



Education Contribution Assessment

Land at Trough Laith, Barrowford 13/15/0327P

Pendle Borough Council

18/08/2015

Education Assessment 23 September 2015

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 'Strategy for the Provision of School Places and Schools' Capital Investment', 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 relevant to the following development:

Land at Trough Laith, Barrowford

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 pupil census data. 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	Number on Roll (Jan 2015)	Future Planned Net Capacity (2020) *	Projected Pupils by 2020 **
Barrowford St Thomas Church Of England Primary School	121	119	129
Barrowford School	375	420	392
Lomeshaye Junior School/Whitefield Infant School	592	630	611
Holy Saviour Roman Catholic Primary School Nelson	208	210	202
Bradley Primary School	395	385	371
Roughlee Church Of England Primary School	36	27	48
Nelson St Philips Ce School	138	148	136
St John Southworth Roman Catholic Primary School Nelson	203	210	201
Marsden Community Primary School	419	420	407
Nelson St Paul's Church Of England Primary School	296	420	402
Nelson Walverden Primary School	417	420	394
Wheatley Lane Methodist Voluntary Aided Primary School	210	210	206
Holy Trinity Roman Catholic Primary School Brierfield	105	105	118
Nelson Castercliff Community Primary School	299	300	292
Pendle Primary Academy	412	420	427
Newchurch-In-Pendle St Mary's Church Of England Primary School	50	56	60
Colne Primet Primary School	194	210	196
Blacko Primary School	102	105	112
Great Marsden St John's Church Of England Primary School	195	210	203
Reedley Primary School	326	420	374
Total	5093	5445	5281

* 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.

*** Latest projections produced at spring 2015. 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.*

Projected places in 5 years: 164

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 2016	JAN 2018	JAN 2018	JAN 2019	JAN 2020
5190	5221	5229	5209	5133

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 **5281** 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		
4	0.38	500	190
5	0.44		
Totals		500	190 Places

Education requirement

Latest projections for the local primary schools show there to be 164 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 developments approved, pending approval or appeal decision 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:

- Former Day Nursery, Barkerhouse Road
- Veevers Street
- Reedyford Mill
- Land off Knotts lane
- Barden Mill, Barden Lane
- Land off Grey Street
- Cleaver Street/Cobden Street
- Abel Street

Collectively these developments are expected to generate demand for 57 additional places.

There is an additional housing development which will impact upon this group of schools which is pending a decision or is pending appeal. Should a decision be made on this development (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.

This development is:

- Brampton House

Collectively this development is expected to generate demand for 2 additional places.

Effect on number of places:

The calculation below details the effect on pupil places,

	164	Projected places available in 5 years
-	<u>57</u>	Yield from approved applications
	107	Places available in 5 years
-	<u>190</u>	Yield from this development
	-83	Places available in 5 years
-	<u>2</u>	Yield from pending applications
	-85	Places available in 5 years

With an expected yield of 190 places from this development a shortfall would be created for 83 places.

Therefore, we would be seeking a contribution from the developer in respect of the full shortfall created by **this development**, i.e. 83 places.

Education Requirement

Please note that if any of the pending applications listed above are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 85 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	Number on Roll (Jan 2015)	Future Planned Net Capacity (2020) *	Projected Pupils in 2020 **
Pendle Vale College	1016	1050	1177
Marsden Heights Community College	865	1050	1008
Ss John Fisher And Thomas More Roman Catholic High School Colne	744	750	874
Colne Primet Academy	351	950	427
Total	2976	3800	3486

* 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.

** Latest projections produced at spring 2015. 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.

Projected places in 5 years: 314

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 2016	JAN 2017	JAN 2018	JAN 2019	JAN 2020
2985	3071	3117	3199	3349

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 **3486** 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		
4	0.15	500	75
5	0.23		
Totals		500	75 Places

Education Requirement

Latest projections for the local secondary schools show there to be 314 places available in 5 years' time, with additional planning approvals expected to generate demand for a further 29 school places. With an expected pupil yield of 75 pupils from this development, we would not be seeking a contribution from the developer in respect of secondary places. The calculation below details the effects on pupil places.

	314	Projected places available in 5 years
-	29	Yield from approved applications
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	285	Places available in 5 years
-	75	Yield from this development
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	210	Places available in 5 years
-	1	Yield from pending applications
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	209	Places available in 5 years

Summary and Final Calculations

The latest information available at this time was based upon the 2015 annual pupil census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 83 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:

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation } (314.50 / 288.4 = 1.090499)$

= £12,029.62 per place

£12,029.62 x 83 places = **£998,458**

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 70 places.

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

$(£12,257 \times 0.9) \times \text{BCIS Indexation } (314.50 / 288.4 = 1.090499)$

= £12,029.62 per place

£12,029.62 x 85 places = **£1,022,518**

This assessment represents the current position on 23/09/2015

Expenditure Project

A specific infrastructure project where the secured education contribution will be spent to deliver additional school places will be provided prior to the Committee decision/completion of S106 agreement. The local planning authority will need to notify the School Planning Team that a school infrastructure project needs to be determined.

Please Note

- **As this assessment has a pending application impacting upon it a recalculation would be required at the point at which the application goes to committee. It is therefore the responsibility of the local planning authority to inform LCC at this stage and request a recalculation in order to obtain a definitive figure.**
- **The claim will be reassessed once accurate bedroom information becomes available.**

Further Information

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://www3.lancashire.gov.uk/corporate/atoz/a_to_z/service.asp?u_id=2839&tab=1