



# Education Contribution Assessment

**Higher Standen Farm (Phase 2, 3 & 4) - 3/2019/0953 (outline 3/2012/0942)**

***Ribble Valley Borough Council***

1<sup>st</sup> May 2020

## **Education Assessment 1<sup>st</sup> May 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:

### **Higher Standen Farm (Phase 2, 3 & 4)**

#### **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:

<b>School Name</b>	<b>Latest Number on Roll *</b>	<b>Future Planned Net Capacity (Jan 2025) **</b>	<b>Projected Pupils by Jan 2025 ***</b>
St James' Church Of England Primary School Clitheroe	316	300	352
St Michael And St John's Roman Catholic Primary School Clitheroe	182	210	213
Clitheroe Brookside Primary School	179	210	227
Clitheroe Pendle Primary School	349	321	401
Clitheroe Edisford Primary School	225	210	255
Barrow Primary School	160	210	239
<b>Total</b>	<b>1411</b>	<b>1461</b>	<b>1687</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: -226

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
1383	1356	1391	1413	1426

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 **1687** pupils in these schools.

### Development details

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.01	8	0.08
2	0.07	77	5.39
3	0.16	118	18.88
4	0.38	169	64.22
5	0.44	18	7.92
<b>Totals</b>		<b>390</b>	(96.5) <b>96 Places</b>

### Education requirement

Latest projections for the local primary schools show there to be a shortfall of 226 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 96 places from this development the shortfall would increase to 322.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 96 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 ***
Ribblesdale High School	1292	1425	1454
Clitheroe Grammar Academy	718	599	810
<b>Total</b>	<b>2010</b>	<b>2024</b>	<b>2264</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: -240

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
2104	2148	2154	2147	2114

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 **2264** 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	8	0
2	0.03	77	2.31
3	0.09	118	10.62
4	0.15	169	25.35
5	0.23	18	4.14
<b>Totals</b>		<b>390</b>	<b>(42.4) 42 Places</b>

**Education Requirement**

Latest projections for the local secondary schools show there to be a shortfall of 240 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 42 places from this development the shortfall would increase to 282.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 42 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 96 primary and 42 secondary school places.

Calculated at the rates detailed in the s106 for outline application 3/2012/0942, dated 16/04/2014, this results in the requirement for:

Primary places:

$(£12,257 \times 0.9) \times \text{GBCI } (316.0 / 288.4) \text{ (April-2014/Q4-2008)}$

= £12,087 per place

$£12,087 \times 96 \text{ places} = £1,160,352.00$

Secondary places:

$(£18,469 \times 0.9) \times \text{GBCI } (316.0 / 288.4) \text{ (April-2014/Q4-2008)}$

= £18,232.56 per place

$£18,232.56 \times 42 \text{ places} = £765,767.71$

*Please note that the BCIS General Building Cost Index to be used is that at the point of payment, as per the definition for "Index" and "Indexation Factor" in the agreement. I have used the April 2014 (date of the agreement) figure for the purpose of meeting point 2 of schedule 3 of the s106. However, to provide the position as per the "Index" and "Indexation Factor" definition, at the point of payment, I will recalculate using the updated BCIS General Building Cost Index at the time of each payment as per the agreement.*

*This assessment represents the final position for reserved matters on 1<sup>st</sup> May 2020. If later information becomes available prior to decision, LCC reserve the right to reassess the education requirements.*

### **Further Information**

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>