

Education Briefing Note

Land to East of Boothstown, Salford
(Ref: GM Allocation 31)

Peel Investments (North) Ltd

1 March 2019

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Version Control

Version	Main Changes	Date
Draft	First draft	January 2017
V2	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.

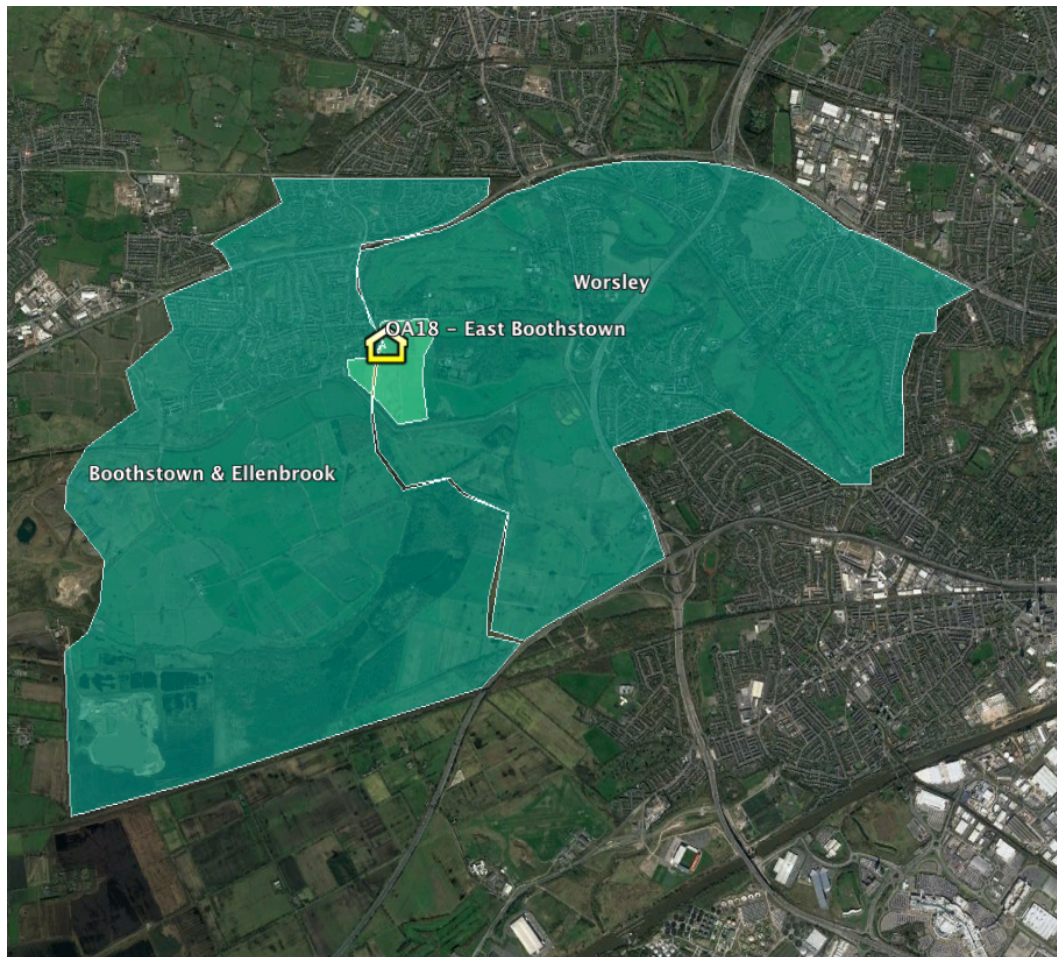
1.2 Policy GM-H1 of the GMSF 2019 sets the number of new homes required through to 2037 across Greater Manchester as 201,000 in total. It indicates that Salford is to provide 32,680 (16.3% of this number). No figure has been set as to type, but the GMSF 2016 indicated approximately 70% were anticipated 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 300 dwellings, on land to the east of Boothstown, north west of Salford and close to the boundary with Wigan. Its location and approximate boundaries are shown in Map 1. In the GMSF 2019 it is identified as “GM Allocation 31 East of Boothstown”.



Map 1: Site Location Plan – boundaries approximate

1.4 The site lies across two wards, Boothstown & Ellenbrook to the west and Worsley to the east (the Wards). It lies within the area of Salford City Council (SCC), which is both the planning authority and education authority. The two Wards are shown in Map 2:



Map 2: Ward Boundaries (approximate) for the two Wards

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.

1.6 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 indicates that “the site will be developed at a low density and to an exceptional quality...” so for illustrative purposes a potential mix is suggested in Table 1 which reflects dwellings of a larger size. While it is possible that some one-bedroom dwelling may arise it is proposed at this stage that the calculation be based on nil one-bedroom dwellings and with an emphasis on family dwellings, so that any calculation is provided as a “worst case” scenario. This mix will need to be reviewed once more detailed work commences on the development.

