

# Education Briefing Note

Land at Hazelhurst Farm, Salford  
(GM Allocation 30)

Peel Investments (North) Ltd

1 March 2019

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## Version Control

Version	Main Changes	Date
Draft	First draft	September 2017
Draft V2	Inclusion of new paragraphs at 11.6 and 12.4	31 May 2018
Final V3	Updated to GMSF Revised Draft 2019	1 March 2019

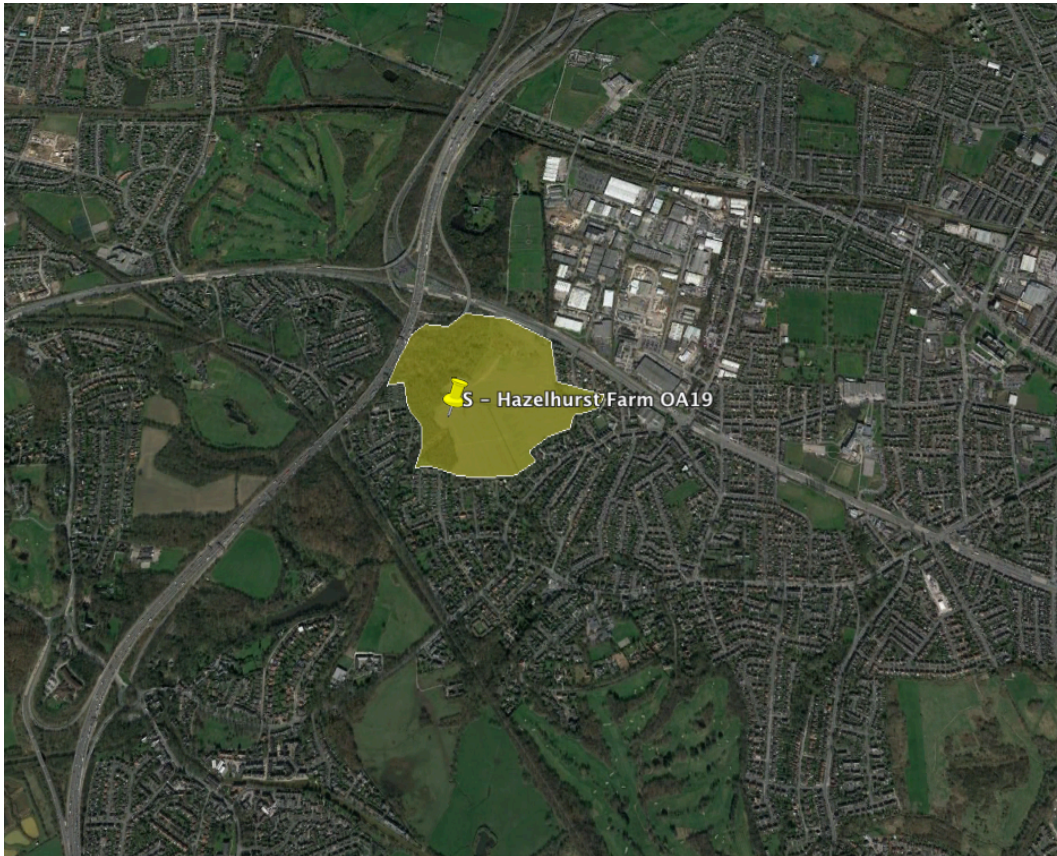
## Context

1.1 This report has been produced in support of the evidence base being prepared by Peel Investments (North) Ltd for a series of sites, which were draft allocations within the Greater Manchester Spatial Framework Consultation Draft October 2016 (“GMSF 2016”), or being promoted for inclusion. This report has been updated to reflect the new position outlined in the GMSF Revised Draft – January 2019 (GMSF 2019). The report may, therefore, include reference to other allocated sites where this is relevant and will, where appropriate, use the GMSF 2019 reference numbers where available, unless otherwise stated.

1.2 Policy GM-H1 of the GMSF 2019 sets the number of new homes required through to 2037 across Greater Manchester as 201,000 in total. It indicates that Salford is to provide 32,680 (16.3% of this number). No figure has been set as to type, but the GMSF 2016 indicated approximately 70% were anticipated to be apartments or flats. The average delivery rate anticipated for the period of the GMSF 2019 (2018-37) is 1,720.

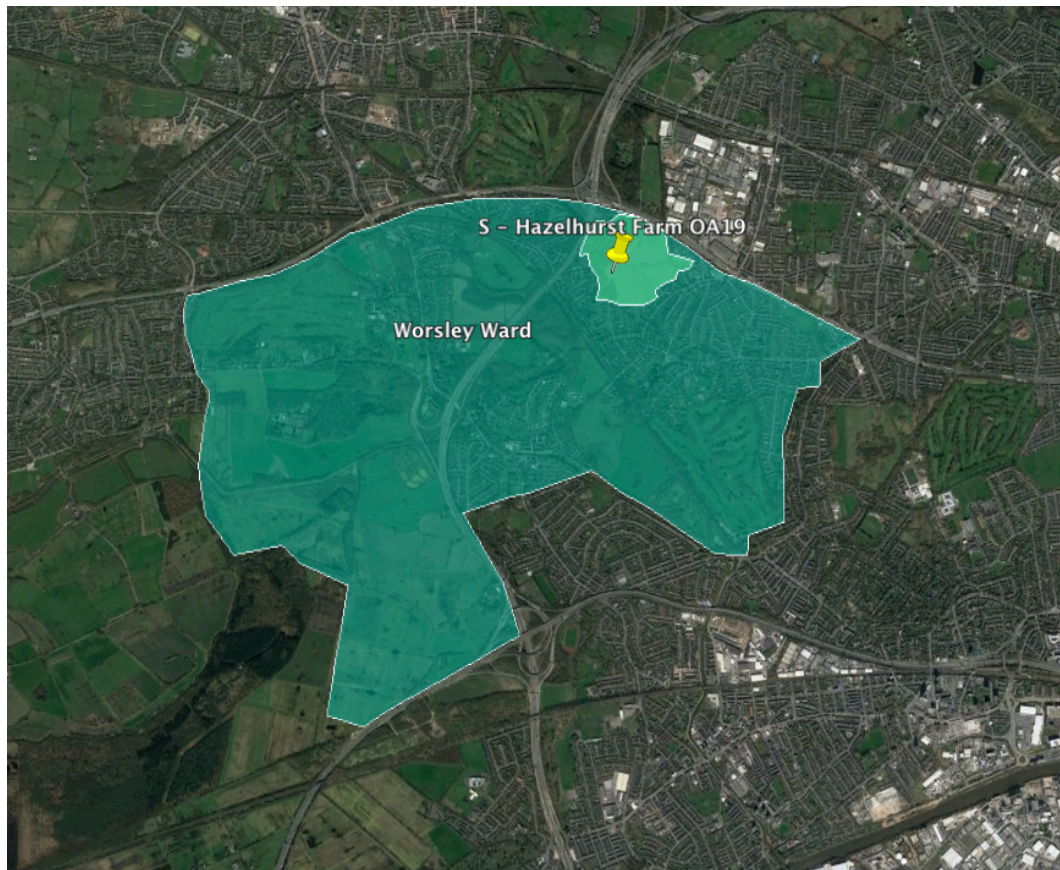
1.3 The proposal is for a development of around 400 dwellings, on land to the south of the junction of the A580 and M60, between Worsley, Pendlebury and Eccles. Its location and approximate boundaries are shown in Map 1. In the GMSF 2019 draft allocation it is identified as “Policy GM Allocation 20, Land at Hazelhurst Farm”, for 400 dwellings.

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*Map 1: Site Location Plan – boundaries approximate*

1.4 The site lies within the Worsley Ward (the Ward) within the area of Salford City Council (SCC), which is both the planning authority and education authority. The Ward is shown in Map 2:



Map 2: Ward Boundaries (approximate) for the Ward

1.5 SCC has not yet commenced formal preparation of CIL charging schedule, but states that it will be keeping this under review for future action. The GMSF 2019 indicates the following and this will be the basis of this report:

## Policy GM-D 2

### Developer Contributions

We will require developments to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms. These will be secured through the most appropriate mechanism, including, but not limited to, planning conditions, legal contracts, CIL and SIT (or any subsequently adopted planning gain regime).

Applicants should take account of policies in development plans and other relevant document when developing proposals and acquiring land. It is expected that viability assessments should only be undertaken where there are clear circumstances creating barriers to delivery. If an applicant wishes to make the case that viability should be considered, they should provide clear evidence at the planning application submission stage, demonstrating the specific issues that would create barriers to delivery in a transparent manner and reflecting national guidance.

Where it is accepted that viability should be considered as part of the determination of an application, the Local Planning Authority should determine the weight to be given to a viability assessment alongside other material considerations.

1.5 The final numbers and mix of dwellings will be determined by further work prior to any detailed application, however, SCC bases its pupil calculation on the size of houses, so it is necessary to provide a sample mix. The GMSF does not indicate a particular style or mix for the development so for illustrative purposes a potential mix is suggested in Table 1, which reflects a spread of dwelling size slightly biased towards a larger house size. This mix will need to be reviewed once more detailed work commences on the development.

