



# Education Contribution Assessment

**Land at Chatburn Road - 3/2019/0877**

*Ribble Valley Borough Council*

6<sup>th</sup> August 2020

## **Education Assessment 6<sup>th</sup> August 2020**

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 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 2025) **	Projected Pupils by Jan 2025 ***
Clitheroe Pendle Primary School	349	321	401
Clitheroe Brookside Primary School	179	210	226
St Michael And St John's Roman Catholic Primary School Clitheroe	182	210	212
Chatburn Church Of England Primary School	111	112	130
Waddington And West Bradford Church Of England Voluntary Aided Primary School	166	189	174
St James' Church Of England Primary School Clitheroe	316	300	351
Clitheroe Edisford Primary School	225	210	254
Grindleton Church Of England Voluntary Aided Primary School	39	56	47
<b>Total</b>	<b>1567</b>	<b>1608</b>	<b>1795</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: -187

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.

<b>JAN 2021</b>	<b>JAN 2022</b>	<b>JAN 2023</b>	<b>JAN 2024</b>	<b>JAN 2025</b>
1545	1505	1567	1594	1615

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 **1795** 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	2	0.02
2	0.07	8	0.56
3	0.16	3	0.48
4	0.38	20	7.6
5	0.44		
<b>Totals</b>		<b>33</b>	<b>(8.7) 9 Places</b>

### Education requirement

Latest projections for the local primary schools show there to be a shortfall of 187 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 9 places from this development the shortfall would increase to 196.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 9 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 2025) **	Projected Pupils by Jan 2025 ***
Clitheroe Grammar Academy	718	599	810
Ribblesdale High School	1292	1425	1454
Bowland Academy	570	525	638
<b>Total</b>	2580	2549	2902

\* 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: -353

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 2021	JAN 2022	JAN 2023	JAN 2024	JAN 2025
2681	2732	2731	2725	2689

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 **2902** 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	2	0
2	0.03	8	0.24
3	0.09	3	0.27
4	0.15	20	3
5	0.23		
<b>Totals</b>		<b>33</b>	<b>(3.5) 4 Places</b>

**Education Requirement**

Latest projections for the local secondary schools show there to be a shortfall of 353 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 4 places from this development the shortfall would increase to 357.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 4 places.

### Summary and Final Calculations

The latest information available at this time was based upon the 2020 School Census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 9 primary and 4 secondary school places.

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

Primary places:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price } (336 / 240) \text{ (Q1-2020/Q4-2008)}$

= £16,645.01 per place

£16,645.01 x 9 places = **£149,805.09**

Secondary places:

$(£18,469 \times 0.97) \times \text{BCIS All-in Tender Price } (336 / 240) \text{ (Q1-2020/Q4-2008)}$

= £25,080.90 per place

£25,080.90 x 4 places = **£100,323.60**

*This assessment represents the final position for appeal on 6<sup>th</sup> August 2020. If this is not the final point of decision or later information becomes available prior to decision, LCC reserve the right to reassess the education requirements.*

### 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 Michael and St John's RC Primary School, Clitheroe and/or St James' Church of England Primary School, Clitheroe. These are the closest primary schools to the development that have 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 Clitheroe Grammar Academy and/or Shuttleworth College. These are the closest secondary schools to the development that have space to accommodate an expansion.

Whilst the County Council have confirmed its intention to deliver projects at St Michael and St John's RC Primary School, Clitheroe and/or St James' Church of England Primary School, Clitheroe and Clitheroe Grammar Academy and/or Shuttleworth College 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.

#### **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: 06/08/2020.**

#### **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 to deliver school places, to Lancashire County Council as the education authority, including indexation 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>