



Education Contribution Assessment

Land at Chatburn Road 3/2017/0653

Ribble Valley Borough Council

27th July 2017

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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 at Chatburn 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 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
Waddington And West Bradford Church Of England Voluntary Aided Primary School	143	189	112
St James' Church Of England Primary School Clitheroe	282	300	305
Chatburn Church Of England Primary School	108	112	122
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	5	0.05
2	0.07	3	0.21
3	0.16		
4	0.38	20	7.6
5	0.44		
Totals		28	(7.9) 8 Places

Education Requirement

The calculation below details the effect on pupil places,

1608	Net Cap
- 1495	Forecast
<u>113</u>	Projected places available in 5 years
- 0	Yield from approved applications
<u>113</u>	Places available in 5 years
- 8	Yield from this development
<u>105</u>	Places available in 5 years
- 26	Yield from pending applications
<u>79</u>	Places available in 5 years

Latest projections for the local primary schools show there to be 113 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 0 school places. There are also pending applications expected to generate demand for a further 26 school places. With an expected pupil yield of 8 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 planned housing development, to provide a 5 year projection.

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	5	0
2	0.03	3	0.09
3	0.09		
4	0.15	20	3
5	0.23		
Totals		28	(3.1) 3 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 3 places from this development the shortfall would increase to 291.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 3 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 **3** 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 x 3 places = **£64,269.81**

This assessment represents the current position on 27/07/2017. 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.

Please Note

- **LCC have assessed the viability of this development by assuming the 20 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.**

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>