	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Dwellings Proposed	0	40	120	100	40	300

Table 1: Potential dwelling mix

1.7 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.

1.8 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.

1.9 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

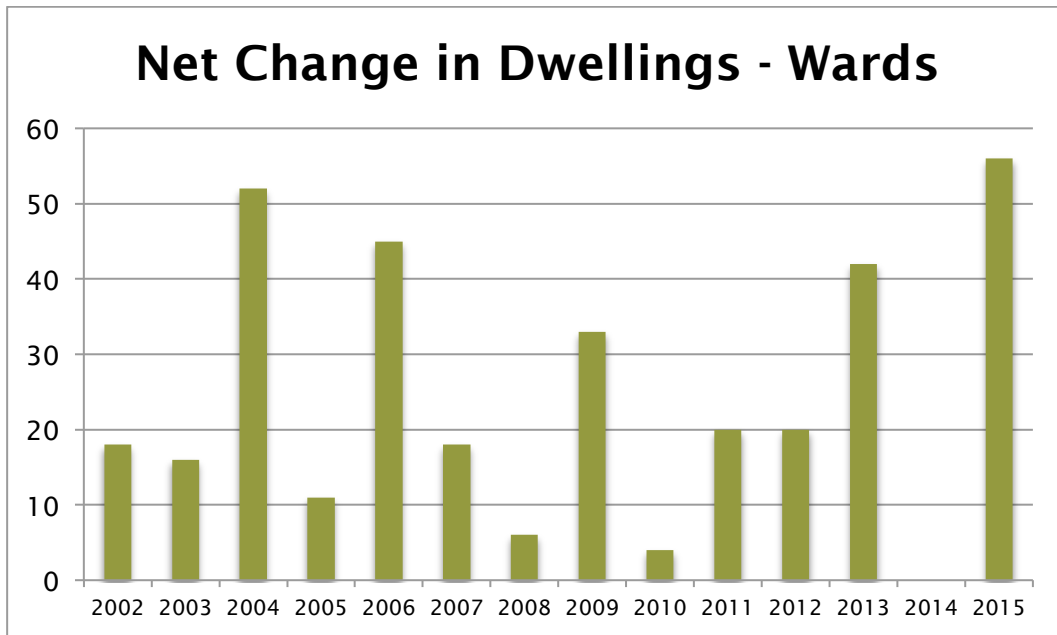
2.1 At the end of 2015 the two Wards comprised 8,740 occupied dwellings (Table 2). There was an increase of 341 occupied dwellings in the two Wards over the 15-year period¹ shown (0.27% per annum). This is a below average rate of increase when compared to other areas of England.

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Wards	8399	8417	8433	8485	8496	8541	8559	8565	8598	8602	8622	8642	8684	8684	8740
Annual net increase		18	16	52	11	45	18	6	33	4	20	20	42	0	56

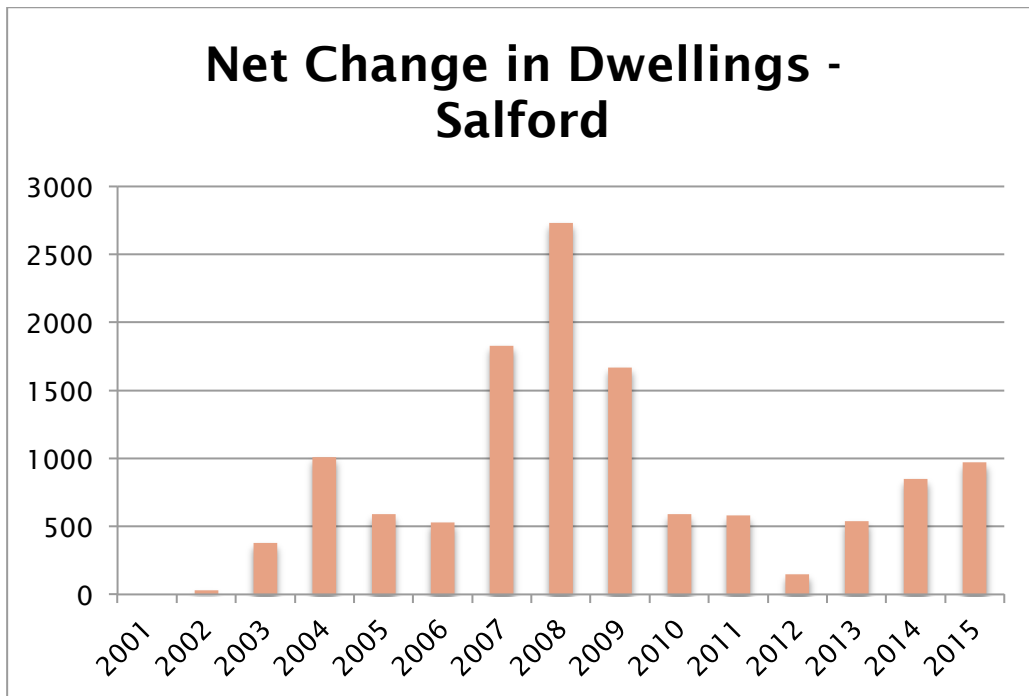
Table 2: Occupied Dwelling numbers – Two Wards

