



Education Contribution Assessment

Land at Crow Trees Farm – 3/2022/0966

Ribble Valley Borough Council

19/12/2022

Summary of Education Requirements

In relation to this planning application the following education requirements have been identified. Please ensure that the full requirements are reported to planning committee. This is an objection to the planning application. The objection will be withdrawn if the following education requirements are met.

A summary of the requirements is provided below, with further detail provided in the full document.

This assessment represents the current position on 19/12/2022 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 **2** secondary school places. However, LCC will not be seeking a contribution for primary school places.

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

Permanent expansion

Secondary places:

= £24,753 per place

£24,753 x 2 places = **£49,506.00**

LCC reserve the right to reassess the education requirements taking into account the latest information available.

Named Infrastructure Project

The final position assessment of the impact of the development on school places including infrastructure details should be provided as part of your development control committee process. The infrastructure project(s) where the secured education contribution will be spent to deliver additional school places will be determined at the point at which the application is considered for decision. The local planning authority will need to notify the School Planning Team of the final decision date to enable the final position, including the school infrastructure project, to be provided.

Education Assessment 19th December 2022

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 at Crow Trees 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 apply the accurate pupil yields to our assessment on full and reserved matters applications, as the bedroom mix is known at this stage. On outline applications, LCC will apply the 4 bedroom yield, to provide an initial worst case scenario. The accurate pupil yield will be calculated at reserved matters stage as required.

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 2028) **	Projected Pupils by Jan 2028 ***
Chatburn C Of E Primary School	130	112	133
Grindleton Church Of England Voluntary Aided Primary School	32	56	22
Clitheroe Pendle Primary School	345	321	360
Clitheroe Brookside Primary School	159	210	146
Total	666	699	661

* 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: 38

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 2024	JAN 2025	JAN 2026	JAN 2027	JAN 2028
659	649	636	626	624

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 **661** 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	17	1.19
3	0.16	10	1.6
4	0.38	4	1.52
5	0.44		
Totals		39	(4.4) 4 Places

Education Requirement

The calculation below details the effect on pupil places,

699	Net Cap
- 661	Forecast
38	Projected places available in 5 years
- 21	Yield from approved applications
17	Places available in 5 years
- 4	Yield from this development
13	Places available in 5 years
- 0	Yield from pending applications
13	Places available in 5 years

Latest projections for the local primary schools show there to be 38 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 21 school places. There are no pending applications expected to generate demand for any further school places. With an expected pupil yield of 4 pupils from this development, we would not be seeking a contribution from the developer in respect of primary 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 2028) **	Projected Pupils by Jan 2028 ***
Clitheroe Royal Grammar School	749	750	849
Bowland High School	560	550	647
Ribblesdale School	1404	1425	1517
Total	2713	2725	3013

* 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: -288

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 2024	JAN 2025	JAN 2026	JAN 2027	JAN 2028
2752	2779	2781	2761	2755

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 **3013** pupils in these schools.

Development details

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Secondary yield for this development
1	0.00	8	0
2	0.03	17	0.51
3	0.09	10	0.9
4	0.15	4	0.6
5	0.23		
Totals		39	(2.0) 2 Places

Education Requirement

Latest projections for the local secondary schools show there to be a shortfall of 288 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 2 places from this development the shortfall would increase to 290.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 2 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 is an objection to your planning application. The objection will be withdrawn if the following education requirements are met.

This assessment represents the current position on 19/12/2022 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 **2** secondary school places. However, LCC will not be seeking a contribution for primary school places.

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

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The final position assessment of the impact of the development on school places including infrastructure details should be provided as part of your development control committee process. The infrastructure project(s) where the secured education contribution will be spent to deliver additional school places will be determined at the point at which the application is considered for decision. The local planning authority will need to notify the School Planning Team of the final decision date to enable the final position, including the school infrastructure project, to be provided.

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.

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>