

## Jane Tucker

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**From:** Planning  
**Subject:** FW: 3/2019/1104 (Hawthorne Farm)  
**Attachments:** Education Assessment 15th July 2021.docx

**From:** Schools Planning Enquiries <Schools.Planning@lancashire.gov.uk>  
**Sent:** 16 July 2021 16:46  
**To:** Pearson, Katie <katie.pearson@persimmonhomes.com>; Laura Eastwood <Laura.Eastwood@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>  
**Cc:** Graham, Rachael <rachael.graham@persimmonhomes.com>; 'Victoria Leam' <VictoriaLeam@kuits.com>  
**Subject:** RE: 3/2019/1104 (Hawthorne Farm)

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Good afternoon,

**RE: 3/2019/1104 - Land off Hawthorne Farm**

We have assessed this application on the understanding that the 9 dwellings that are for over 55s is conditioned and secured within the s106 as requested below.

*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 and/or land to be provided Lancashire County Council is, in effect, objecting to the application. A developer contribution to deliver school places and/or land meeting the school site requirements as detailed in the assessments where school land is required, 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).***

*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**

Lancashire County Council, County Hall, Preston, PR1 0LD

[Schools.Planning@Lancashire.gov.uk](mailto:Schools.Planning@Lancashire.gov.uk)

[www.lancashire.gov.uk/schools](http://www.lancashire.gov.uk/schools)



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# Education Contribution Assessment

**Land off Hawthorne Farm - 3/2019/1104**

*Ribble Valley Borough Council*

15<sup>th</sup> July 2021

## **Education Assessment 15<sup>th</sup> July 2021**

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 on primary and secondary school places relevant to the following development and provides details on the level of contribution required to mitigate the development impact:

### **Land off Hawthorne Farm - 3/2019/1104**

#### **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 2026) **	Projected Pupils by Jan 2026 ***
Clitheroe Pendle Primary School	350	321	414
Clitheroe Brookside Primary School	172	210	202
St Michael and St John's RC Primary School. Clitheroe	172	210	176
St James' Church of England Primary School. Clitheroe	309	300	342
Clitheroe Edisford Primary School	224	210	258
Waddington and West Bradford CofE Voluntary Aided Primary School	173	189	186
Chatburn Church of England School	122	112	150
<b>Total</b>	<b>1522</b>	<b>1552</b>	<b>1728</b>

\* Latest Number on Roll (NOR) reflects the most up-to-date pupil numbers at the school. Assessments between 1st December and 31st March will use October NOR, assessments between 1st April and 30th November will use January 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.

\*\*\*\*Please note, these forecasted figures will not be the capacity of the school in the forecasted year, they are an apportionment of the projected overall figures.

Projected places in 5 years: **-176**

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 2022	JAN 2023	JAN 2024	JAN 2025	JAN 2026
1488	1542	1556	1562	1578

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 **1728** 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	25	4
4	0.38	13	4.94
5	0.44	10	4.4
<b>Totals</b>		<b>48</b>	<b>(13.3) 13 Places</b>

### Education requirement

Latest projections for the local primary schools show there to be a shortfall of 176 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 13 places from this development the shortfall would increase to 189.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e.13 places.

*\*Please note at this stage a full claim was identified, and this does not take into account any planning approvals subsequent to those included in the housing land supply.*

## 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 2026) **	Projected Pupils by Jan 2026 ***
Clitheroe Royal Grammar School	748	750	793
Ribblesdale High School	1336	1425	1468
Bowland High School	560	550	618
<b>Total</b>	<b>2644</b>	<b>2725</b>	<b>2879</b>

\* Latest Number on Roll (NOR) reflects the most up-to-date pupil numbers at the school. Assessments between 1st December and 31st March will use October NOR, assessments between 1st April and 30th November will use January 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.

\*\*\*\*Please note, these forecasted figures will not be the capacity of the school in the forecasted year, they are an apportionment of the projected overall figures.

Projected places in 5 years: **-154**

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 2022	JAN 2023	JAN 2024	JAN 2025	JAN 2026
2711	2728	2731	2705	2682

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 **2879** 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	25	2.25
4	0.15	13	1.95
5	0.23	10	2.3
<b>Totals</b>		<b>48</b>	<b>(6.5) 7 Places</b>

### Education Requirement

Latest projections for the local secondary schools show there to be a shortfall of 154 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 7 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. 7 places.

*\*Please note at this stage a full claim was identified, and this does not take into account any planning approvals subsequent to those included in the housing land supply.*



### **Summary and Calculations**

This assessment represents the final position for the s106 agreement, assessed on 15/07/2021 but will be adjusted by indexation at the point of payment.

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

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 13 primary and 7 secondary school places.

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

#### **Permanent expansion**

Primary places:

(£17,268 x 0.97)

= £16,749.96 per place

£16,749.96 x 13 places = **£217,749.48**

Secondary places:

(£23,775 x 0.97)

= £23,061.75 per place

£23,061.75 x 7 places = **£161,432.25**

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 taking into account the latest information available. It should be noted that if this is an outline application the development impact should be reassessed on reserved matters approval, taking into account detailed bedroom mix information. The use of a formula to enable this should be agreed as part of the planning decision process.

### **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 Clitheroe Pendle Primary School and/or the new school linked to the Higher Standen Farm (Pendle Road) Site. 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 Royal Grammar and/or St Augustine's RC High School. 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 Clitheroe Pendle Primary School and/or the new school linked to the Higher Standen Farm (Pendle Road) Site and Clitheroe Royal Grammar and/or St Augustine's RC 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.

#### **Please Note**

- **This is the final position for the s106 agreement assessed on 15/07/2021.**
- **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 and/or land to be provided Lancashire County Council is, in effect, objecting to the application. A developer contribution to deliver school places and/or land meeting the school site requirements as detailed in the assessments where school land is required, 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>