2.2 Graph 1 shows the additional dwellings each year within the Wards. The net numbers of additional dwellings have fluctuated during the period from nil through to more than 50, 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).

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



Graph 1: Additional dwellings per annum - Two Wards

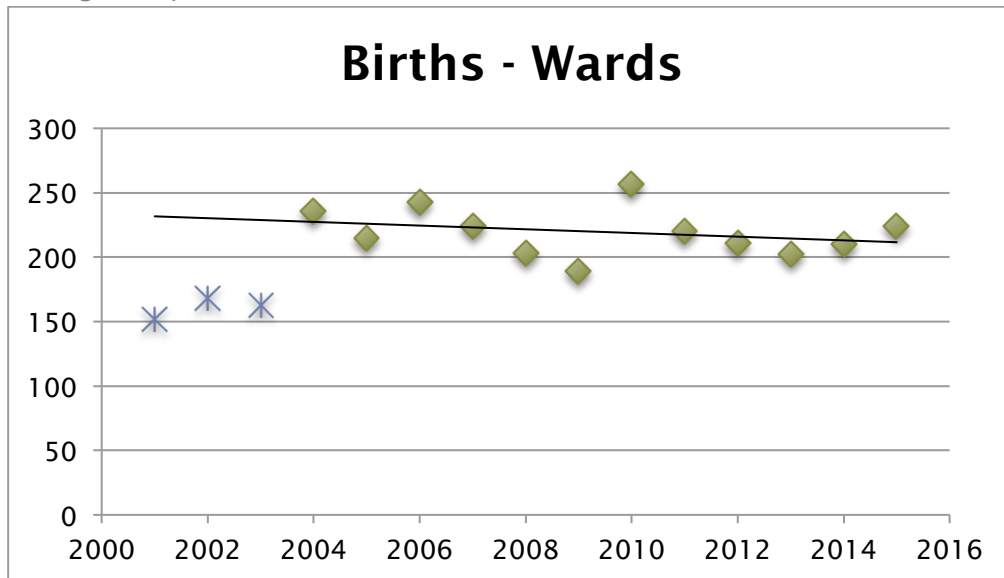


Graph 2: Additional dwellings per annum - Salford

2.3 The general picture within the Wards 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 two Wards 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 219.5 births per year within the two Wards and it can be seen that numbers have fallen slightly through the period.



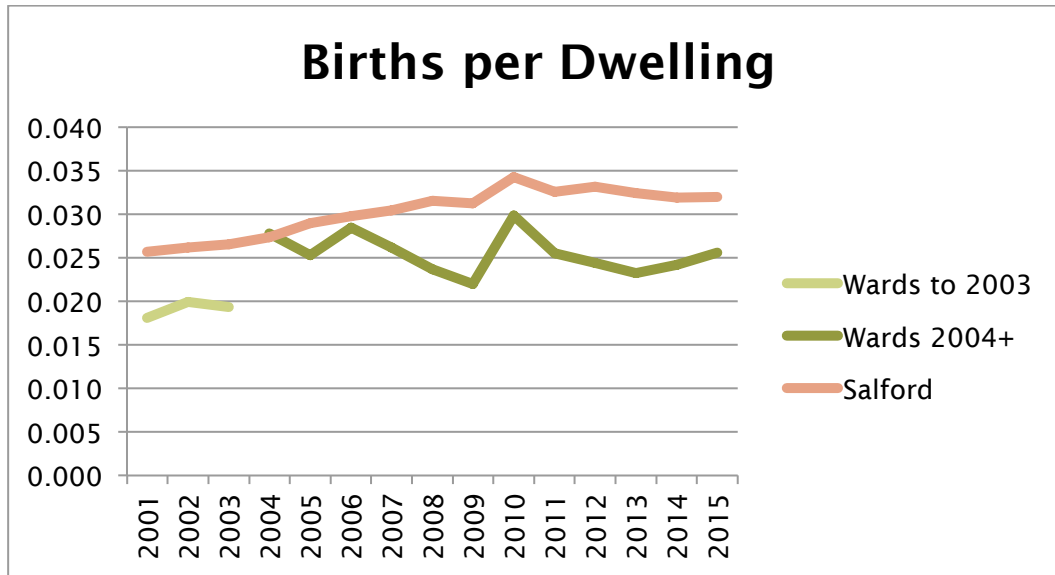
Graph 3: Births - Two Wards

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				236	215	243	224	203	189	257	220	211	202	210	224

Table 3: Birth numbers - Two Wards

3.2 A comparison of the birth data with the number of new dwellings for the two Wards (Graph 4) shows some correlation between birth numbers and new housing between 2004 and 2008. The peak in births in 2010 comes a year 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.

