Education Contribution Assessment

Land off School Lane - 20/01296/OUTMAJ

*Wyre Borough Council*

13th January 2021

**Education Assessment 13th January 2021**

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 off 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 \*\*\*** |
| Forton Primary School | 58 | 105 | 65 |
| Cockerham Parochial Church Of England Primary School | 85 | 102 | 83 |
| Scorton Church Of England Primary School | 55 | 56 | 67 |
| **Total** | 198 | 263 | 215 |

*\* 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: **48**

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** |
| 198 | 190 | 189 | 185 | 186 |

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 **215** 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 | 41 | 15.58 |
| 5 | 0.44 |   |   |
| **Totals** |  | **41** | (15.6) **16 Places** |

**Education requirement**

Latest projections for the local primary schools show there to be 48 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:

* Land to the rear of Manor Inn (18/00877/OUT)
* Land East of Lancaster & North of Willey Lane (19/01223/OUT)

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

There are a number of additional 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:

* West of A6 (Nateby Crossing) (16/00241)
* Land To The North And South of School Lane Forton (18/00469/OULMAJ)
* Land off Marsh Lane and Main Street (19/00438/FUL)
* Land at Cockerham Road (20/00148/FULMAJ)

Collectively these developments are expected to generate demand for 101 additional places.

**Effect on number of places:**

The calculation below details the effect on pupil places,

|  |  |  |
| --- | --- | --- |
|  | 263 | Net Cap |
| - | 215 | Forecast |
|  | 48 | Projected places available in 5 years |
| - | 28 | Yield from approved applications |
|  | 20 | Places available in 5 years |
| - | 16 | Yield from this development |
|  | 4 | Places available in 5 years |
| - | 101 | Yield from pending applications |
|  | -97 | 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 101 places. Should these applications be approved prior to a decision being made on this application it would result in a shortfall of 97 school places.

**Education Requirement**

Based on current approvals a primary education contribution is not required. However, please note thatif 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 of16 places.

**Local secondary schools**

LCC wish to make the local planning authority aware that there are no secondary schools within a 3 mile radius of this development. This could mean that the local planning authority needs to consider the sustainability of the proposed development, as residents of the developments are not able to access local school places.

The nearest secondary school to this development is 4.58 miles away (walking routes could be further). Therefore, it is possible that pupils from this development could impose a home to school transport cost on LCC.

LCC consider the projected capacity of schools within a 3 mile radius of the development site. However, in some cases there are no schools within this distance but it is still important to assess the development's impact on school places.

For this reason, where there are no schools within 3 miles LCC will assess the projected capacity of the nearest school to the development. This is in line with LCC's Education Contribution Methodology – May 2016.

When assessing the need for an education contribution from this development Lancashire County Council has considered secondary school provision within a 4.58 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 \*\*\*** |
| Garstang Community Academy | 834 | 851 | 860 |
| **Total** | 834 | 851 | 860 |

*\* 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: **-9**

**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 | 41 | 6.15 |
| 5 | 0.23 |   |   |
| **Totals** |  | **41** | (6.2) **6 Places** |

**Education Requirement**

Latest projections for the local secondary schools show there to be a shortfall of 9 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.

With an expected yield of 6 places from this development the shortfall would increase to15.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield **of this development**, i.e. 6 places.

**Summary and Calculations**

This assessment represents the current position on 13/01/21 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 6 secondary school places. However, LCC will not be seeking a contribution for primary school places.

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

**Permanent expansion**

Secondary places:

(£23,775 x 0.97)

= £23,061.75 per place

£23,061.75 x 6 places = **£138,370.50**

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 16 places.

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

**Permanent expansion**

Primary places:

(£17,268 x 0.97)

= £16,749.96 per place

£16,749.96 x 16 places = **£267,999.36**

*LCC reserve the right to reassess the education requirements taking into account the latest information available.*

*Please note: As detailed in the neighbouring local plan allocation, the primary school places generated by the local plan development and wider Forton area would result in the need for an additional ½ FE permanent expansion at Forton Primary school.*

**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. Where the secured education contribution will be spent to deliver additional school places will be provided 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.

**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.**
* **LCC have assessed the viability of this development by assuming the 41 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.**
* **When assessing the need for an education contribution from this development Lancashire County Council has considered secondary school provision within a 4.58 mile radius of the proposed site. As there are no schools within 3 miles and LCC has therefore considered places at the nearest school. This is in line with LCC's Education Contribution Methodology.**
* **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>