

From: Schools Planning Enquiries <Schools.Planning@lancashire.gov.uk>
Sent: 09 December 2025 12:41
To: Planning
Subject: Land to east of Salesbury View Wilpshire 3/2025/0801
Attachments: 320250801 Education Letter .pdf

⚠ External Email

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Objection

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 The objection will be withdrawn if the education requirements detailed in this response are met.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 Planning Team

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

Schools.Planning@Lancashire.gov.uk

www.lancashire.gov.uk/schools



Education Contribution Assessment

Land to east of Salesbury View Wilpshire 3/2025/0801

Ribble Valley Council

03.12.2025

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 3rd December 2025

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 to east of Salesbury View Wiltshire 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 school 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 2030) **	Projected Pupils by Jan 2030 ***
SALESBURY CHURCH OF ENGLAND PRIMARY SCHOOL	247	270	259
ST MARYS ROMAN CATHOLIC PRIMARY SCHOOL LANGHO	66	90	62
Total	313	360	321

* 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: +39

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 2026	JAN 2027	JAN 2028	JAN 2029	JAN 2030
319	315	309	312	306

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 **321** 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	0	
2	0.18	6	1.08
3	0.29	53	15.37
4	0.40	19	7.6
5	0.40	2	0.8
Totals		80	(24.9) 25 Places

Education requirement

Latest projections for the local primary schools show there to be 39 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.

Other developments approved, pending approval or appeal decision which will impact upon these primary schools:

There are a number of housing developments which will impact upon this group of schools which are pending a decision or are pending appeal. Should a decision be made on any of these developments (including the outcome of any appeal) before agreement is sealed on this contribution, our position may need to be reassessed, taking into account the likely impact of such decisions.

These developments are:

- Land off Longsight Road Langho

This development is expected to generate demand for 57 additional places.

Effect on number of places

The calculation below details the effect on pupil places,

	360	Net Cap
-	<u>321</u>	Forecast
	39	Projected places available in 5 years
-	<u>0</u>	Yield from approved applications
	39	Places available in 5 years
-	<u>25</u>	Yield from this development
	14	Places available in 5 years
-	<u>57</u>	Yield from pending applications
	-43	Places available in 5 years

There are a number of applications that are pending a decision which have an impact on the pupil places available. Collectively these applications could yield a total of 57 places. Should these applications be approved prior to a decision being made on this application it would result in a shortfall of 43 school places.

Education Requirement

Taking into account all approved applications, LCC will be seeking a contribution for 0 primary school places. However, as there are a number of applications that are pending a decision that could impact on this development should they be approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 25 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 2030) **	Projected Pupils by Jan 2030 ***
THE HYNDBURN ACADEMY	657	675	634
Total	657	675	634

* 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: +41

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 2026	JAN 2027	JAN 2028	JAN 2029	JAN 2030
663	663	652	652	638

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 **634** pupils in these schools.

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
Totals		80	(15.8) 16 Places

Education Requirement

The calculation below details the effect on pupil places,

	675	Net Cap
-	<u>634</u>	Forecast
	41	Projected places available in 5 years
-	<u>1</u>	Yield from approved applications
	40	Places available in 5 years
-	<u>16</u>	Yield from this development
	24	Places available in 5 years
-	<u>24</u>	Yield from pending applications
	0	Places available in 5 years

Latest projections for the local secondary schools show there to be 634 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 1 place. There are also pending applications expected to generate demand for a further 24 school places. With an expected pupil yield of 16 pupils from this development, LCC are not currently 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 current position on 03.12.2025 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 0 primary school places. LCC are not currently seeking a contribution for secondary school places.

However, as there are a number of applications that are pending a decision that could impact on this development should they be approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 25 places.

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

Permanent expansion

Primary places:

= £20,450 per place

£20,450 x 25 places = £511,250.00

New build

Primary places:

= £24,416 per place

£24,416 x 25 places = £610,400.00

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.

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.

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

- **As this assessment has a number of pending applications impacting upon it a recalculation would be required at the point at which the application is considered for decision. It is therefore the responsibility of the planning authority to inform LCC at this stage and request a recalculation in order to obtain a definitive figure.**
- **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 Contribution 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>