3.3 It would appear that new housing in this 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, with the low levels of new housing being provided, the numbers of births have fallen across the period.

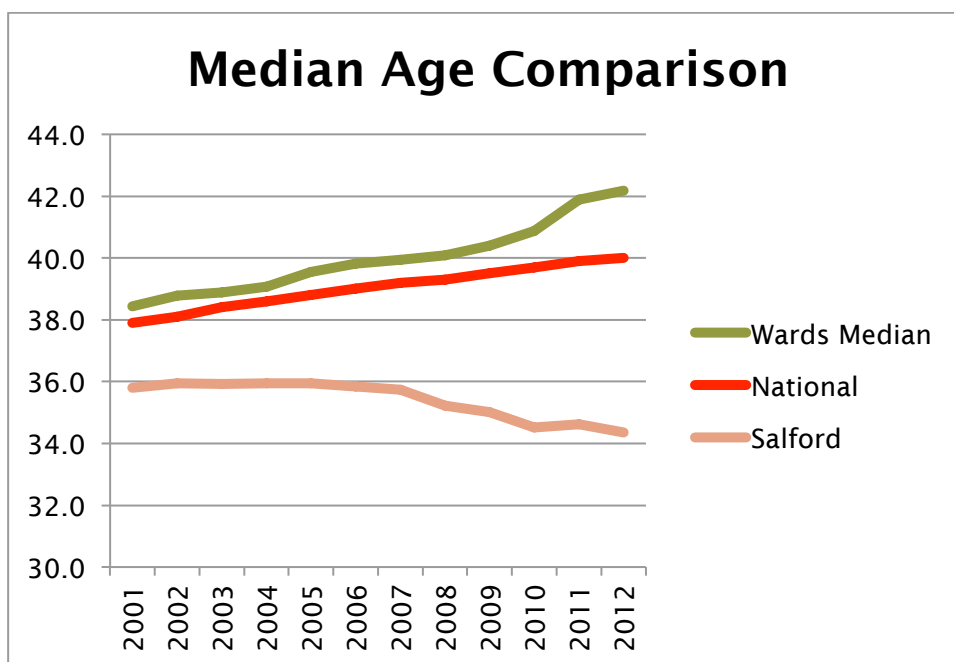


Graph 4: Births per Dwelling – Wards and Salford

3.4 It can be seen from Graph 4 that in Salford as a whole (red line) the numbers of births per dwelling are somewhat higher than those in the two Wards and have risen during the period. In Salford as a whole, however, while there was strong growth in births from 2000 to 2010, this appears to have leveled

Age

4.1 The median age in the two combined Wards started the period at 38.4 years old, 0.54 years above the national average. It has gradually aged over the last decade (Graph 5), and its aging has been slightly more rapid than that of the national average. In the last few years of the period the aging profile of the Wards has been more noticeable and by 2012 the median age sat 2.17 years above the national average. This is likely to be in part due to the slow down in the number of births within the Wards during that period.

