

Education Contribution Assessment

Dean Farm, 150 Whittingham Lane - 06/2020/0977

Preston City Council

21/12/2020

Education Assessment 21st December 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 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:

Dean Farm, 150 Whittingham 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 ***
Broughton-In-Amounderness Church Of England Primary School	257	245	285
Goosnargh Oliverson's Church Of England Primary School	178	209	269
Fulwood St Peter's Church Of England Primary School	215	207	222
Our Lady And St Edward's Catholic Primary School Preston	211	210	212
Sherwood Primary School	423	419	424
St Clare's Catholic Primary School Preston	252	240	253
St Mary And St Andrew's Catholic Primary School Barton Newsham	122	126	92
Barton St Lawrence Church Of England Primary School	184	175	269
Total	1842	1831	2026

* 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.

Projected places in 5 years: -195

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
1849	1850	1856	1880	1898

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 **2026** 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	32	12.16
5	0.44		
Totals		32	(12.2) 12 Places

Education requirement

Latest projections for the local primary schools show there to be a shortfall of 195 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 12 places from this development the shortfall would increase to 207.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 12 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 ***
Broughton High School	912	900	1036
Corpus Christi Catholic High School	641	1009	739
Fulwood Academy	754	1200	879
Archbishop Temple Church Of England High School And Technology College Preston	774	775	899
Our Lady's Catholic High School Preston	902	900	994
Total	3983	4784	4547

* 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.

Projected places in 5 years: 237

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
4089	4176	4250	4279	4329

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 **4547** 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	32	4.8
5	0.23		
Totals		32	(4.8) 5 Places

Education Requirement

The calculation below details the effect on pupil places,

	4784	Net Cap
-	<u>4547</u>	Forecast
	237	Projected places available in 5 years
-	<u>36</u>	Yield from approved applications
	201	Places available in 5 years
-	<u>5</u>	Yield from this development
	196	Places available in 5 years

Latest projections for the local secondary schools show there to be 237 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 36 school places. With an expected pupil yield of 5 pupils from this development, we would not be seeking a contribution from the developer in respect of secondary places.

Summary and Calculations

This assessment represents the final position to inform committee, assessed on 21/12/2020 but will be adjusted by indexation at the point of payment.

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 12 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:

Permanent expansion

Primary places:

(£17,268 x 0.97)

= £16,749.96 per place

£16,749.96 x 12 places = **£200,999.52**

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. It should be noted that if this is an outline application the development impact should be reassessed on reserved matters approval, taking into account detailed bedroom mix information. The use of a formula to enable this should be agreed as part of the planning decision process.

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 Additional form of entry at Whittingham and/or Broughton-in-Amounderness Church of England 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 Additional form of entry at Whittingham and/or Broughton-in-Amounderness 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

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 21/12/2020. If the decision is deferred at committee a reassessment for committee will be required.**
- **LCC have assessed the viability of this development by assuming the 32 dwellings are all 4 bedroom houses. It should be noted that if this is an outline application the development impact should be reassessed on reserved matters approval, taking into account detailed bedroom mix information. The use of a formula to enable this should be agreed as part of the planning decision process.**
- **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 to be provided Lancashire County Council is, in effect, objecting to the application. A developer contribution to deliver school places, 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>