|----------|----------|----------|----------|----------|
| 1069 | 1046 | 1072 | 1086 | 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 1183 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 | 5 | 0.15 |
| 3 | 0.09 | 15 | 1.35 |
| 4 | 0.15 | 14 | 1.96 |
| 5 | 0.23 | | |
| Totals | | 34 | (3.46) 3 Places |

Education Requirement

The calculation below details the effect on pupil places,

| | | |
|---|------|---------------------------------------|
| | 1324 | Net Cap |
| - | 1183 | Forecast |
| | 141 | Projected places available in 5 years |
| - | 11 | Yield from approved applications |
| | 130 | Places available in 5 years |
| - | 4 | Yield from this development |
| | 126 | Places available in 5 years |
| - | 11 | Yield from pending applications |
| | 115 | Places available in 5 years |

Latest projections for the local primary schools show there to be 141 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 11 school places. There are also pending applications expected to generate demand for a further 11 school places. With an expected pupil yield of 3 pupils from this development, we would not be seeking a contribution from the developer in respect of secondary places.

Summary and Final Calculations

The latest information available at this time was based upon the 2016 School Census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 8 primary school places. However LCC will not be seeking a contribution for secondary school places.

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

Primary places:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price } (272 / 240) \text{ (Q1-2016/Q4-2008)}$

= £13,474.53 per place

$£13,474.53 \times 8 \text{ places} = \mathbf{£107,796.24}$

This assessment represents the current position on 01/08/2016. LCC reserve the right to reassess the education requirements taking into account the latest information available.

Named Infrastructure Project

A specific infrastructure project where the secured education contribution will be spent to deliver additional school places will be provided at the point at which the application is considered for decision. The local planning authority will need to notify the School Planning Team that a school infrastructure project needs to be determined.

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://www.lancashire.gov.uk/council/planning/planning-obligations-for-developers.aspx>

