

# Education Contribution Assessment

Land off Waddington Road - 3/2018/0181

*Ribble Valley Borough Council*

12<sup>th</sup> August 2019



## **Education Assessment 12<sup>th</sup> August 2019**

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 'School Place Provision Strategy', 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 off Waddington Road - 3/2018/0181**

#### **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 2024) **	Projected Pupils by Jan 2024 ***
St Michael And St John's Roman Catholic Primary School Clitheroe	185	210	211
Clitheroe Pendle Primary School	350	321	381
St James' Church Of England Primary School Clitheroe	307	300	326
Clitheroe Edisford Primary School	222	210	240
Clitheroe Brookside Primary School	186	210	225
Waddington And West Bradford Church Of England Voluntary Aided Primary School	165	189	171
<b>Total</b>	1415	1440	1554

\* 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.

\*\*\* 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: -114

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 2020	JAN 2021	JAN 2022	JAN 2023	JAN 2024
1400	1378	1348	1382	1382

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 **1554** 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	37	2.59
3	0.16	89	14.24
4	0.38	79	30.02
5	0.44		
<b>Totals</b>		<b>208</b>	<b>(46.9) 47 Places</b>

### Education requirement

Latest projections for the local primary schools show there to be a shortfall of 114 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 47 places from this development the shortfall would increase to 161.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 47 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 2024) **	Projected Pupils by Jan 2024 ***
Clitheroe Grammar Academy	688	599	809
Ribblesdale High School	1237	1425	1421
<b>Total</b>	1925	2024	2230

\* 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.

\*\*\* 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: -206

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 2020	JAN 2021	JAN 2022	JAN 2023	JAN 2024
2017	2091	2128	2119	2095

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 **2230** 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	37	1.11
3	0.09	89	8.01
4	0.15	79	11.85
5	0.23		
<b>Totals</b>		<b>208</b>	<b>(21.0) 21 Places</b>

### Education Requirement

Latest projections for the local secondary schools show there to be a shortfall of 206 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 21 places from this development the shortfall would increase to 227.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 21 places.

### Summary and Final Calculations

The latest information available at this time was based upon the 2019 School Census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 47 primary and 21 secondary school places.

Calculated at the rates detailed in schedule 3 of the S106, dated 24<sup>th</sup> February 2015, this would result in a claim of:

Primary places:

$(£12,257 \times 0.97) \times \text{BCIS General Building Cost (362.8 (Aug 19) / 288.4)}$

= £13,877.10 per place

£13,877.10 x 47 places = **£652,223.70**

Secondary places:

$(£18,469 \times 0.97) \times \text{BCIS General Building Cost (362.8 (Aug 19) / 288.4)}$

= £20,910.19 per place

£20,910.19 x 21 places = **£439,113.92**

*Please note that the BCIS General Building Cost Index to be used is that at the point of payment as per 9.3 of "Indexation, interest and VAT" in the agreement. I have used the current cost per place figure for the purposes of meeting point 11 of Schedule 3. However, to provide the position at the point of payment I will recalculate this using the updated BCIS General Building Cost Index at each of the payment dates.*

*As detailed in the S106 this will be used towards the provision of additional primary school places and the provision of additional secondary school places within three miles of the site.*

*This assessment represents the current position on 12<sup>th</sup> August 2019. LCC reserve the right to reassess the education requirements taking into account the latest information 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>