

From: Schools Planning Enquiries <Schools.Planning@lancashire.gov.uk>
Sent: 13 September 2023 08:31
To: Will Hopcroft
Cc: Lyndsey Hayes; Planning
Subject: 3/2023/0100 - Land West of Preston Road
Attachments: Education Assessment 23rd August 2023.pdf

 External Email

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Good morning,

RE: 3/2023/0100 - Land West of Preston Road

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.

This is an objection to your planning application. The objection will be withdrawn if the education requirements detailed in this response are met.

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, 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, 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.

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 local planning authority will need to notify the School Provision & Sufficiency Team of the final decision date to enable the final position, including the school infrastructure project, to be provided.

Please could you provide feedback in terms of the decision to: Schools.Planning@Lancashire.gov.uk

Many thanks

School Provision & Sufficiency Team

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

Schools.Planning@Lancashire.gov.uk

www.lancashire.gov.uk/schools

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Education Contribution Assessment

Land West of Preston Road – 3/2023/0100

Ribble Valley Borough Council

23/08/2023

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 final position to inform committee, assessed on 23/08/2023 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 4 primary school places. However LCC will not be seeking a contribution for secondary school places.

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

If the places are provided at Goosnargh Oliverson's Church of England Primary School:

Permanent expansion

Primary places:

= £19,425 per place

£19,425 x 4 places = **£77,700.00**

Or, if the places are provided at the Proposed New Primary School East of Chipping Lane:

New build

Primary places:

= £23,192 per place

£23,192 x 4 places = **£92,768.00**

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.

Infrastructure - Cost Per Place

In accordance with the Lancashire County Council School Place Provision Strategy, Lancashire County Council is committed to the expansion of existing schools to

accommodate additional pupils in an area. However, in some circumstances, due to the scale, location or collective demand brought by housing developments in the area, it may not be feasible to expand any schools in an area to provide the places required to mitigate development impact. If expansion of an existing school or extending the age range is not possible or not appropriate, and a high number of additional school places are still required, we would require a new school in the area. It is therefore necessary in these instances to apply the New Build Cost Per Place in line with Lancashire County Council's Education Contribution Methodology and DfE guidance.

Whilst this site is not considered as part of the strategic development, it may be necessary for the primary places required to mitigate the impact from this development to be provided at the proposed new primary school East of Chipping Lane. We have therefore applied the New Build Cost Per Place in line with Lancashire County Council's Education Contribution Methodology and DfE guidance. To take into account potential changing circumstances, should the places be provided through school expansion the cost per place would be revised to the 'Permanent Expansion' cost per place, with a review mechanism to be set within the legal agreement.

New school

The school site requirement has been identified as part of the Local Plan where the local planning authority have identified a number of housing developments which should be treated collectively as a strategic site. Where a number of small developments are expected to come forward in an area with an aggregated requirement for a new school, Lancashire County Council would expect the local planning authority to set out their expectations for strategic sites in their Local Plan and assist in the negotiations to secure a school site to accommodate the collective impact of the applications. Where the demand is generated by more than one development or phase, it may be that one developer would be required to provide the school land to address the collective demand. This would require applicants to provide a contribution towards the cost of the school site land, proportionate to the size of their development. Lancashire County Council would seek to work with local planning authorities to ensure that such equalisation arrangements are established prior to the approval of any of the developments affected to ensure that the development 'hosting' a new school is not disadvantaged.

The impact and requirements of this development on school places should be considered in relation to the wider impact in the area. This requirement will be kept under review as the strategic site detail emerges.

Land contribution

Lancashire County Council will always look to provide the additional school places required to mitigate development impact through expansion of existing schools. If no opportunity for expansion is available this may result in the request of a land contribution to ensure development sustainability, in line with the Lancashire County Council education contribution methodology.

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 Goosnargh Oliverson's Church of England Primary School and/or the Proposed New Primary School East of Chipping Lane.

Whilst the County Council have confirmed its intention to deliver projects at Goosnargh Oliverson's Church of England Primary School and/or the Proposed New Primary School East of Chipping Lane 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 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 school places are provided to address the impact of the development at no cost to the owner.

Education Assessment 23rd August 2023

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 West of Preston 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 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 ***
Alston Lane Catholic Primary School Longridge	197	210	226
Longridge Church Of England Primary School	192	208	240
St Wilfrid's Roman Catholic Primary School Longridge	200	210	220
Barnacre Road Primary School	190	210	242
Grimsargh St Michaels Church Of England Primary School	206	210	280
Total	985	1048	1208

* 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: -160

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
968	972	991	1015	1041

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 **1208** pupils in these schools.



Development details

3/2021/0470

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.01		
2	0.07	11	0.77
3	0.16	41	6.56
4	0.38	19	7.22
5	0.44	8	3.52
Totals		79	(18.1) 18 Places

3/2023/0100

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.01		
2	0.07	13	0.91
3	0.16	39	6.24
4	0.38	39	14.82
5	0.44		
Totals		91	(22.0) 22 Places

The uplift in the primary yield is 4.