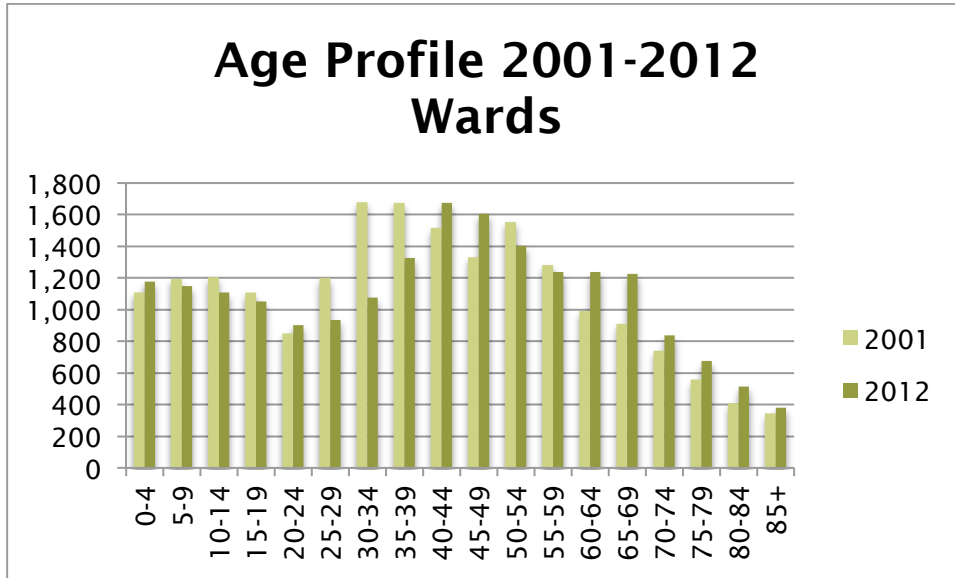


Graph 5: Median Age Profiles – Wards, SCC & National

4.2 Within Salford as a whole, 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 Wards have not reflected the situation within the wider SCC area.

4.3 The age profiles of the two Wards in 2001 and 2012 are shown in Graph 6. 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. 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 Boothstown) from the city centre as they approach or reach retirement.

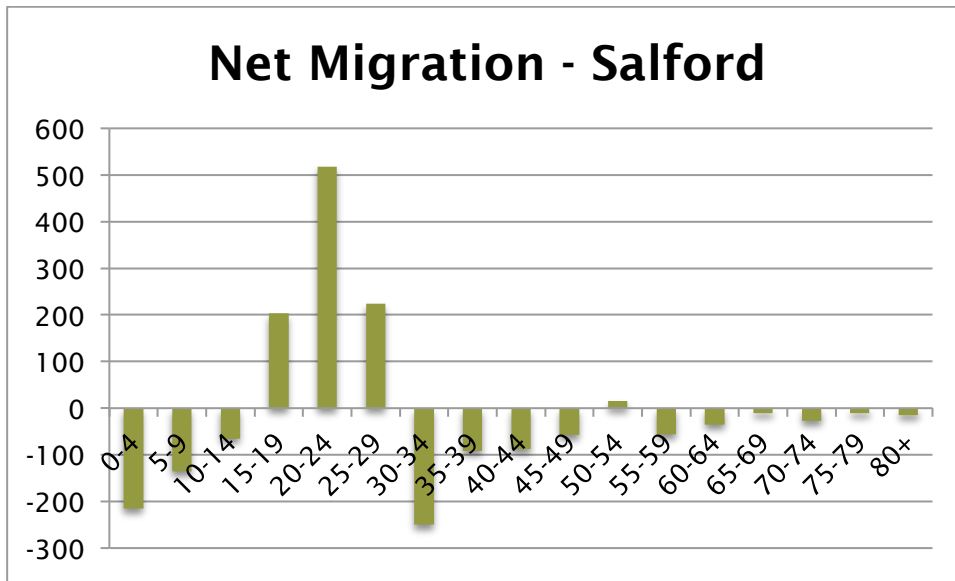


Graph 6: Population 2001 and 2012 – Two Wards

4.5 The overall picture for the Boothstown & Ellenbrook and Worsley Wards over the period from 2001 is one of lower than average levels of new housing coming forward, a slightly decreasing 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 these Wards 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 7: 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.

