



Education Contribution Assessment

Primrose Works 03/2016/0764

Ribble Valley Borough Council

12th October 2016

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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:

Primrose Works

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 ***
St James' Church Of England Primary School Clitheroe	277	315	326
Clitheroe Edisford Primary School	214	210	224
St Michael And St John's Roman Catholic Primary School Clitheroe	188	210	169
Clitheroe Brookside Primary School	165	210	176
Clitheroe Pendle Primary School	341	321	350
Barrow Primary School	143	140	167
Total	1328	1406	1412

* 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: -6

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
1333	1351	1333	1316	1304

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 **1412** pupils in these schools.

Development details

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.01	3	0.03
2	0.07	14	0.98
3	0.16	1	0.16
4	0.38		
5	0.44		
Totals		18	(1.2) 1 Places

Education requirement

Latest projections for the local primary schools show there to be a shortfall of 6 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 1 place from this development the shortfall would increase to 7.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 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	Latest Number on Roll *	Future Planned Net Capacity (Jan 2021) **	Projected Pupils in Jan 2021 ***
Ribblesdale High School	1200	1275	1313
Clitheroe Grammar Academy	590	599	672
Total	1790	1874	1985

* 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: -111

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
1804	1814	1846	1870	1888

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 **1985** pupils in these schools.

Development details

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Secondary yield for this development
1	0.00	3	0
2	0.03	14	0.42
3	0.09	1	0.09
4	0.15		
5	0.23		
Totals		18	(0.5) 1 Places

Education Requirement

Latest projections for the local secondary schools show there to be a shortfall of 111 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 112.

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 2016 School Census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 1 primary and 1 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

$£13,474.53 \times 1 \text{ place} = \textbf{£13,474.53}$

Secondary places:

$(£18,469 \times 0.97) \times \text{BCIS All-in Tender Price } (272 / 240) \text{ (Q1-2016/Q4-2008)}$

= £20,303.59 per place

$£20,303.59 \times 1 \text{ place} = \textbf{£20,303.59}$

This assessment represents the current position on 12/10/2016. LCC reserve the right to reassess the education requirements taking into account the latest information available.

Expenditure Project

Following an initial scoping exercise of the local schools it has been determined that Lancashire County Council intend to use the Primary education contribution to provide additional Primary places at Clitheroe Edisford Primary School. It has also been determined that Lancashire County Council intend to use the Secondary education contribution to provide additional Secondary places at Ribblesdale High School

Whilst the County Council have confirmed its intention to deliver projects at Clitheroe Edisford Primary School and Ribblesdale High School it should be noted that this would be subject to the following:

- willingness of school governing body to expand
- suitability of site
- planning permission & compliance with Section 77 of the Schools Standards and Framework Act 1998 and Schedule 1 to the Academies Act 2010.
- consultation with local schools and the community
- parental preference at the time that the places are required
- school standards at the time that the places are required
- availability of other funding streams

Should the Primary and/or Secondary education contribution not be spent on the project named within this assessment, the County Council will return the entire sum to the owner. Furthermore, the County Council will ensure that sufficient local Primary and Secondary school places are provided to address the impact of the development at no cost to the owner.

To ensure that the approach is in line with the Community Infrastructure Levy regulations, the County Council confirms that there are 0 secured Section 106 pooled against Clitheroe Edisford Primary School.

The County Council confirms that there are 3 secured Section 106 pooled against Ribblesdale High School. However, please note that the Secondary school has been proposed as an expenditure project in relation to applications 3/2014/0846 and 3/2016/0146.

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>