

**Sharon Craig**

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**From:** Schools Planning Enquiries <Schools.Planning@lancashire.gov.uk>  
**Sent:** 15 February 2019 09:14  
**To:** planning  
**Cc:** Robert Major  
**Subject:** Education Assessment - Land SW Barrow and W of Whalley Road (3/2019/0012)  
**Attachments:** Education Assessment 7th February 2019.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

**RE: 3/2019/0012**

*This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts through a developer contribution.*

*The education contribution described in the attached document is directly linked to the development and would be used in order to provide education places within a reasonable distance of the development for the children expected to live on the development. 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).*

*This response is based on the latest information available at the time of writing. Circumstances may change over time as other applications come forward. Consequently this response may require re-evaluation.*

***Please could you provide us with feedback in terms of the decision, any S106 agreement and if refused, any subsequent appeals to: [Schools.Planning@Lancashire.gov.uk](mailto:Schools.Planning@Lancashire.gov.uk)***

Many thanks

**School Planning Team**

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# Education Contribution Assessment

**Land South West of Barrow & West of Whalley Road  
(3/2019/0012)**

*Ribble Valley Borough Council*

7<sup>th</sup> February 2019

## **Education Assessment 7<sup>th</sup> February 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 '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 South West of Barrow & West of Whalley 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 2024) **	Projected Pupils by Jan 2024 ***
Barrow Primary School	142	190	228
Whalley Church Of England Primary School	279	315	294
<b>Total</b>	<b>421</b>	<b>505</b>	<b>522</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: -17

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
414	398	385	374	366

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 **522** pupils in these schools.

**Development details**

<b>Number of bedrooms</b>	<b>Yield applied per dwelling</b>	<b>Number of dwellings</b>	<b>Primary yield for this development</b>
1	0.01	18	0.18
2	0.07	45	3.15
3	0.16	105	16.8
4	0.38	65	24.7
5	0.44		
<b>Totals</b>		<b>233</b>	<b>(44.8) 45 Places</b>

**Education requirement**

Latest projections for the local primary schools show there to be a shortfall of 17 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 45 places from this development the shortfall would increase to 62.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 45 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 Augustine's Roman Catholic High School Billington	1052	1075	1122
Ribblesdale High School	1244	1425	1413
Clitheroe Grammar Academy	689	599	805
<b>Total</b>	<b>2985</b>	<b>3099</b>	<b>3340</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: -241

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
3093	3182	3233	3194	3169

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 **3340** 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	18	0
2	0.03	45	1.35
3	0.09	105	9.45
4	0.15	65	9.75
5	0.23		
<b>Totals</b>		<b>233</b>	<b>(20.6) 21 Places</b>

**Education Requirement**

Latest projections for the local secondary schools show there to be a shortfall of 241 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 262.

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 45 primary and 21 secondary school places.

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

Primary places:

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

= £15,753.31 per place

$£15,753.31 \times 45 \text{ places} = \textbf{£708,898.95}$

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

$£23,737.28 \times 21 \text{ places} = \textbf{£498,482.88}$

*This assessment represents the current position on 7<sup>th</sup> February 2019. 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 primary education contribution to provide additional primary places at St James' Church of England Primary School. This is the closest primary school to the development that has space to accommodate an expansion.

It has also been determined that Lancashire County Council intend to use the secondary education contribution to provide additional secondary places at Ribblesdale High 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 St James' Church of England Primary School and Ribblesdale High 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 primary and/or 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 primary and 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 is 0 secured Section 106 pooled against St James' Church of England Primary School within the district. However, please note that the primary school has been proposed as an expenditure project in relation to application 3/2018/0924 within the district.

The County Council confirms that there are 4 secured Section 106 pooled 3/2011/0307, 3/2016/0146, 3/2016/0764 and 3/2017/0653 against Ribblesdale High School within the district. However, please note that the secondary school has been proposed as an expenditure project in relation to application 3/2018/0924 within the district.

#### **Please Note**

- **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.**
- **This is the final position at: 7<sup>th</sup> February 2019. 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>