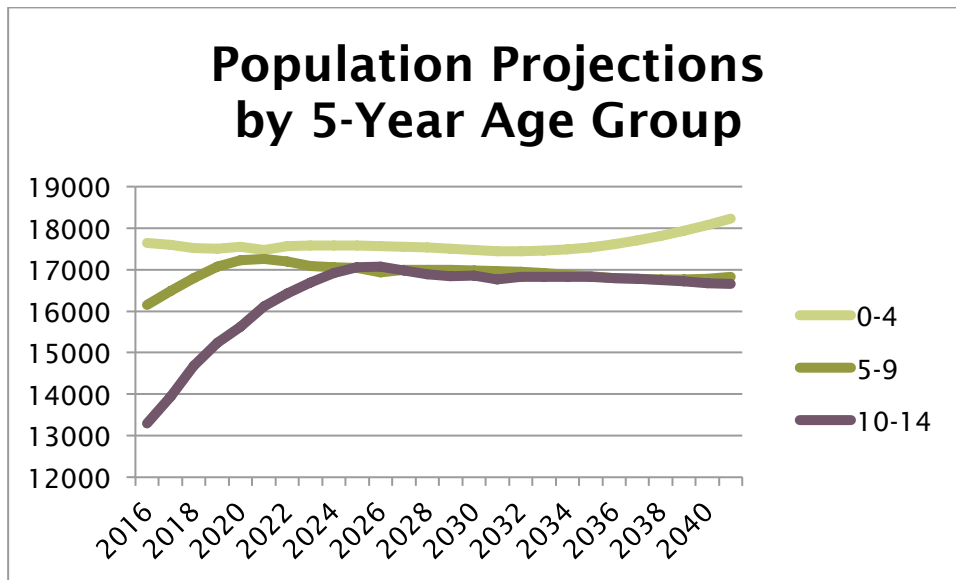
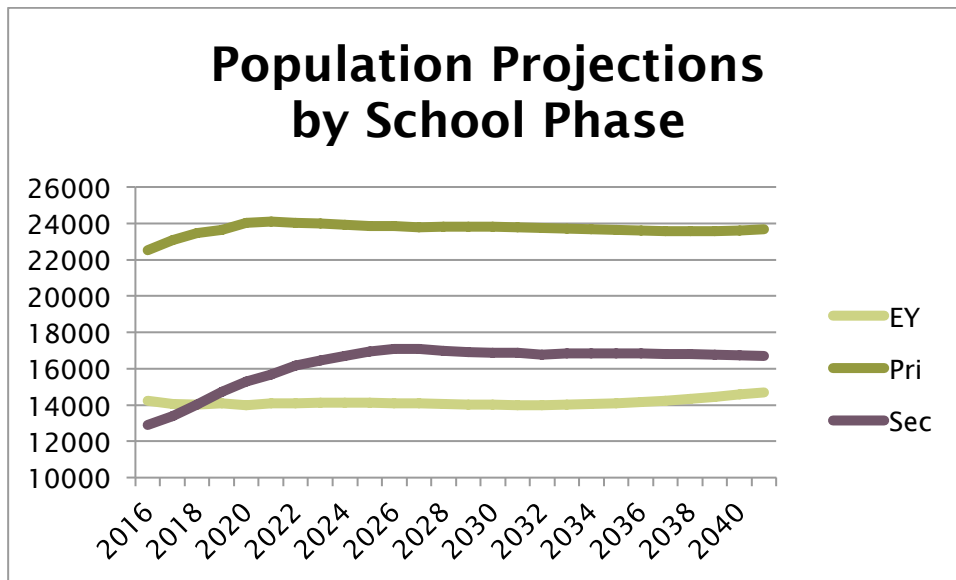


Table 8: ONS Population Projections by 5-Year Age Group 2016

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 9).



Graph 9: 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

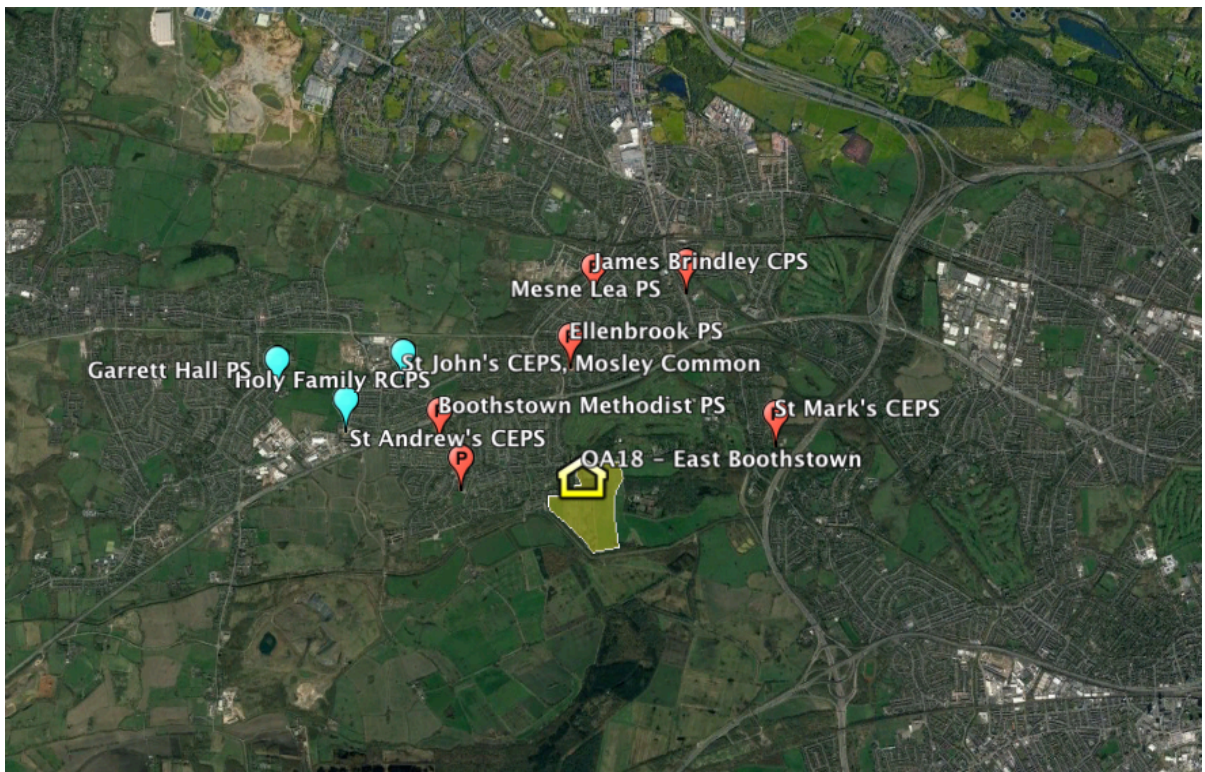
7.1 In our assessments, we take into account all primary-age schools within a two-mile and secondary-age schools within a three-mile walking distance of the development. These are the distances prescribed, beyond which local authorities are required to fund transport where the nearest available school 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 group² 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.

