



Education Contribution Assessment

Former Clitheroe Hospital (3/2017/0616)

Ribble Valley Borough Council

13th September 2017

Education Assessment 13th September 2017

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:

Former Clitheroe Hospital

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 2022) **	Projected Pupils by Jan 2022 ***
Clitheroe Pendle Primary School	340	321	353
Clitheroe Brookside Primary School	184	210	184
St Michael And St John's Roman Catholic Primary School Clitheroe	176	210	152
Chatburn Church Of England Primary School	108	112	122
St James' Church Of England Primary School Clitheroe	282	300	305
Waddington And West Bradford Church Of England Voluntary Aided Primary School	143	189	112
Clitheroe Edisford Primary School	220	210	217
Grindleton Church Of England Voluntary Aided Primary School	36	56	50
Total	1489	1608	1495

* 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.

*** Based on the latest projections at the time of the assessment. 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: 113

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 2018	JAN 2019	JAN 2020	JAN 2021	JAN 2022
1495	1457	1426	1410	1351

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 **1495** 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	0.21
3	0.16	33	5.28
4	0.38	15	5.7
5	0.44		
Totals		51	(11.2) 11 Places

Education Requirement

The calculation below details the effect on pupil places,

1608	Net Cap
- 1495	Forecast
113	Projected places available in 5 years
- 0	Yield from approved applications
113	Places available in 5 years
- 11	Yield from this development
102	Places available in 5 years
- 34	Yield from pending applications
68	Places available in 5 years

Latest projections for the local primary schools show there to be 113 places available in 5 years' time. There are pending applications expected to generate demand for a further 34 school places. With an expected pupil yield of 11 pupils from this development, we would not be seeking a contribution from the developer in respect of Primary 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 2022) **	Projected Pupils by Jan 2022 ***
Clitheroe Grammar Academy	623	599	730
Ribblesdale High School	1197	1275	1310
Bowland Academy	560	525	647
Total	2380	2399	2687

* 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.

*** Based on the latest projections at the time of the assessment. 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: -288

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 2018	JAN 2019	JAN 2020	JAN 2021	JAN 2022
2397	2441	2487	2509	2521

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 **2687** 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
3	0.09	33	2.97
4	0.15	15	2.25
5	0.23		
Totals		51	(5.3) 5 Places

Education Requirement

Latest projections for the local secondary schools show there to be a shortfall of 288 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 5 places from this development the shortfall would increase to 293.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 5 places.

Summary and Final Calculations

The latest information available at this time was based upon the 2017 School Census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 5 secondary school places. 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:

$(£18,469 \times 0.97) \times \text{BCIS All-in Tender Price } (287 / 240) \text{ (Q1-2017/Q4-2008)}$

= £21,423.27 per place

$£21,423.27 \times 5 \text{ places} = \mathbf{£107,116.35}$

This assessment represents the current position on 13th September 2017. 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 Secondary education contribution to provide additional Secondary places at Clitheroe Royal Grammar School. This is the closest Secondary school to the development that has space to accommodate an expansion.

Whilst the County Council have confirmed its intention to deliver projects at Clitheroe Royal Grammar 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 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 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 4 secured Section 106 pooled against Clitheroe Royal Grammar School.

Please Note

- **LCC have assessed the viability of this development by assuming the 15 dwellings specified as 4+ are all 4 bedroom houses. Should this not be the case a reassessment will be required once accurate bedroom information becomes available.**
- **This is the final position at: 13th September 2017. If the decision is deferred at committee a reassessment will be required.**

Further Information

If the education contribution assessment identifies the need for a contribution to be provided Lancashire County Council is, in effect, objecting to the application. A developer contribution will, in most cases, overcome the objection. If a developer does not agree to payment of the requested education contribution or the local planning authority does not pursue Lancashire County Council's request on its behalf, Lancashire County Council cannot guarantee that children yielded by the development will be able to access a school place within reasonable distance from their home, so the development could be considered to be unsustainable. Furthermore, if the planning application is approved without the required education contribution LCC would request that the local planning authority confirm how the shortfall of school places, resulting from the development, will be addressed. (Please see page 10 of the Education Contribution Methodology).

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>