	1-bed 10%	2-bed 20%	3-bed 30%	4-bed 25%	5-bed 15%	Total
Dwellings Proposed	40	80	120	100	60	400

*Table 1: Potential dwelling mix*

1.6 This note will look carefully at the trends in dwelling delivery, of births and the age of the population over the last decade in the area. The history of dwelling delivery identifies the likely proportion of new households, which are characterised by a younger population. The trend in birth numbers, too, is often linked to dwelling delivery and if rising, to younger populations. Births also indicate the future demand for school places. The trend in the median age of the population is an indicator of the nature of the area and how stable it is. The assumption is that the population should reflect national norms, which includes its ageing. When the balance of dwelling delivery does not maintain the median age of the population at around the national norm, there are implications for social infrastructure. Finally, trends in overall current and future population are

assessed, together with the impact of household movement into and out of the Borough.

1.7 Existing local schools are identified and mapped, with Google Earth providing the approximate walking distances from the proposed development. The relevant schools, having been selected by distance are then described for capacity, numbers of pupils by age and occupancy levels.

1.8 The data used throughout this report is the most up to date available within the public realm. It should be noted, however, that some data sources are updated more frequently than others and due to this it has not been possible in all circumstances to cover the same time sequences.

## Dwellings

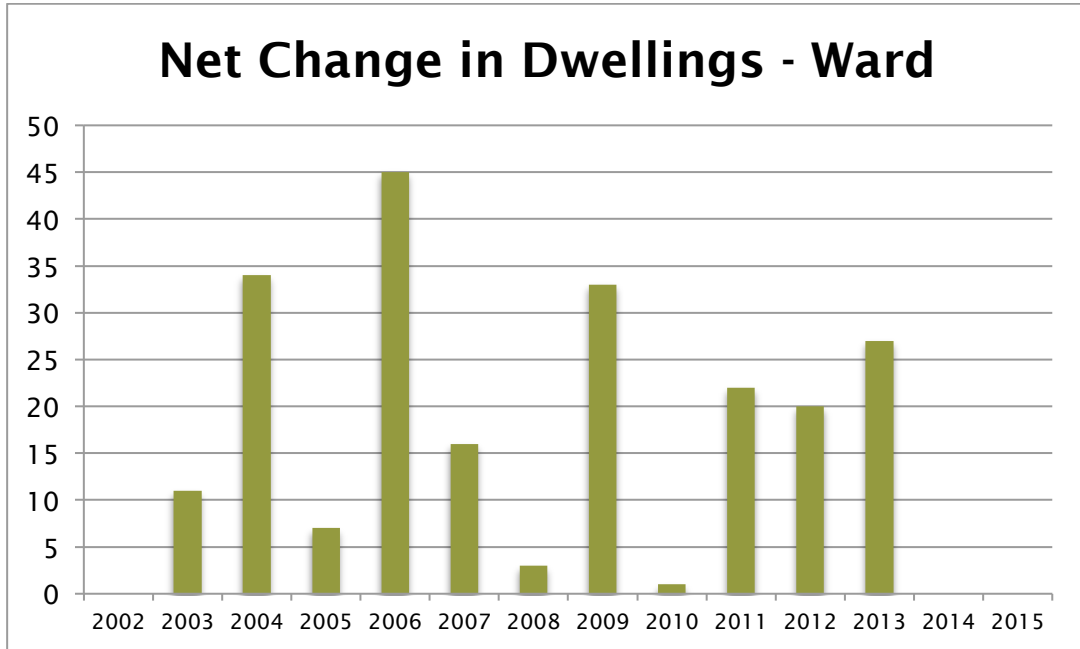
2.1 At the end of 2015 the Ward comprised 4,506 occupied dwellings (Table 2). There was an increase of 218 occupied dwellings in the Ward over the 14-year period<sup>1</sup> shown (0.51% per annum). This is a below average rate of increase when compared to other areas of England.

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Ward	4288	4299	4333	4340	4385	4401	4404	4437	4438	4460	4480	4507	4506	4506
Annual net increase	n/a	11	34	7	45	16	3	33	1	22	20	27	-1	0

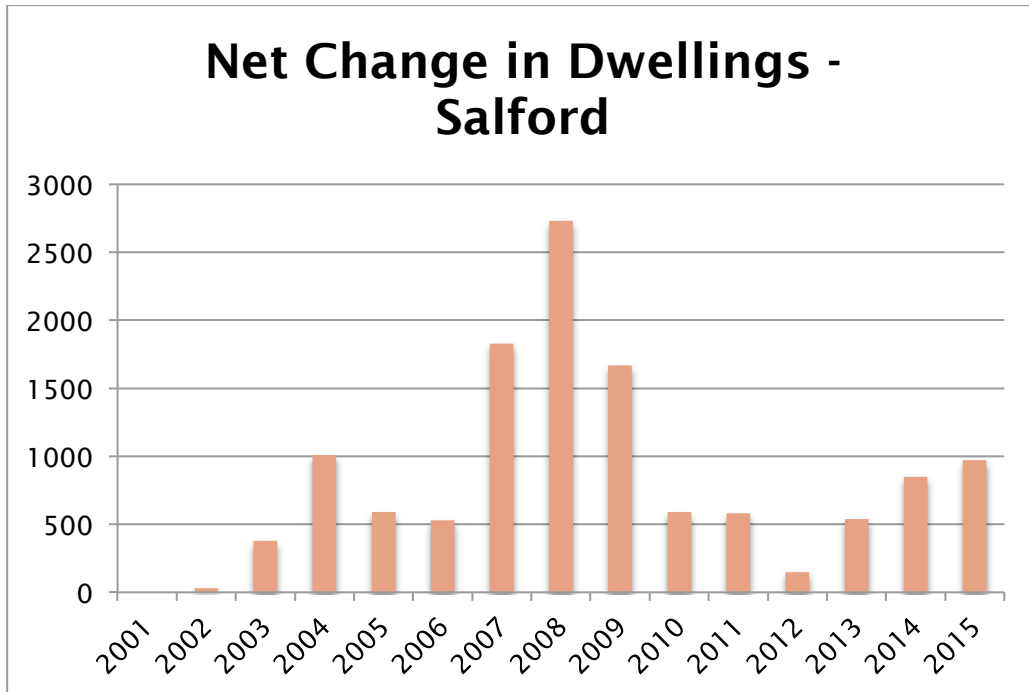
Table 2: Occupied Dwelling numbers – Ward

2.2 Graph 1 shows the additional dwellings each year within the Ward. The net numbers of additional dwellings have fluctuated during the period from nil through to 45, with no discernable pattern apparent. This may be due to the high numbers of demolitions that the SCC area has seen through the period. The pattern of additional housing within the whole SCC area follows a clearer pattern with net additions rising to a peak in 2008 before falling back (Graph 2).

<sup>1</sup>Council Tax Returns published by ONS from VOA data and Salford Annual Monitoring Return 2017



Graph 1: Additional dwellings per annum - Ward



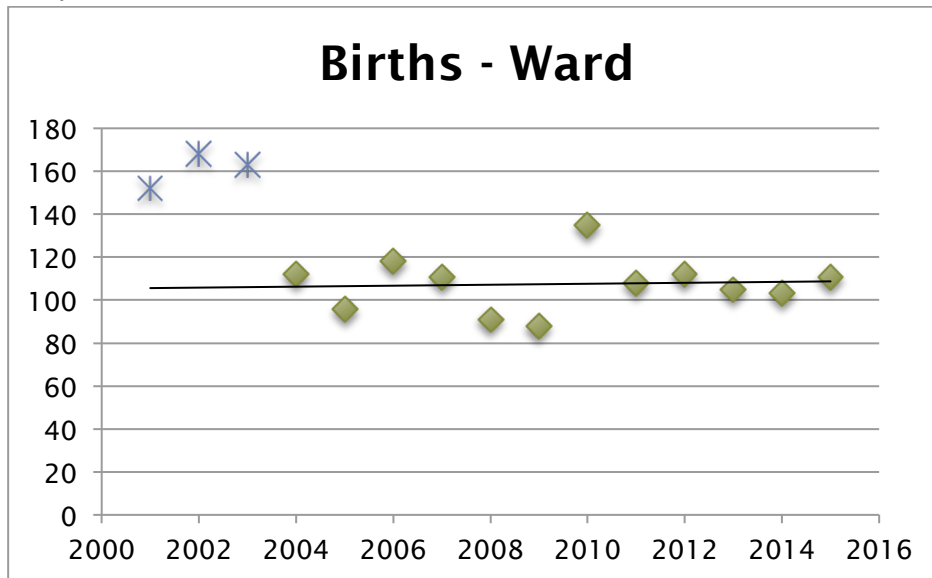
Graph 2: Additional dwellings per annum - Salford



2.3 The general picture within the Ward has, therefore, been one of below average levels of new housing which fluctuated throughout the period - falling to zero in 2014 but peaking every two or three years throughout the period.

### Births

3.1 Graph 3 shows the numbers of births in the Ward between 2001 and 2015. The data for 2001-2003 covers a slightly different geographical area (Worsley & Boothstown Ward) but is included to provide a sequential context. Exclusive of those first three years, there was an average of 107.5 births per year within the Ward and it can be seen that numbers have remained stable through the period.

