

Education Contribution Assessment

**Land between Pear Tree & School Lane -
19/00654/OUTMAJ**

Chorley Council

14/05/2020

Education Assessment 14th May 2020

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 relevant to the following development:

Land between Pear Tree & School Lane

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 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	Latest Number on Roll *	Future Planned Net Capacity (Jan 2025) **	Projected Pupils by Jan 2025 ***
Euxton St Mary's Catholic Primary School	206	210	222
Euxton Church Of England Voluntary Aided Primary School	208	210	220
Euxton Primrose Hill Primary School	364	420	428
Balshaw Lane Community Primary School	321	420	407
Trinity Ce/Methodist Primary School	583	630	619
Buckshaw Primary School	204	210	209
St Mary's Catholic Primary School Chorley	215	210	209
Chorley The Parish Of St Laurence Church Of England	209	210	199
Lancaster Lane Community Primary School	210	210	214
Leyland Methodist Infant School & Leyland Methodist Junior School	486	453	480
Whittle-Le-Woods Church Of England Primary	239	245	245
Gillibrand Primary School	209	210	214
St Joseph's Catholic Primary School Chorley	205	210	191

Leyland St Andrew's Church Of England Infant School & Woodlea Junior School	415	427	417
Total	4074	4275	4274

* 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 31st July will use January NOR and assessments between 1st August and 30th November will use May 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.

Projected places in 5 years: 1

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 2021	JAN 2022	JAN 2023	JAN 2024	JAN 2025
4123	4177	4135	4124	4098

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 **4274** 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	180	68.4
5	0.44		
Totals		180	(68.4) 68 Places

Education requirement

Latest projections for the local primary schools show there to be 1 place 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.

Approved developments which 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:

- Formerly Mormon Church Water Street - 19/00909/OUTMAJ
- Land Adjoining Cuerden Residential Park - 19/00417/FULMAJ
- 2 Oak Drive - 19/00339/FULMAJ
- Rear of Greenside - 19/00361/FULMAJ
- Alfreds Court Market Street - 19/00145/FULMAJ
- Brook House Hotel - 19/00075/FULMAJ
- Land 10M South Of 21 Dunrobin Drive - 18/01211/FULMAJ
- Haslem Printers - 19/00090/FULMAJ
- Lucas Green - 18/00367/OUTMAJ
- Land off Langdale Road - 07/2018/0334/OUT
- The Hop Pocket - 18/00855/FULMAJ
- Site 2 Botany Bay and Great Knowley - 17/00716/OUTMAJ
- Site 1 Botany Bay and Great Knowley - 17/00714/OUTMAJ
- Land 120M South West of 21 Lower Burgh Way (South) - 16/00804
- Cowling Mill - 14/00500/OUTMAJ
- Land Bounded by Town Lane and Lucas Lane - 13/01055/OUTMAJ

Collectively these developments are expected to generate demand for 99 additional places.

Effect on number of places

The calculation below details the effect on pupil places,

	4275	Net Cap
-	<u>4274</u>	Forecast
	1	Projected places available in 5 years
-	<u>99</u>	Yield from approved applications
	-98	Places available in 5 years
-	<u>68</u>	Yield from this development
	-166	Places available in 5 years
-	<u>19</u>	Yield from pending applications
	-185	Places available in 5 years

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 68 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 2025) **	Projected Pupils by Jan 2025 ***
Parklands High School	1100	1116	1241
Balshaw's Church Of England High School	916	925	953
St Michael's Ce Academy	1130	1129	1263
St Mary's Catholic High School Leyland	693	849	768
Southlands High School	894	1168	1009
Wellfield High School	321	830	332
Academy@Worden	551	590	567
Holy Cross Catholic High School	919	975	1101
Albany Academy	696	756	812
Total	7220	8338	8046

* 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 31st July will use January NOR and assessments between 1st August and 30th November will use May 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.

Projected places in 5 years: 292

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 2021	JAN 2022	JAN 2023	JAN 2024	JAN 2025
7399	7552	7715	7843	7917

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 **8046** 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	180	27
5	0.23		
Totals		180	(27.0) 27 Places

Education Requirement

The calculation below details the effect on pupil places,

8338	Net Cap
- 8046	Forecast
<u>292</u>	Projected places available in 5 years
- 78	Yield from approved applications
<u>214</u>	Places available in 5 years
- 27	Yield from this development
<u>187</u>	Places available in 5 years
- 34	Yield from pending applications
<u>153</u>	Places available in 5 years

Latest projections for the local secondary schools show there to be 292 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 78 school places. There are also pending applications expected to generate demand for a further 34 school places. With an expected pupil yield of 27 pupils from this development, we would not be seeking a contribution from the developer in respect of secondary places.

Summary and Final Calculations

The latest information available at this time was based upon the 2020 School Census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 68 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:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price } (336 / 240) \text{ (Q1-2020/Q4-2008)}$

= £16,645.01 per place

£16,645.01 x 68 places = **£1,131,860.68**

This assessment represents the final position for appeal on 14/05/2020. 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.

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 The Parish of St Laurence CofE Primary School and/or Lancaster Lane Primary School. These are the closest primary schools to the development that have space to accommodate an expansion.

Whilst the County Council have confirmed its intention to deliver projects at The Parish of St Laurence CofE Primary School and/or Lancaster Lane 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

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

- **LCC have assessed the viability of this development by assuming the 180 dwellings are all 4 bedroom houses. Should this not be the case a reassessment will be required once accurate bedroom information becomes available. This could result in a reduced pupil yield dependant on dwelling size.**
- **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.**
- **This is the final position at: 14/05/2020. If the decision is deferred at appeal a reassessment will be required.**

Further Information

If the education contribution assessment identifies the need for a contribution to be provided Lancashire County Council is, in effect, objecting to the application. A developer contribution, 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>