

Education Contribution Assessment

Land at Salesbury View – 3/2025/0801

Ribble Valley Borough Council

17/07/2026

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 The objection will be withdrawn if the following education requirements are met.

For a summary of the education requirements sought, please see the [Summary and Calculations](#) section of this document.

Education Assessment 17th July 2026

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 Salesbury View – 3/2025/0801

Pupil Yield

The DfE has worked with the Office for National Statistics (ONS) to develop a recommended methodology for estimating pupil yields from housing development, to assist in the assessment of education requirements in Local Plan preparation and the consideration of planning applications. Pupil yield factors provide a means of estimating the number of schools places required to mitigate the increased demand from a housing development.

The DfE has devised the [Pupil Yield dashboard](#), which provides primary and secondary pupil yield factors for each local authority in England, at county and district level. Lancashire County Council uses the DfE Pupil Yields to assess the impact of a development based on the number of bedrooms in each dwelling within a development.

For each district the DfE Pupil Yield dashboard provides a primary and secondary pupil yield for each dwelling type (1, 2, 3 or 4 bedroom). In addition, the dashboard also provides an 'All' primary and secondary pupil yield for each district.

When assessing Outline applications, where the bedroom mix of dwellings is to be determined, LCC will apply the districts 'All' pupil yields. The application will then be reassessed once accurate bedroom information is provided in the Reserved Matters application.

In order to enable an appropriate assessment, an accurate bedroom mix should be provided for Full and Reserved Matters applications.



When assessing a development, the number of pupils calculated to arise from the development will be subject to rounding, either up or down, to the nearest whole figure.

Within the application process it is the responsibility of the local planning authority to notify Lancashire County Council of any changes to the application that may impact upon the assessment of the development impact upon local school places so that a reassessment can be undertaken. It is also the responsibility of the local planning authority to notify Lancashire County Council when an application is due to be considered by the planning committee. We would ask that a minimum of 10 working days is allowed for a reassessment to be completed.

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 2031) **	Projected Pupils by Jan 2031 ***
SALESBURY CHURCH OF ENGLAND PRIMARY SCHOOL	258	270	263
ST MARYS ROMAN CATHOLIC PRIMARY SCHOOL LANGHO	58	90	57
Total	316	360	320

* 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: +40

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 2027	JAN 2028	JAN 2029	JAN 2030	JAN 2031
321	306	307	289	281

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 **320** pupils in these schools.



Development details

Number of bedrooms	Ribble Valley Yield applied per dwelling	Number of dwellings	Primary yield for this development
1	0.03		
2	0.18	6	1.08
3	0.29	53	15.37
4	0.40	19	7.6
5	0.40	2	0.8
All	0.26		
Totals		80	(24.85) 25 Places

Education requirement

Latest projections for the local primary schools show there to be 40 places available 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.

Other approved developments, which will impact upon these primary schools:

In addition to those developments listed in the housing land supply document, a number of planning applications have already been approved in this area and these have an effect upon the places available.

These developments are:

Land off Longsight Road Langho	3/2025/0196
Land South Of Myerscough Smithy Road/West Of Branch Road Mellor Brook Lancashire	07/2025/00406/FUL

Collectively these developments are expected to generate demand for 28 additional places.

Education Requirement

The calculation below details the effect on pupil places,

	360	Net Cap
-	320	Forecast
	40	Projected places available in 5 years
-	28	Yield from approved applications
	12	Places available in 5 years
-	25	Yield from this development
	-13	Places available in 5 years

Latest projections for the local secondary schools show there to be 40 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 28 school places. With an expected pupil yield of 25 pupils from this development, LCC will be seeking a contribution for 13 primary school 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 2031) **	Projected Pupils by Jan 2031***
THE HYNDBURN ACADEMY	642	684	629
Total	642	684	629

* 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: +55

Development details

Number of bedrooms	Ribble Valley Yield applied per dwelling	Number of dwellings	Secondary yield for this development
1	0		
2	0.07	6	0.42
3	0.18	53	9.54
4	0.28	19	5.32
5	0.28	2	0.56
All	0.15		
Totals		80	(15.84) 16 Places

Education Requirement

The calculation below details the effect on pupil places,



	684	Net Cap
-	<u>629</u>	Forecast
	55	Projected places available in 5 years
-	<u>23</u>	Yield from approved applications
	32	Places available in 5 years
-	<u>16</u>	Yield from this development
	16	Places available in 5 years

Latest projections for the local secondary schools show there to be 55 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 23 school places. With an expected pupil yield of 16 pupils 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 17/07/2026 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 school places. LCC will not be seeking a contribution for secondary school places.

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

Permanent expansion

Primary places: 13

= £20,450 per place

£20,450 x 13 places = **£265,850.00**

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.

Named infrastructure

In line with Lancashire County Council's Education Contribution methodology, as this development is expected to result in local schools becoming oversubscribed, the county council are seeking contributions towards the associated capital costs of an infrastructure project (school expansion or new school).

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. Therefore the 'Permanent Expansion' cost per place has been applied. It should not be assumed that it would be the closest school to the development that is expanded. It may be that another school is expanded to free up capacity in the nearest school, as this reclaimed capacity would meet the need from the development, therefore we have identified the following primary schools within the Osbaldeston & Salesbury primary planning area:

Balderstone St Leonard's Church of England Primary School

Mellor St Mary Church of England Primary School

St Mary's Roman Catholic Primary School. Osbaldeston

Salesbury Church of England Primary 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

Objection

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

Please Note

- **This is the final position to inform committee, assessed on 17/07/2026. If the decision is deferred at committee a reassessment for committee will**
- **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>