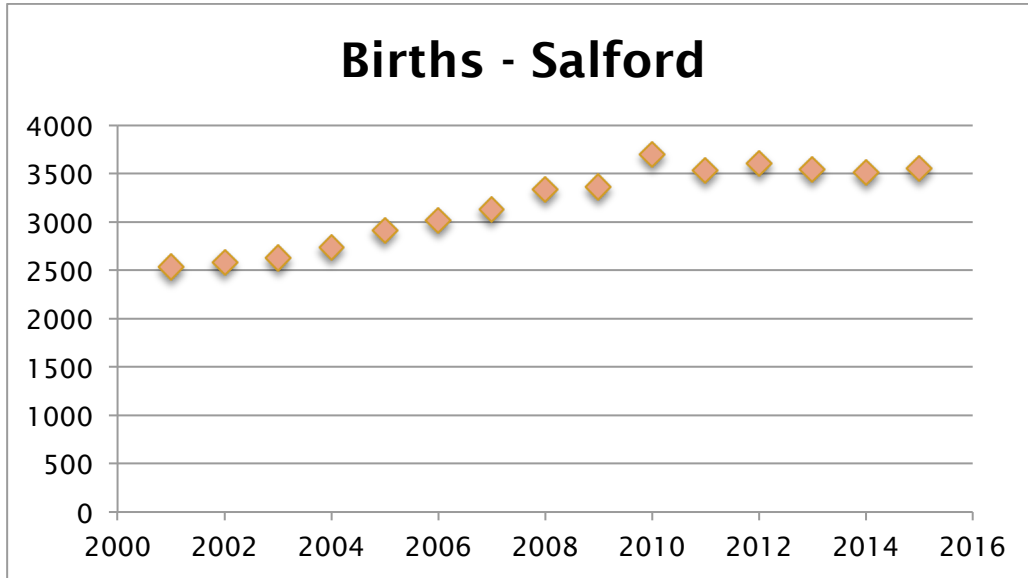


Graph 3: Births - Ward

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Old Ward Data	152	168	163												
2004+ Ward Data				112	96	118	111	91	88	135	108	112	105	103	111

Table 3: Birth numbers - Ward

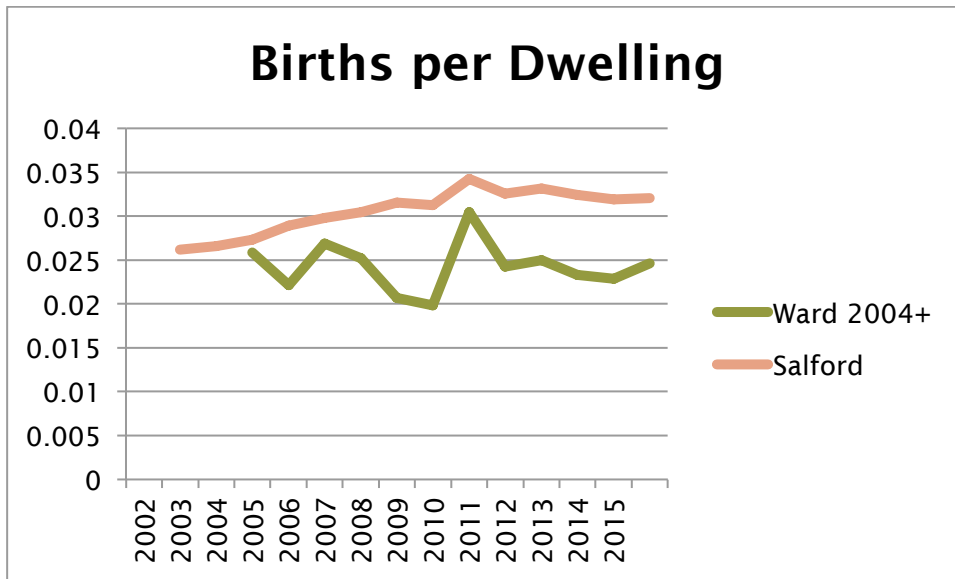
3.2 The trend for the SCC area during the same period is shown in Graph 4, and it is clear that in that wider area between 2000 and 2010 there was a steady increase in the number of births per year. This reached its peak in 2010 and has remained steady since.



Graph 4: Births - SCC

3.3 A comparison of the birth data with the number of new dwellings for the Ward (Graph 5 – green line) shows some correlation between birth numbers and new housing between 2004 and 2008. The peak in births in 2011 comes two years later than a small peak in additional dwellings and then births fall away alongside a fall in new dwellings (2010-13) at which point a recovery can be seen.

3.4 The birth rate per dwelling in the SCC area as a whole (pink line) is consistently higher than in the Ward and shows a steadier increase through the period alongside its housing increase. The rate per dwelling stabilises in around 2011 two years after the decrease in new housing, but it has not yet shown the decrease alongside that reduction in new housing, which might have been expected as the population matures.



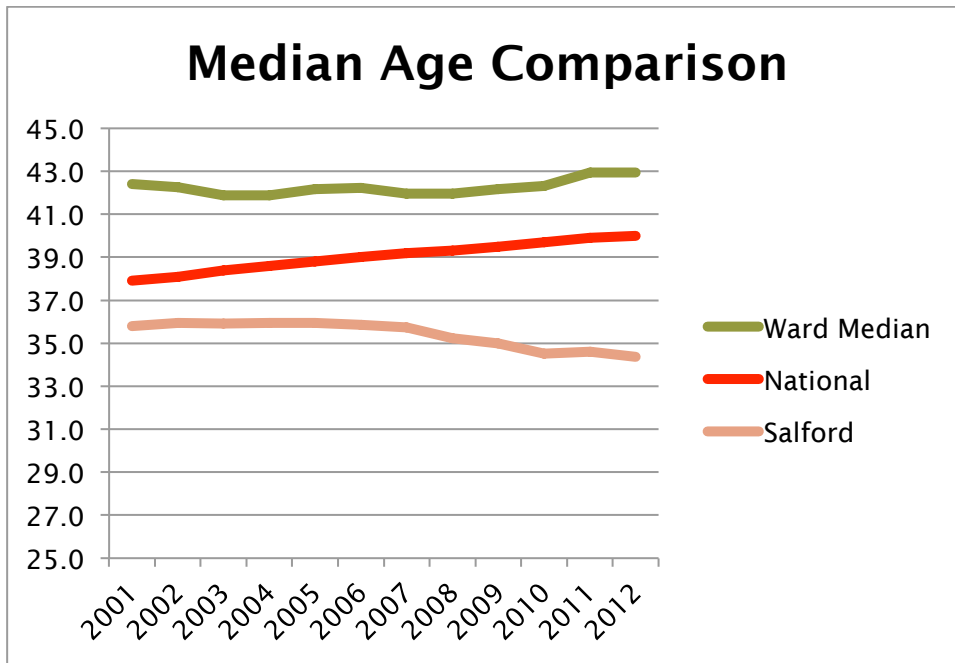
Graph 5: Births per Dwelling - Ward and Salford

3.5 It would appear that new housing in both the Ward and SCC area has attracted younger families and that consequently births have followed the provision of new housing, but the effect is felt a year or so later. Even so, within the Ward the low levels of new housing being provided have not prevented the numbers of births falling across the period.

3.6 The SCC area has shown stronger growth in both net additional housing and births, although this is now leveling out.

## Age

4.1 The median age in the Ward started the period at 42.4 years old, 4.52 years above the national average. It has remained relatively stable over the last decade (Graph 6) - starting the period at 42.4 dipping slightly to 42.0 and finally increasing again to 42.9. The national median has gradually aged, bringing the two closer together. This is not uncommon in areas where housing production is lower than average and birth rates are not increasing.



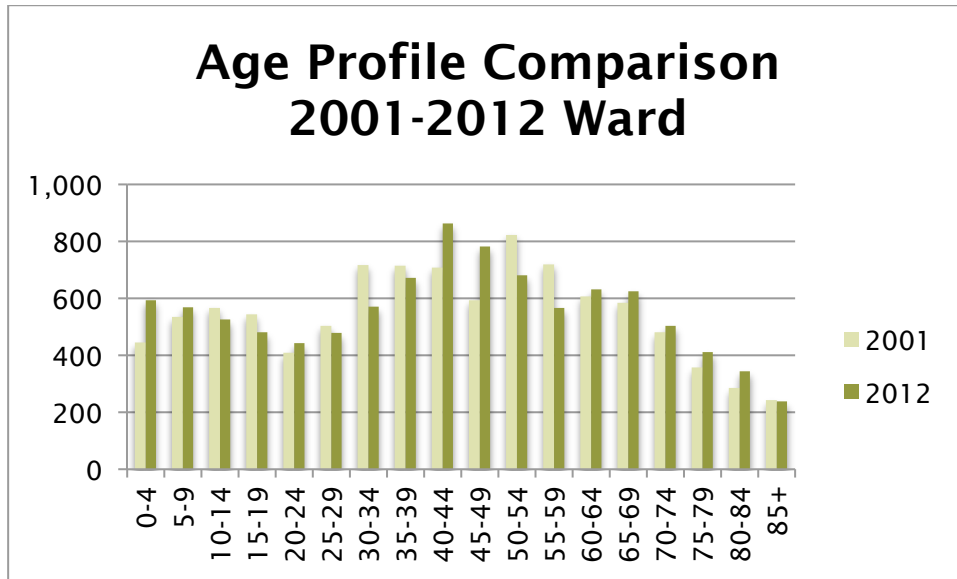
Graph 6: Median Age Profiles – Ward, SCC and National

4.2 Within Salford as a whole (pink line), the median age started the period 2 years below the national average and has become younger through the period, ending up 5.6 years below it by 2012. It is clear that within both birth data and median age, the Ward has not reflected the situation within the wider SCC area.