Education requirement

Latest projections for the local primary schools show there to be a shortfall of 160 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 4 places from this development the shortfall would increase to 164.

Therefore, we would be seeking a contribution from the developer in respect of the full uplift, i.e. 4 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 2028) **	Projected Pupils by Jan 2028 ***
St Cecilia's Roman Catholic Technology College Longridge	532	580	574
Longridge High School - A Maths & Computing College	802	1020	853
Total	1334	1600	1427

* 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: 173

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
1404	1372	1351	1340	1335

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 **1427** pupils in these schools.



Development details**3/2021/0470**

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.00		
2	0.03	11	0.33
3	0.09	41	3.69
4	0.15	19	2.85
5	0.23	8	1.84
Totals		79	(8.7) 9 Places

3/2023/0100

Number of bedrooms	Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.00		
2	0.03	13	0.39
3	0.09	39	3.51
4	0.15	39	5.85
5	0.23		
Totals		91	(9.8) 10 Places

The uplift in the secondary yield is 1.

Education Requirement

The calculation below details the effect on pupil places,

	1600	Net Cap
-	<u>1427</u>	Forecast
	173	Projected places available in 5 years
-	<u>0</u>	Yield from approved applications
	173	Places available in 5 years
-	<u>10</u>	Yield from this development
	163	Places available in 5 years

Latest projections for the local secondary schools show there to be 173 places available in 5 years' time, with no additional planning approvals expected to generate a demand for any further school places. With an expected pupil yield of 1 pupil from this development, we would not be seeking a contribution from the developer in respect of secondary places.

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 final position to inform committee, assessed on 23/08/2023 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 4 primary school places. However LCC will not be seeking a contribution for secondary school places.

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

If the places are provided at Goosnargh Oliverson's Church of England Primary School:

Permanent expansion

Primary places:

= £19,425 per place

£19,425 x 4 places = **£77,700.00**

Or, if the places are provided at the Proposed New Primary School East of Chipping Lane:

New build

Primary places:

= £23,192 per place

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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.

Infrastructure - Cost Per Place

In accordance with the Lancashire County Council School Place Provision Strategy, Lancashire County Council is committed to the expansion of existing schools to accommodate additional pupils in an area. However, in some circumstances, due to the scale, location or collective demand brought by housing developments in the area, it may not be feasible to expand any schools in an area to provide the places required to mitigate development impact. If expansion of an existing school or extending the age range is not possible or not appropriate, and a high number of additional school places are still required, we would require a new school in the area. It is therefore necessary in these instances to apply the New Build Cost Per Place in line with Lancashire County Council's Education Contribution Methodology and DfE guidance.

Whilst this site is not considered as part of the strategic development, it may be necessary for the primary places required to mitigate the impact from this development to be provided at the proposed new primary school East of Chipping Lane. We have therefore applied the New Build Cost Per Place in line with Lancashire County Council's Education Contribution Methodology and DfE guidance. To take into account potential changing circumstances, should the places be provided through school expansion the cost per place would be revised to the 'Permanent Expansion' cost per place, with a review mechanism to be set within the legal agreement.

New school

The school site requirement has been identified as part of the Local Plan where the local planning authority have identified a number of housing developments which should be treated collectively as a strategic site. Where a number of small developments are expected to come forward in an area with an aggregated requirement for a new school, Lancashire County Council would expect the local planning authority to set out their expectations for strategic sites in their Local Plan and assist in the negotiations to secure a school site to accommodate the collective impact of the applications. Where the demand is generated by more than one development or phase, it may be that one developer would be required to provide the school land to address the collective demand. This would require applicants to provide a contribution towards the cost of the school site land, proportionate to the size of their development. Lancashire County Council would seek to work with local planning authorities to ensure that such equalisation arrangements are established prior to the approval of any of the developments affected to ensure that the development 'hosting' a new school is not disadvantaged.

The impact and requirements of this development on school places should be considered in relation to the wider impact in the area. This requirement will be kept under review as the strategic site detail emerges.

Land contribution

Lancashire County Council will always look to provide the additional school places required to mitigate development impact through expansion of existing schools. If no opportunity for expansion is available this may result in the request of a land contribution to ensure development sustainability, in line with the Lancashire County Council education contribution methodology.

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 Goosnargh Oliverson's Church of England Primary School and/or the Proposed New Primary School East of Chipping Lane.

Whilst the County Council have confirmed its intention to deliver projects at Goosnargh Oliverson's Church of England Primary School and/or the Proposed New

Primary School East of Chipping Lane 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 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 school places are provided to address the impact of the development at no cost to the owner.

Please Note

- **This is the final position to inform committee, assessed on 23/08/2023. If the decision is deferred at committee a reassessment for committee will be required.**
- **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>