² 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 nine primary-age schools within a two-mile walking distance of the proposed development. The walking distance has been measured from a postcode to the west 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 The schools fall into two different council areas, Salford (red markers) and Wigan (blue markers). The capacity and numbers on roll of the Salford schools are shown in Table 5.

Schools - Salford	Distance	Cap	PAN	NoR	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
Boothstown Methodist PS	0.8	210	30	201	25	30	30	29	30	26	31
Ellenbrook CPS	0.8	420	60	312	60	60	55	30	30	53	24
James Brindley CPS	1.5	240	30	248	30	40	30	30	30	30	58
Mesne Lea PS	1.6	420	60	368	53	56	43	59	55	52	50
St Andrew's CEPS	0.8	420	60	412	61	60	60	59	58	57	57
St Mark's CEPS	1.3	420	60	378	60	59	58	57	59	44	41
Total		2130	300	1919	289	305	276	264	262	262	261
Surplus				211	11	-5	24	36	38	38	39
Occupancy %				90.1	96.3	102	92.0	88.0	87.3	87.3	87.0

Table 5: 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:

- Ellenbrook PS has increased its capacity during the period from 240 to 420.
- 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.
- James Brindley CPS had a "bulge year" for Year R but has now dropped back to an intake of 30.

8.4 For these schools there were 211 surplus places in Spring 2018. It is clear that intakes have risen during the period (from 261 in Year 6 – 2011 rising to 305 in 2016 – Year 1) and that measures have been taken to ensure that sufficient places remain available. Admissions fell in September 2017 to 289 and data from Salford indicates admissions for September 2018 stood at 293, thus it is possible a peak has been reached. The high number of apparently surplus places listed for Year 6 reflects the fact that the current PAN has been used. If a more realistic, pre-expansion number is used (210) then it can be seen that school places were under pressure as far back as September 2010. As numbers stand, however, there is less than 2% surplus space in Year 1 (September 2016), which is less than the DfE factors into its Basic Need Grant calculations. If the current level of admissions is maintained, the surplus space will be filled in the course of the next six years – although as mentioned above, it is possible that a peak has now been reached.

8.5 These schools are grouped into a single school planning area together with one further school (Broadoak PS) to form the Boothstown, Ellenbrook & Worsley primary planning group. The forecasts for the group are shown in Table 6:

Year	Yr R	Yr1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Total Roll
May 2017 A/c (Actual)	365	333	324	320	325	326	280	2273
2017-18 F/c	325	362	336	324	322	325	327	2321
May 2018 (A/c)	348	366	337	324	322	318	321	2336
2018-19 F/c	331	326	363	337	325	323	326	2331
2019-20 F/c	315	331	326	364	338	326	324	2324
2020-21 F/c	338	316	332	327	365	339	327	2344
2021-22 F/c	332	339	317	333	328	366	340	2355
Total Capacity Listed								2550

Table 6: Boothstown, Ellenbrook & Worsley Primary – Spring 2018

8.6 The forecasts show that for this Group the numbers of pupils are anticipated to rise through to 2021-22. With the group capacity of 2,550 the forecasts indicate that there should around 195 surplus places remaining at the end of the period – this is just under 1FE.

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 15 more pupils than anticipated were attending these schools in that year – across the year groups. This is not particularly significant other than the Year R admissions were higher than anticipated. The Council has indicated that some revision to its forecasting methodology is under way and this is likely to affect future figures.

8.8 With regards the three Wigan schools identified as being located within a two-mile walking distance of the development, these have a combined capacity of 783. With the number currently on roll of 801, the schools are now oversubscribed. The three schools are grouped together with five further schools into a single planning group. The group has a combined capacity of 1,919 and forecasts indicate that by 2021-22 there will be 1,871 on roll, leaving a surplus of 48 – insufficient to meet the needs arising from development within Salford.