4.3 The age profiles of the Ward in 2001 and 2012 are shown in Graph 7. This is a relatively even profile across the age groups and reflects the stability of the area over the past decade. The aging effect can be seen however, with the higher levels of 25-40 year olds in 2001 moving as a group into 2012 with a larger number of 40-50 year olds residing in the two Wards in 2012 than in 2001. Significant also are the higher numbers of residents of retirement age in 2012 when compared to 2001, some of these (in their 60’s) appear to have moved through from the decade before. However, it is clear that not all of those people remained in the area. Slightly lower numbers of children up to 19 years old can also be seen.

4.4 The picture in Salford as a whole reflects similar trends as noted in previous paragraphs. There are higher numbers of 0-4 years olds in 2012 than 2001 and the numbers of those between 20-35 and 40-54 are also higher than in 2001. The numbers of those of retirement age in the wider Salford area, however, are lower in 2012 than they were in 2001. It is possible, therefore, that

people move out to the sub-urban towns (such as Worsley / Boothstown) from the city centre as they approach or reach retirement.

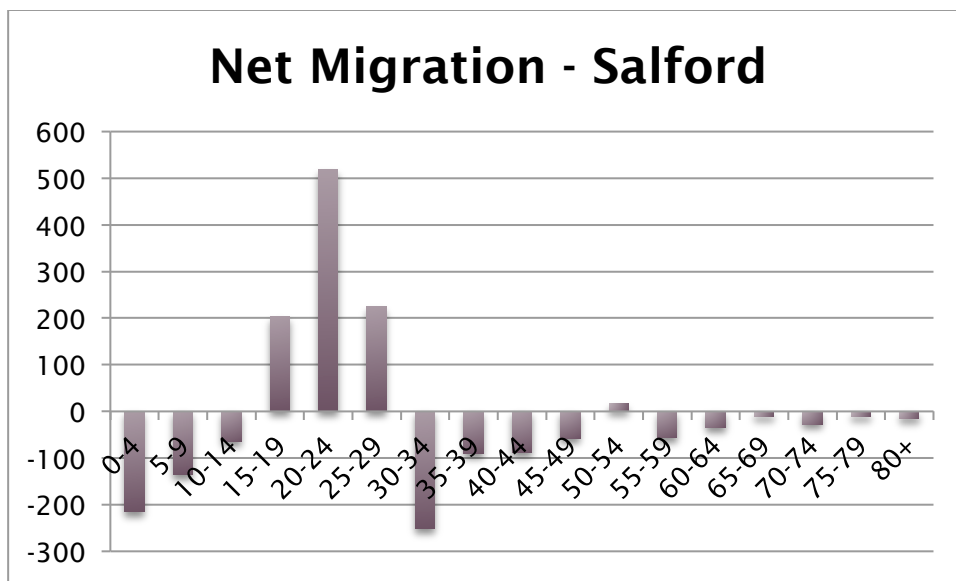


Graph 7: Population 2001 and 2012 - Ward

4.5 The overall picture for the Worsley Ward over the period from 2001 is one of lower than average levels of new housing coming forward, a static birth rate together with a population that is aging faster than the national average. From the age profiling it would appear that either individuals move to the Ward as they reach retirement age, or they stay put, while those in the City centre move away. In Salford as a whole the picture is one of a younger, growing population.

## Migration

5.1 ONS data on moves undertaken in 2013 shows that the Salford Council area experienced net out-migration in that year. The most noticeable “spike” in net in-migration are the age groups between 15 and 29 years old. This in-migration is, however, short-lived as from age 30 onwards more people leave Salford than move in. It also appears that the larger number of 30-34 year olds who move may also have had children by then, accounting for the outward flow of children.



Graph 8: Impact of Net Migration Into and Out of Salford - 2013

	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+	Totals
Out of Salford	1020	551	348	859	2307	2277	1815	961	700	492	321	248	181	119	76	62	138	12475
In to Salford	805	416	283	1062	2825	2501	1565	870	612	434	337	192	146	108	49	51	123	12379
Net Migration	-215	-135	-65	203	518	224	-250	-91	-88	-58	16	-56	-35	-11	-27	-11	-15	-96

Table 4: Impact of Net Migration Into and Out of Salford - 2013

5.2 While Salford has a University, it is located close to Manchester city centre and is unlikely to account for all the in-migration. It is possible that individuals move to Salford to both study and find their first jobs but move elsewhere once they start to look for larger family accommodation. This suggests that while there may be sufficient housing appropriate for non or small family use, this may not be the case as families age and expand.

5.3 The Census data at Ward level for 2011 show a slightly different trend, in that while slightly more people in total moved out of the Wards, when 5-15 years olds are identified, more moved in than out. This may indicate that the less urban Boothstown area is more popular than other parts of Salford – perhaps having a more attractive range of accommodation or facilities. Precise data at this level is not available.

## Longer Term Population Projections

6.1 Further ONS data (2014) on household formation within the Borough (excluding the impact of new housing) show that household numbers are set to increase from 107,909 in 2014 to 139,555 by 2039 (an increase of 31,646 households) driven in part by a reduction in household size from 2.24 persons per household to 2.12. Population projections published in 2016 indicate that population numbers are set to rise by 44,277 by 2041. This set of projections shows a reduction in the increase of around 1,000 individuals compared to the 2014 data.

6.2 As the current projections stand, around 3,787 of the growth in population between 2016-41 is of children up to 14 years of age – although this reduces to 2,675 when taken from 2018. This is not evenly distributed between the age groups, however, as from 2018 the number of 0-4 year olds is calculated to increase by 670 while the 5-9 year olds are set to rise by 198 and the 10-14 year olds by 2,675. Almost all of this natural growth is projected to arise within the first eight years of the period, all leveling off by 2024.

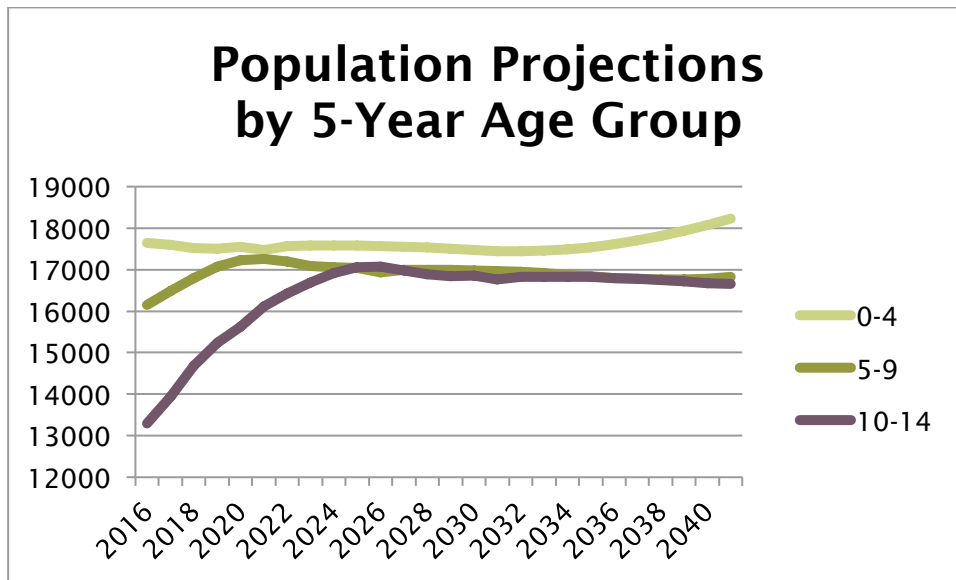


Table 10: ONS Population Projections by 5-Year Age Group

6.3 It is clear that some rapid growth in the child population has taken place over the last few years, but that this is beginning to reach its peak. The 0-4 year group shows little growth through to around 2034 when numbers are anticipated to rise again. The 0-9 year group is due to peak in 2020 at which point numbers are projected to fall through to 2021. The numbers of 10-14 year old children,

however, are due to continue rising through to 2025. It is clear that a significant growth in child numbers is currently working its way through the system, after which numbers are set to remain level for some years.

6.4 When this data is extrapolated to show the numbers relating to school-age groups the rise in secondary age pupils remains clear, while the lack of any further imminent growth in early years and primary age pupils is emphasised (Graph 11).

