



# Education Contribution Assessment

**Higher College Farm - 3/2018/1105**

*Ribble Valley Borough Council*

17<sup>th</sup> December 2018

## **Education Assessment 17<sup>th</sup> December 2018**

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:

### **Higher College Farm**

#### **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 ***
Longridge Church Of England Primary School	180	208	220
St Wilfrid's Roman Catholic Primary School Longridge	175	210	184
Barnacre Road Primary School Longridge	174	210	208
Alston Lane Catholic Primary School Longridge	199	210	213
<b>Total</b>	<b>728</b>	<b>838</b>	<b>825</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.

\*\*\* 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: 13

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
733	721	729	738	742

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 **825** 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	0.16		
4	0.38	21	7.98
5	0.44		
<b>Totals</b>		<b>21</b>	<b>(8.0) 8 Places</b>

### Education requirement

Latest projections for the local primary schools show there to be 13 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, pending approval or appeal decision which will impact upon these primary schools:

There are no planning applications that have already been approved in this area. However, there are a number of additional housing developments which will impact upon this group of schools which are pending a decision or are pending appeal. Should a decision be made on any of these developments (including the outcome of any appeal) before agreement is sealed on this contribution, our position may need to be reassessed, taking into account the likely impact of such decisions.

These developments are:

- Catterall Lodge Farm (18/00822/FULMAJ)
- Ashes Farm (06/2018/0864)
- Land South of Whittingham Lane (06/2018/0711)
- Land adjacent to John Smith Playing Field (3/2018/0507)
- Land off Inglewhite Road and Halfpenny Lane (06/2018/1180)
- Land adj 329 Preston Road (06/2018/1157)
- Land off Halfpenny Lane (06/2018/1042)

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,

	838	Net Cap
-	<u>825</u>	Forecast
	13	Projected places available in 5 years
-	<u>0</u>	Yield from approved applications
	13	Places available in 5 years
-	<u>8</u>	Yield from this development
	5	Places available in 5 years
-	<u>34</u>	Yield from pending applications
	-29	Places available in 5 years

There are a number of applications that are pending a decision which have an impact on the pupil places available. Collectively these applications could yield a total of 34 places. Should these applications be approved prior to a decision being made on this application it would result in a shortfall of 29 school places.

### Education Requirement

Based on current approvals a primary education contribution is not required. However, please note that if any of the pending applications listed above are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 8 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 ***
St Cecilia's Roman Catholic Technology College Longridge	370	499	458
Longridge High School - A Maths And Computing College	756	825	822
<b>Total</b>	<b>1126</b>	<b>1324</b>	<b>1280</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.

\*\*\* 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: 44

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
1161	1210	1234	1191	1205

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 **1280** 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		
4	0.15	21	3.15
5	0.23		
<b>Totals</b>		<b>21</b>	<b>(3.2) 3 Places</b>

### Education Requirement

Latest projections for the local secondary schools show there to be 44 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, pending approval or appeal decision which will impact upon these secondary schools

In addition to those developments listed in the housing land supply document, a planning application has already been approved in this area and this will have an effect upon the places available.

These developments are:

- Land at rear of Holme Fell (06/2016/1039)

Collectively these developments are expected to generate demand for 4 additional places.

There are also a number of additional housing developments which will impact upon this group of schools which are pending a decision or are pending appeal. Should a decision be made on any of these developments (including the outcome of any appeal) before agreement is sealed on this contribution, our position may need to be reassessed, taking into account the likely impact of such decisions.

These developments are:

- Catterall Lodge Farm (18/00822/FULMAJ)
- Ashes Farm (06/2018/0864)
- Land South of Whittingham Lane (06/2018/0711)
- Land adjacent to John Smith Playing Field (3/2018/0507)
- Land off Inglewhite Road and Halfpenny Lane (06/2018/1180)
- Land adjacent 329 Preston Road (06/2018/1157)
- Land off Halfpenny Lane (06/2018/1042)

- Bushells Farm (06/2018/0884)
- Land north of Whittingham Lane (06/2018/0867)
- Land to the South of Goosnargh Cottage (06/2018/0811)
- Dog and Partridge Hesketh Lane (3/2018/0786)

Collectively these developments are expected to generate demand for 52 additional places.

### **Effect on number of places**

The calculation below details the effect on pupil places,

	1324	Net Cap
-	<u>1280</u>	Forecast
	44	Projected places available in 5 years
-	<u>4</u>	Yield from approved applications
	40	Places available in 5 years
-	<u>3</u>	Yield from this development
	37	Places available in 5 years
-	<u>52</u>	Yield from pending applications
	-15	Places available in 5 years

There are a number of applications that are pending a decision which have an impact on the pupil places available. Collectively these applications could yield a total of 52 places. Should these applications be approved prior to a decision being made on this application it would result in a shortfall of 15 school places.

### **Education Requirement**

Based on current approvals a secondary education contribution is not required. However, please note that if any of the pending applications listed above are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 3 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 not be seeking a contribution for Primary or Secondary school places.

However, as there are a number of applications that are pending a decision that could impact on this development should they be approved prior to a decision being made on this development the claim for school provision could increase up to maximum of 8 primary places and 3 secondary places.

Calculated at the current rates, this would result in a maximum claim of:

Primary places:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price } (318 / 240) \text{ (Q1-2018/Q4-2008)}$

= £15,753.31 per place

$£15,753.31 \times 8 \text{ places} = \textbf{£126,026.48}$

Secondary places:

$(£18,469 \times 0.97) \times \text{BCIS All-in Tender Price } (318 / 240) \text{ (Q1-2018/Q4-2008)}$

= £23,737.28 per place

$£23,737.28 \times 3 \text{ places} = \textbf{£71,211.84}$

*This assessment represents the current position on 17<sup>th</sup> December 2018. 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**

- **As this assessment has a number of pending applications impacting upon it a recalculation would be required at the point at which the application is considered for decision. It is therefore the responsibility of the planning authority to inform LCC at this stage and request a recalculation in order to obtain a definitive figure.**
- **LCC have assessed the viability of this development by assuming the 21 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.**
- **The cost per place used in this assessment is in line with the Education Methodology at the point of assessment. However, the cost per place to be used within the s106 agreement, if this is the district's chosen method of mitigation of the development impact on school places, will be that within the Education Methodology at the point of sealing.**

### **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>