



# Education Contribution Assessment

**Land West of Preston Road 3/2016/0974**

*Ribble Valley Borough Council*

9<sup>th</sup> November 2016

## **Education Assessment 9<sup>th</sup> November 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:

### **Land West of Preston Road**

#### **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	193	196	224
Longridge Church Of England Primary School	197	208	198
St Wilfrid's Roman Catholic Primary School Longridge	181	210	200
Barnacre Road Primary School Longridge	204	210	216
Grimsargh St Michael's Church Of England Primary School	207	210	194
<b>Total</b>	<b>982</b>	<b>1034</b>	<b>1032</b>

\* Latest Number on Roll (NOR) reflects the most up-to-date pupil numbers at the school. Assessments between 1<sup>st</sup> December and 31<sup>st</sup> March will use October NOR, assessments between 1<sup>st</sup> April and 31<sup>st</sup> July will use January NOR and assessments between 1<sup>st</sup> August and 30<sup>th</sup> 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: 2

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 **1032** 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	73	5.11
3	0.16	9	1.44
4	0.38	193	73.34
5	0.44		
<b>Totals</b>		<b>275</b>	<b>(79.9) 80 Places</b>

### Education Requirement

Latest projections for the local primary schools show there to be 2 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, 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:

- Land off Ribblesdale Drive Grimsargh (Phase 2) 06/2016/0258
- Land East of Chipping Lane 3/2014/0438

Collectively these developments are expected to generate demand for 34 additional places.

### Effect on number of places

The calculation below details the effect on pupil places,

	1034	Net Cap
-	1032	Forecast
	2	Projected places available in 5 years
-	34	Yield from approved applications

	-32	Places available in 5 years
-	<u>80</u>	Yield from this development
	-112	Places available in 5 years

With an expected yield of 80 places from this development and an expected yield of 34 places from the approved applications this would result in a shortfall of 112 Places.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 80 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	326	499	373
Longridge High School - A Maths And Computing College	720	825	808
<b>Total</b>	<b>1046</b>	<b>1324</b>	<b>1181</b>

\* Latest Number on Roll (NOR) reflects the most up-to-date pupil numbers at the school. Assessments between 1<sup>st</sup> December and 31<sup>st</sup> March will use October NOR, assessments between 1<sup>st</sup> April and 31<sup>st</sup> July will use January NOR and assessments between 1<sup>st</sup> August and 30<sup>th</sup> 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: 143

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 **1181** pupils in these schools.

**Development details**

<b>Number of bedrooms</b>	<b>Yield applied per dwelling</b>	<b>Number of dwellings</b>	<b>Secondary yield for this development</b>
1	0.00		
2	0.03	73	2.19
3	0.09	9	0.81
4	0.15	193	28.95
5	0.23		
<b>Totals</b>		<b>275</b>	<b>(32.0) 32 Places</b>

**Education Requirement**

The calculation below details the effect on pupil places,

	1324	Net Cap
-	<u>1181</u>	Forecast
	143	Projected places available in 5 years
-	<u>22</u>	Yield from approved applications
	121	Places available in 5 years
-	<u>32</u>	Yield from this development
	89	Places available in 5 years
-	<u>33</u>	Yield from pending applications
	56	Places available in 5 years

Latest projections for the local secondary schools show there to be 143 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 22 school places. There are also pending applications expected to generate demand for a further 33 school places. With an expected pupil yield of 32 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 80 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 x 80 places = **£1,077,962.40**

*This assessment represents the current position on 09/11/2016. LCC reserve the right to reassess the education requirements taking into account the latest information available.*

### **School Site**

Due to the scale of the proposed development LCC will also be seeking a school site to address the impact of the development.

- This would be a 1 form entry site primary school site. The size of the site required will be 13,620m<sup>2</sup>.

LCC would like the opportunity to assess the suitability of a proposed school site before a location is agreed.

### **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.

### **Please Note**

- **LCC have assessed the viability of this development by assuming the 193 dwellings are all 4 bedroom houses. Should this not be the case a reassessment will be required once accurate bedroom information becomes available. This could result in a reduced pupil yield dependant on dwelling size.**



### **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>