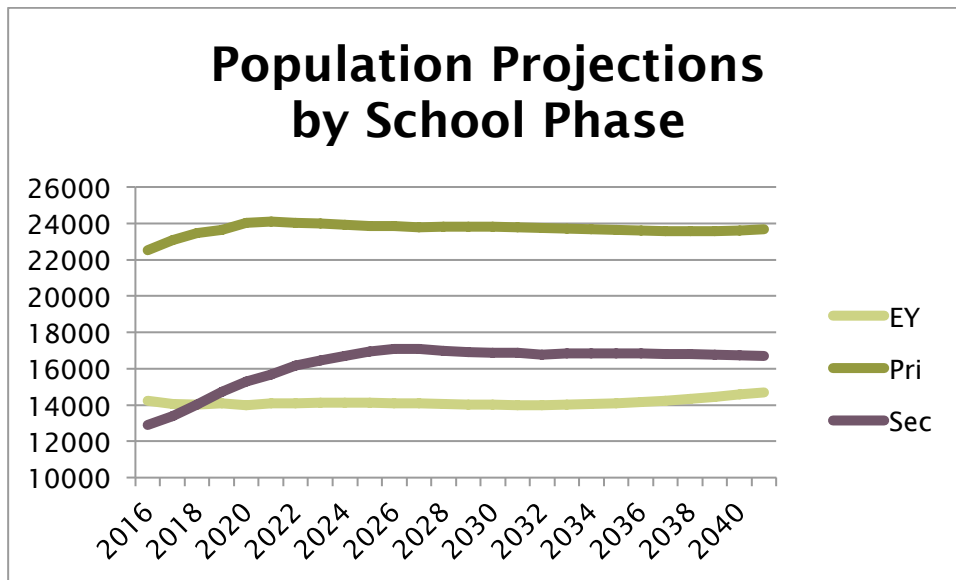


Table 11: ONS Population Projections by School Phase

6.5 The GMSF 2016 “Detailed Population and Household Scenario Files” indicate that when the “Higher Household Formation” model is used, the projections indicate higher numbers of pre-school and primary age children coming forward over the period, but slightly fewer secondary. The difference, particularly in the primary age projections, is likely to be accounted for by the more up to date ONS projections used here and the cohort reaching its peak prior to leveling off with more certainty around the actual numbers.

6.6 When the number of new households projected to form is set against the fall in household size, it appears that around 23% of new households projected are due to the fall in household size – as opposed to an increase in family size or the effects of inward migration.

6.7 With an average annual housing delivery target in the GMSF 2019 of 1,720 for Salford there is sufficient development proposed to meet the natural



changes shown above together with some growth. Nonetheless, these data strongly suggest that while the population in Salford is set to grow this may not be reflected evenly in the child population. It is possible that with the birth numbers having leveled out, if 30-45 year olds continue to migrate out of the Council area, the number of young children remaining will also be affected. In addition, the 2019 suggests that for Salford much of the growth will be in single person and older generation households.

6.8 The picture across time, within the Ward and more widely across the Council area, suggests that Salford experiences a net outflow of its population with the exception of late teens and twenties. Salford itself has a rising birth rate and a population whose median age is falling. This is not reflected in the Ward of Worsley where the birth rate is static and the median age rising. This is suggestive of an area where individuals may move to once they have started their families. Even so, the local Wards still experience some out migration.

## Schools

7.1 In our assessments, we take into account all primary-age schools within a two-mile and secondary-age schools within a three-mile walking distance of the development. These are the distances prescribed, beyond which local authorities are required to fund transport where the nearest available school is further away. The actual measurement used, when the assessment about transport is made, is very precise, i.e. front-door to front-door. In advance of a detailed and fixed development layout, we have used the approximate distance from the nearest site boundary to make the assessment. Once the site has been completed some of these schools may not be eligible for some pupils. In addition, walking routes via foot and cycle paths have been included.

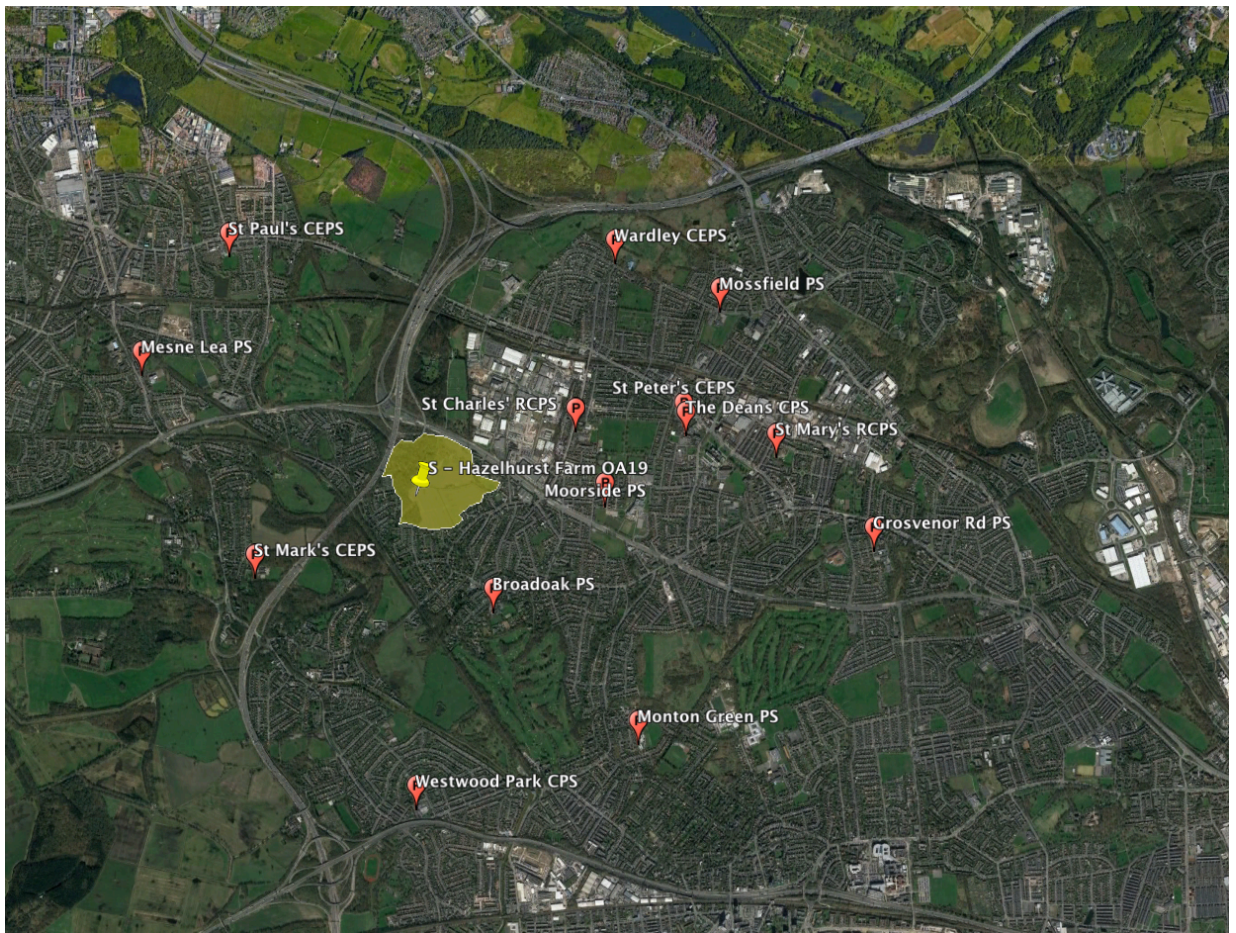
7.2 The Authority is required to make annual pupil forecasts to the Department for Education (DfE) on a year-of-age basis by 'school planning area' or group. In doing this it identifies each school in the group<sup>2</sup> and its capacity. The forecasts cover the period for which birth data is available. Pupils covered by Section 106 agreements or likely to come forward from housing, which does not as yet have permission, may be included within the figures. For primary school age pupils this runs to 2020-21 and for secondary 2022-23. These are known as the School Capacity ("SCAP") returns, and they form the basis on which the Government allocates its funding for additional school places that are its responsibility to provide.

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<sup>2</sup> School planning areas are determined by each authority, with no consistency necessarily with other forms of planning area or across different authorities.

## Primary Schools

8.1 There are 14 primary-age schools within a two-mile walking distance of the proposed development. The walking distance has been generally measured from a postcode to the south east of the development but includes some schools measured from the northern edge of the development. As the access points to the development are not yet known, some of the schools currently measured as being within a two mile walk may ultimately measure as being further away.



Map 3: Primary schools within two-mile walking distance (approximate)

8.2 All of the schools lie within the SCC area. The capacity and numbers on roll of the schools are shown in Table 6.

Schools	Distance	Cap	PAN	NoR	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
Mesne Lea PS	1.9	420	60	368	53	56	43	59	55	52	50
St Mark's CEPS	1.6	420	60	378	60	59	58	57	59	44	41
Broadoak PS	0.6	420	60	417	59	61	61	60	60	56	60
The Deans CPS	1.4	420	30	230	51	30	30	29	30	30	30
Moorside PS	0.7	630	90	592	83	86	89	90	78	77	89
St Charles' RC PS	0.6	210	30	221	30	32	29	32	28	41	29
St Mary's RCPS	1.6	240	30	235	30	30	30	30	30	55	30
St Peter's CEPS	1.4	210	30	203	30	28	30	30	27	29	29
Monton Green PS	1.7	420	60	390	60	60	59	61	62	38	50
Westwood Park	1.9	315	45	308	49	45	43	49	41	37	44
Grosvenor Rd PS	1.8	630	90	449	60	77	78	62	57	59	56
Mossfield PS	1.6	420	60	376	46	57	56	52	59	48	58
St Paul's CEPS	1.6	210	30	204	27	30	30	30	30	27	30
Wardley CEPS	1.3	210	30	195	25	30	26	28	30	28	28
<b>Total</b>		5175	705	4566	663	681	662	669	646	621	624
Surplus				609	42	24	43	36	59	84	81
Occupancy %				88.2	94.0	96.6	93.9	94.9	91.6	88.1	88.5

Table 6: Bolton Primary Schools Number on Roll Jan 2018

NoR = Number of pupils on Roll, PAN = Published Admission Number, CAP = Capacity

8.3 It is noted that over the last few years a number of these schools have increased their admissions numbers:

- Mesne Lea PS has increased its admission number from 30 to 60 and now has a capacity of 420, which matches that admission number.
- St Mark's CEPS has expanded from 315 to 420 recently.
- Monton Green admissions have risen from 45 to 60, an expansion in capacity of 105.
- Mossfield PS has moved from an intake of 30 to 60.
- In addition, The Deans PS will admit 60 from September 2018, and this will become a permanent expansion to 2FE via a relocation scheme.

With the inclusion of The Deans, these expansions represent an increase of 840 places, the equivalent of 4FE or 120 per year group, in the last seven years.

8.4 It is clear that intakes have risen during the period (from 624 in Year 6 – 2010 to 663 in 2017) and that measures have been taken to ensure that sufficient places remain available. The increases in capacity while ahead in terms of numbers are not as great as the increases in admissions witnessed since 2010. Were admissions to remain at around 663 into the future, there would

remain around 534 places across the schools (approximately 2.5FE or an admission of 75 pupils).

8.5 These schools are grouped into a number of school planning areas. Five of the schools closest to the development are grouped together to form the South Swinton Primary. The forecasts for the group are shown in Table 7:

Year	Yr R	Yr1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Total Roll
May 2017 A/c (Actual)	208	204	208	198	228	202	201	1449
2017-18 F/c	194	211	205	210	198	226	203	1447
May 2018 (A/c)	208	204	208	197	228	203	201	1449
2018-19 F/c	206	195	211	205	210	198	226	1451
2019-20 F/c	219	207	195	212	206	211	199	1449
2020-21 F/c	191	220	207	196	212	206	211	1443
2021-22 F/c	210	191	220	208	196	213	207	1445
Total Capacity Listed (inc expansion at The Deans)								1710

Table 7: South Swinton Primary forecast – Spring 2018

8.6 The forecasts show that for this Group the numbers of pupils are anticipated to rise through to 2020-21. With the group capacity of 1,710 including The Deans expansion, the forecasts indicate that there will remain approximately 265 spare places by the end of the forecasting period. This forecast has reduced by 141 pupils since the previous forecast.

8.7 The green highlighted line shows the actual number of pupils who were on roll in the spring of 2018, and when compared to the forecast for that year in the row above indicates that for this group the forecast is a little high for Yr R but has slightly under forecast for the full cohort. The Council has indicated that some revision to its forecasting methodology is under way and this is likely to affect future figures.

8.8 The 14 schools are grouped into six different planning groups, representing a total of 39 schools, with a current listed capacity of 12,710 places. By 2021-22 there are forecast to be 11,657 pupils attending these schools, leaving a potential surplus of 1,053 (5FE) at that point. This is considerably more than the 3FE anticipated by the previous set of forecasts and indicates that numbers have been assessed by SCC to be rising less quickly than previously anticipated.

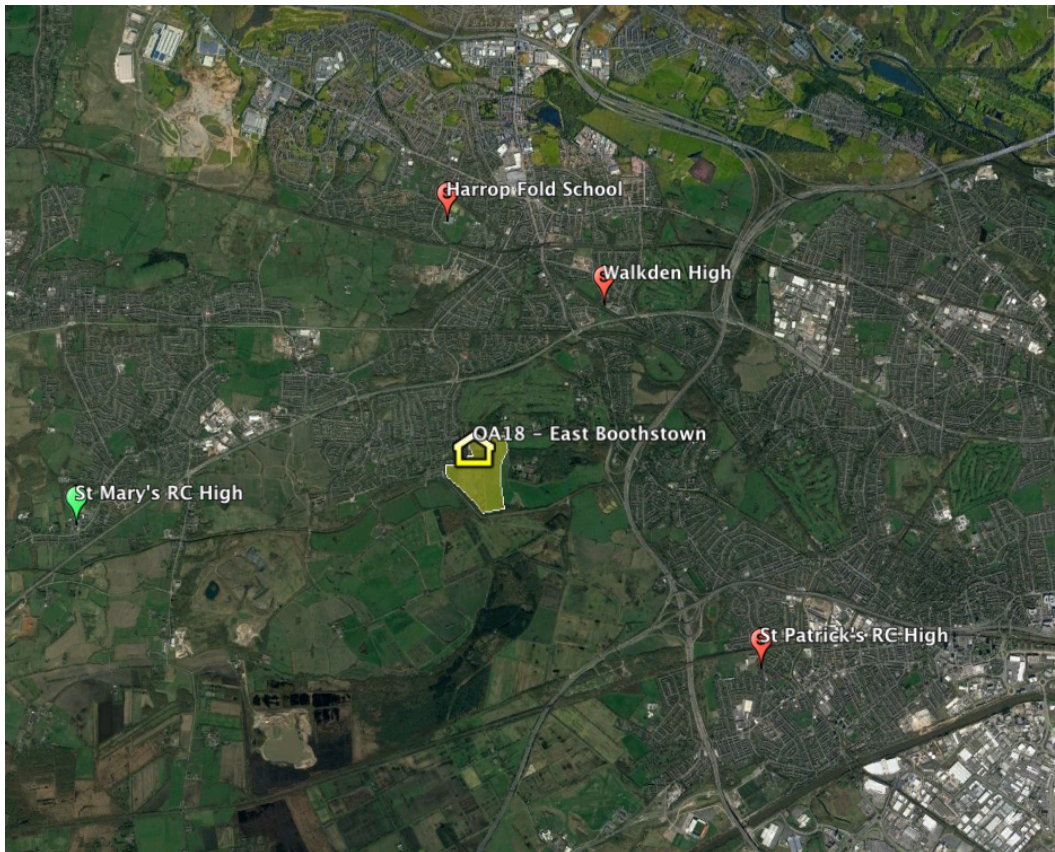
8.9 In summary, therefore, there may be as many as 5FE of spare places available in nearby planning groups through to 2021-22 although this is subject to review and the passage of time until the development commences. If this number remains on commencement, there should be some flexibility to accommodate additional pupils arising from allocated sites, but given the recent increases in numbers and the proposals contained within the GMSF this cannot be certain.

8.10 It should be noted, however, that across Salford as a whole there is likely to remain some flexibility, with 1,588 (7.5FE) surplus places forecast to remain available by the end of the forecast period. Again this is higher than previously forecast.

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## Secondary Schools

9.1 There are eight secondary schools within a three-mile walking distance of the proposed site all of which are located within the SCC area. These are shown on Map 4.



Map 4: Secondary Schools within three-mile walking distance

9.2 The capacity and numbers on roll for the schools are shown in Table 8.

School	Distance	Cap	PAN Yr 7	NoR	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11
Moorside High	1.3	1050	210	1040	213	212	208	202	205
St Ambrose Barlow	1.4	1050	210	1138	209	205	175	200	199
The Swinton High	1.5	1050	210	723	179	164	129	111	140
Harrop Fold	2.7	900	240	860	206	173	175	175	131
Walkden High	1.9	1500	300	1323	272	279	290	230	252
Ellesmere Park High	2.6	750	150	654	155	149	149	96	105
St Patrick's RC High	2.4	910	180	911	185	187	186	174	179
All Hallows RC High	2.8	600	125	622	128	131	124	123	116
<b>Totals</b>		7810	1625	7271	1547	1500	1436	1311	1327
Surplus/Deficit				539	78	125	189	314	298
Occupancy %				93.1	95.2	92.3	88.4	80.7	81.7

Table 8: Secondary Schools Data Spring 2018

NoR = Number of pupils on Roll, PAN = Published Admission Number, Cap = Capacity

9.3 As at January 2017, these schools showed a 6.9% surplus of places (539 places in total) when related to capacity across all year groups. Admissions have increased through the period, with most of the spare capacity remaining in the older year groups as larger intakes feed in from Year 7. The admissions booklet for 2018 indicates that between them, these schools are likely to have admitted 1,586 pupils in September 2018. With the loss of 1,327 pupils from Year 11, this will mean a total number on roll of 7,530, reducing the surplus to 280.

9.4 The first five schools on the list are grouped together to form the Salford North Secondary planning group. The forecasts for the group are shown in Table 9:

Year	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Post 16	Total Roll
May 2017 AC	1034	973	936	946	868	103	4860
2017-18 F/c	1063	1041	982	941	949	150	5126
2018-19 F/c	1146	1067	1045	986	944	150	5338
2019-20 F/c	1236	1151	1071	1049	990	150	5647
2020-21 F/c	1252	1241	1155	1075	1053	150	5926
2021-22 F/c	1307	1257	1246	1160	1080	150	6200
2022-23 F/c	1363	1312	1262	1251	1164	150	6502
2023-24 F/c	1245	1368	1318	1267	1256	150	6604
<b>Total Listed Capacity</b>							5550

Table 9: SCAP forecasts Secondary Spring 2017

9.5 The forecasts indicate a rapidly rising roll for this group of schools resulting in a deficit in this area of 685 by 2023-24. It is noted that Harrop Fold High School raised its PAN for 2018 by 60 pupils. It is not known whether this indicates that the school has been expanded in all years or whether this is just a temporary measure. No planning application for an extension to the school is evident.

9.6 The other schools are grouped into two other groups, and between the three groups they cover the whole of the Salford area.

9.7 Across the wider area of Salford a slightly more balanced picture emerges with a total current secondary school capacity of 13,170 and a forecast roll of 14,289 by the end of the forecast period, resulting in a forecast deficit of -1,119 places. This is the equivalent of 7.5FE, or a whole new school. This does not take account of any new developments that do not already have planning permission, so it should be assumed that the pupils arising from any GMSF allocations would be in addition to those accounted for in the forecasts.

9.8 A desktop survey of the eight schools suggests several may potential have the capability to expand, including Moorside, Harrop Fold, Ellesmere Park and All Hallows. However, the site size figures, boundaries and other usage on site would need to be verified with SCC.

9.9 Nonetheless, given the scale of growth anticipated within the GMSF it is noted that the proposed allocation at Western Cadishead and Irlam (WG2) is indicated to provide a site for a new secondary school. As present SCC does not have a policy to seek contributions for the expansion or new provision of secondary school facilities, but given the increasing need emerging in the Council area it is possible that this will change in the future and contributions be sought for both land and building costs.

## Child Yield and Cost

10.1 SCC's Planning Obligations SPD was adopted in June 2015 and gives guidance on the formula for calculating the number of children likely to be yielded by new developments. Different sizes of dwellings are calculated differently, and in addition, SCC excludes 1-bedroom dwellings, apartments and any dwellings that are specifically intended for non-family use (eg student accommodation). The pupil product ratios for primary are shown in Table 9.

10.2 It is our understanding that SCC does not have a policy mechanism for and does not currently request contributions to create secondary school pupil

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places. However, given the scale of development proposed for Salford within the GMSF a calculation for secondary pupils has been included below.

Dwellings	1-bed	2-bed	3-bed	4-bed	5-bed
Pupil Product	0	0.11	0.22	0.33	0.44

Table 10: SCC pupil product ratios

10.3 When applied to the illustrative mix proposed in Table 1, the following primary pupil calculation can be made (Table 11). The secondary ratio has been calculated at the same rate but adjusted for a five-year cohort as opposed to a seven-year primary cohort.

	No of Dwellings	PPR	No of Primary Pupils	Secondary Pupils at 5/7 of Primary Calculation
1-bed	40	0	0	
2-bed	80	0.11	8.8	
3-bed	120	0.22	26.4	
4-bed	100	0.33	33.0	
5-bed	60	0.44	26.4	
<b>Total</b>	<b>400</b>		<b>94.6</b>	<b>67.6</b>

Table 11: Pupils arising from assumed mix

10.4 The current cost is £9,899 per primary pupil place for the 2017-18 year. When applied to the pupils calculated in Table 10, this suggests a contribution of £936,445.40.

10.5 When the development is considered by itself in isolation from the GMSF, the number of primary pupils calculated to arising could potentially be accommodated within the surplus capacity forecast to remain at 2020-21 – as currently forecast. If the forecasts are substantially revised, however, or the development is commenced after 2021, then the picture will change.

10.6 If the picture does change, then 95 pupils will not produce the need for a new primary school by themselves but it is noted that a primary school site may be required within this development “unless it can be demonstrated that sufficient additional school places can be provided off-site within the local area to meet the likely demand generated by the new housing.” Until it is known when this site will come forward and what other development activity will have

occurred by then, it is not possible to provide a definitive projection as to whether the site will be required or not.

10.7 It is suggested, however, that the provision of a site at this development, if required, would assist in providing accommodation for other local developments as the GMSF progresses.

10.8 For secondary pupils there is currently no cost per place used by SCC. If, however, the 2017-18 DfE Basic Need allocations are assessed, the primary figure was set at approximately 80% of the secondary. If this is applied to the SCC's primary pupil place cost a value of £12,373.75 is arrived at. This is somewhat lower than the DfE Basic Need value for 2017-18, including location factor for SCC (£16,522.52 x 0.92 location factor = £15,200.24).

10.9 This gives a hypothetical range of costs for 76 secondary pupils of:

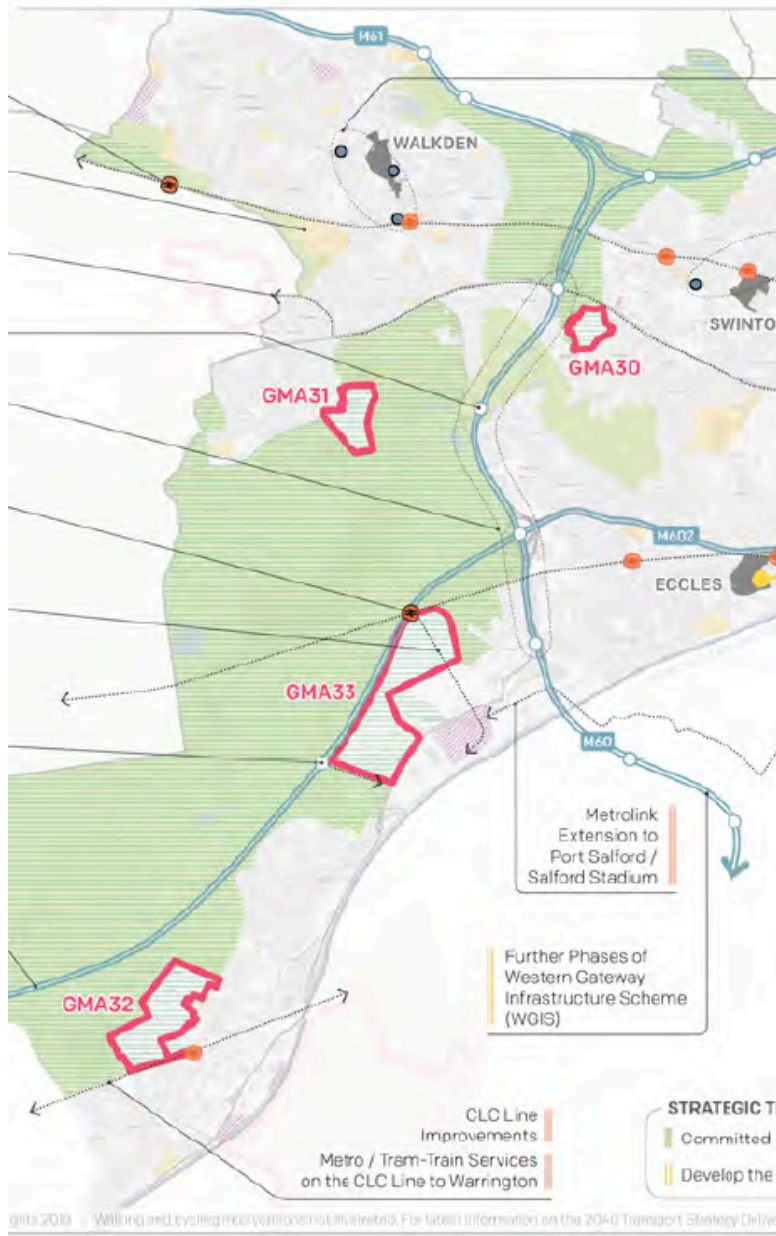
- $67.6 \times £12,373.75 = £836,414.80$
- $67.6 \times £15,200.24 = £1,027,536.20$

It should be emphasised that at present no such contributions are currently sought.

## Impact of Other Developments – GMSF 2019 Salford

11.1 The GMSF 2019 has identified a total housing requirement of 32,680 for Salford between 2018 and 2034-37. Of this figure, GMSF 2016 indicated that around 70% were likely to be apartments. The GMSF 2019 indicates that around two-thirds of the population growth is expected to be aged 65 and over, with around half of the growth being in the form of single person households.

11.2 In its current format, sites for only 2,300 dwellings have been identified within the GMSF 2019 on three sites (GMA30, GMA31 and GMA32), plus 1,666 at smaller sites. The major sites are shown in Map 5.



Map 5: Salford allocations and promoted sites (extract GMSF 2019)

11.3 If these developments are analysed together with a further promoted site (sal1 Est Irlam) using the same dwelling mix as used in Table 1 the following

pupil products arise (Table 12). For the secondary the same ratio of pupils has been used, adjusted for a five-year cohort rather than a seven-year cohort.

Site	Dwellings	Primary Pupil Product	Primary Equivalent Forms of Entry	Secondary Pupil Product	Secondary Equivalent Forms of Entry
GMA 30 Hazelhurst Farm	400	94.6	0.45	67.5	0.45
GMA31 East of Boothstown	300	81.4	0.39	58.1	0.39
GMA 32 North of Irlam Station	1600	378.4	1.8	270.3	1.8
Sal1 East Irlam	1,000	236.5	1.1	168.9	1.2
<b>Totals</b>	<b>4,300</b>	<b>791</b>	<b>3.84</b>	<b>565</b>	<b>3.84</b>

Table 12: Product from Salford allocations

11.4 When all the areas are considered together a total of 791 (3.8FE) primary and 565 (3.8FE) secondary pupils are calculated to arise. It is likely however, that some will come forward sooner than others.

11.5 Hazelhurst Farm may need to provide a primary school site, and while this may be further than two miles walking distance from the other allocations listed above, may be chosen as the route to provide additional places for the Boothstown area developments.

11.6 GMA 32 is also expected to provide land for schools although it is not stated what size or phase of schools might be needed. With regards the primary school a 2FE would be appropriate, providing space for approximately 42 pupils from elsewhere. As between them they produce the need for approximately 4FE of primary provision, there may be some logic in the provision of a 2FE site on each development.

11.7 Given the quantity of new housing required within Salford across the period to 2037, a total of 32,680, the dwellings assessed above are just a small proportion of the whole – about 13%.

11.8 The location and timing of the remaining 28,380 dwellings indicated for delivery up to 2037 is not given in the GMSF 2019. If, however, the sites in Table 12 are considered to provide 13% of the family housing, this would leave a further 16.8% of family dwellings to come (5,490) and 70%, or 22,876 further apartments.

11.9 Table 13 shows the potential pupil product from the remaining GMSF 2019 dwellings if the family dwellings utilise the same mix as shown in Table 1. For the apartments, a mix of 50% one-bedroom, 35% two-bedroom and 15% three bedroom dwellings has been modeled using a pupil product ratio suggested from Census data. This data has been adopted in this model to reflect the GMSF projection that large proportions of the household increase will be single person households and those of retirement age.

Remainder of GMSF Dwellings	1-bed 10% 50%	2-bed 20% 35%	3-bed 50% 15%	4-bed 25%	5-bed 15%	Total	Grand Total
Family Dwellings	549	1098	2745	1372	824	5490	
Flats / Apartments	11438	8007	3431	0	0	22876	
Primary Pupil Product - Family Housing	0	121	604	453	362	1431	
Primary Pupil Product - Flats (Census data)	115	400	618	0	0	1133	2564
Secondary Pupil Product (5/7 of Primary)						1831	1831

Table 13: Potential product from remaining GMSF 2019 dwellings (excluding those in Table 12)

11.10 Using this model, the total potential number of primary pupils is calculated at a total of 3,355, with 2,396 secondary pupils - including the allocated sites.

11.11 This represents approximately 16FE of additional primary school places across the period and 16FE of secondary pupils. With primary school sites proposed for GMA30 and GMA32, perhaps to a total of 4FE and a further 2FE remaining available in 2020-21 this still leaves a deficit of approximately 10FE or five 2FE schools.

11.12 Secondary - Given the deficit forecast for secondary places by 2022-23, the addition of approximately 2,396 more pupils indicates the need for an additional 16FE of secondary school places - potentially two x 6FE new schools or the equivalent in extensions to existing schools, plus the 2FE deficit already forecast.

11.10 Using this model, the total potential number of primary pupils is calculated at a total of 3,355, with 2,396 secondary pupils - including the allocated sites.

11.11 This represents approximately 16FE of additional primary school places across the period and 16FE of secondary pupils. With primary school sites proposed for GMA30 and GMA32, perhaps to a total of 4FE and a further 2FE remaining available in 2020-21 this still leaves a deficit of approximately 10FE or five 2FE schools.

11.12 Secondary - Given the deficit forecast for secondary places by 2022-23, the addition of approximately 2,396 more pupils indicates the need for an additional 16FE of secondary school places - potentially two x 6FE new schools or the equivalent in extensions to existing schools, plus the 2FE deficit already forecast.

## Need for New School Site

12.1 Primary - When considered as a stand-alone development, at present the local schools are likely to be able to accommodate the pupils calculated to arise from the development. This is unlikely to remain the case into the future and when considered alongside other developments and the overall proposals for Salford within the GMSF 2019 new schools and sites will be required to meet the demand.

12.2 Given the size of this development it does not warrant a primary school by itself but it has been earmarked within the GMSF to provide a site for a new school. If combined with the product of GMA31 and Sal1 just under 2FE pupils arises. Depending upon timing then a school of 2FE is likely to be sought.

12.3 DfE guidelines recommend a site of between 1.6ha and 2ha is appropriate for a 2FE school. It is recommended that when the site is planned, any potential location for a new primary school is shown as residential with a label indicating the possibility for a school. This can better enable the identity of any alternative use for valuation purposes should other developments be required to contribute proportionately towards the land purchase cost.

12.5 With regards secondary, SCC does not currently have a scheme for seeking contributions towards new places, whether in existing schools or in new ones.

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## Early Years

13.1 The Council's SPD does not include provision for Early Years, again it is possible that this may change as the scale of development is realised within Salford.

## Summary and Recommendations

14.1 It is clear that when the full impact of the GMSF 2019 is considered for Salford there will be considerable numbers of dwellings to be delivered across the district and across more than 20 years. Only a small portion of these are covered in the GMSF as it stands at present but given the large proportion of flats to be delivered it is anticipated that many of these are likely to be city centre, leaving the outlying allocations to deliver more family oriented housing. This report has endeavoured to reflect this in its assumptions.

14.2 With regards primary, this development at 400 dwellings will give rise to approximately 95 pupils. While there are likely to remain a number of places in local primary schools for a period of time, this cannot be guaranteed and it is almost undoubted that the school site earmarked for the development will be requested. The cost of that portion of the school site that is not required for this development should be reserved as an option for SCC to purchase in order to meet the needs arising from other developments.

14.3 It is recommended therefore, that as this development is brought forward the position with regard existing places and the need for the site be reviewed. Engagement with SCC will be important to better understand the options at the time.

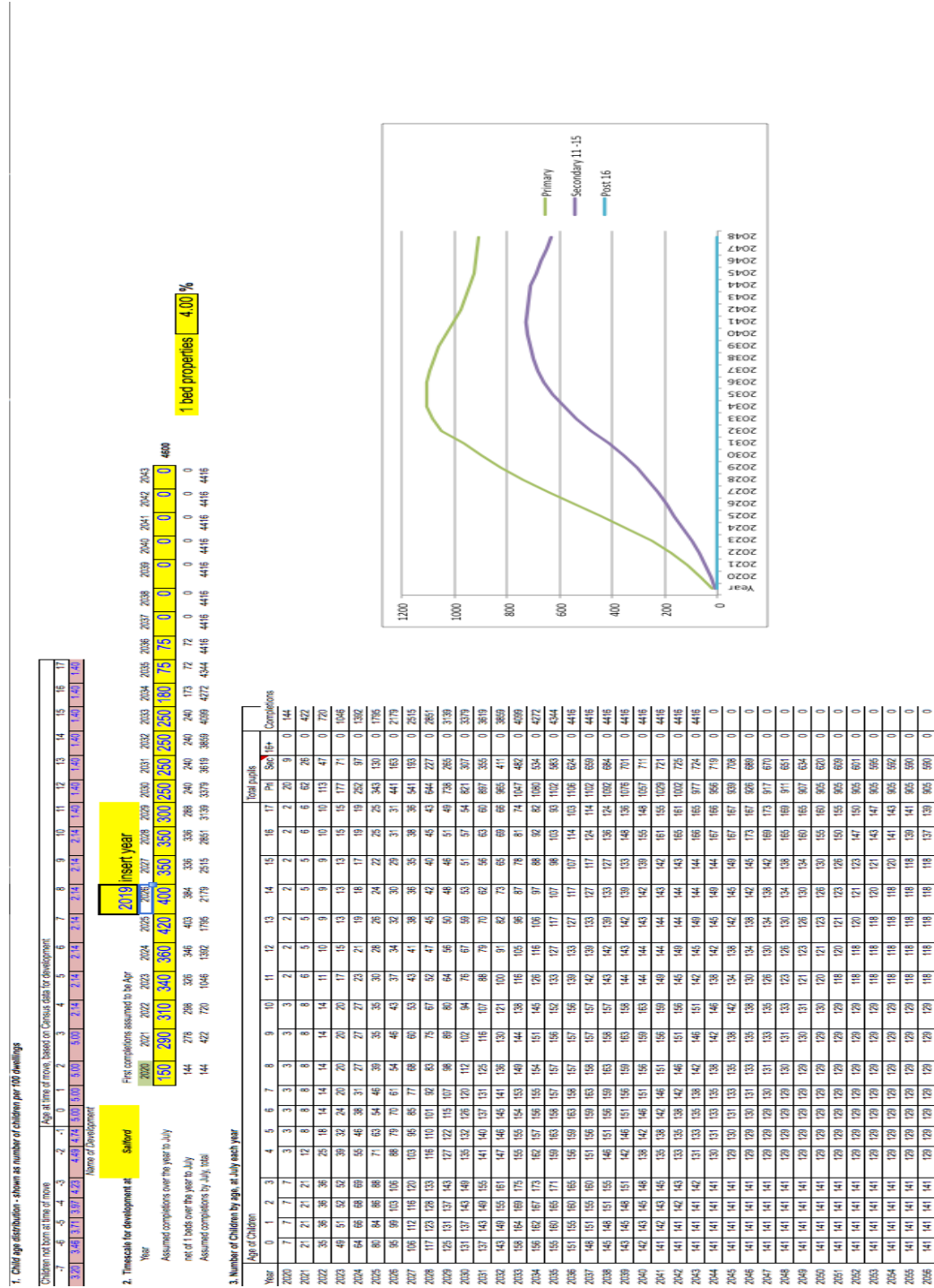
14.4 Secondary – while SCC does not currently have a scheme to seek secondary contributions, with the scale of development in the future this may change and the potential for contributions to be sought towards any additional provision (building and possibly land as well) should be borne in mind and reviewed prior to the development commencing.

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**Appendix 2 – Trajectory Salford Allocated Sites (4,600)**



(Available separately in larger format if required)