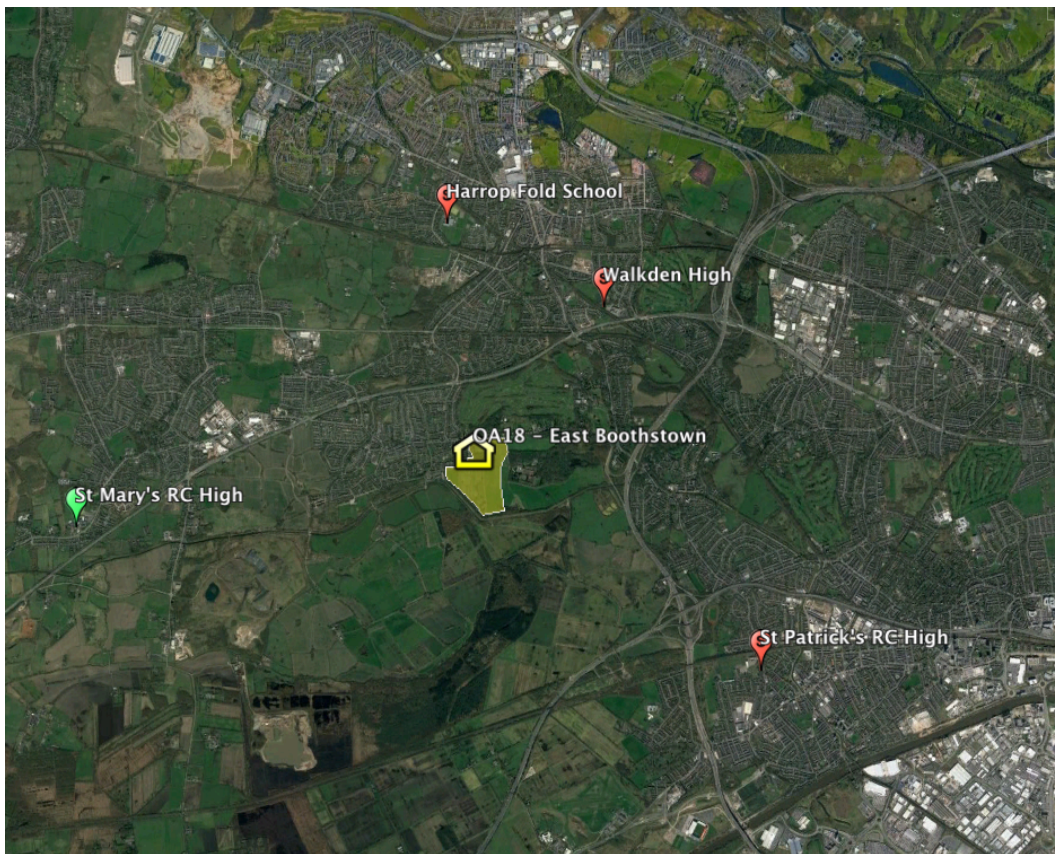
8.9 Given the situation described above, it cannot be assumed that spaces currently available in Wigan could be used extensively to meet the needs arising

from this development. With regards the local schools within the Salford area, it is possible that some spaces may be available.

8.10 In summary, therefore, there may be approximately 1FE of spare places available in the local Salford planning group through to 2021-22 although this is subject to review. If this number remains, there should be some flexibility to accommodate additional pupils arising from allocated sites, but given the recent increase in numbers this cannot be certain.

Secondary Schools

9.1 There are three secondary schools within a three-mile walking distance of the proposed site with a further one that sits in the Wigan council 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 three Salford schools are shown in Table 7.

School	Distance	Cap	PAN Yr 7	NoR	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11
Harrop Fold School	2.1	900	240	860	206	173	175	175	131
St Patrick's RC	2.8	900	180	908	184	190	178	179	177
Walkden High	1.9	1500	300	1323	272	279	290	230	252
Totals		3300	720	3091	662	642	643	584	560
Surplus/Deficit				209	58	78	77	136	160
Occupancy %				93.7	91.9	89.2	89.3	81.1	77.8

Table 7: Secondary Schools Data Jan 2018

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

9.3 As at January 2017, these schools showed a 6.3% surplus of places (209 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 PAN for Harrop Fold School has risen by 60 (2FE) which should mean that ultimately the school's capacity will also rise to 1,200.

9.4 Harrop Fold School and Walkden High are the two schools closest to the proposed development and are grouped with three to comprise the Salford North Secondary planning group. The forecasts for the group are shown in Table 8:

Year	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Post 16	Total Roll
May 2017 Actual	1034	973	936	946	868	103	4860
2017-18	1063	1041	982	941	949	150	5126
2018-19	1146	1067	1045	986	944	150	5338
2019-20	1236	1151	1071	1049	990	150	5647
2020-21	1252	1241	1155	1075	1053	150	5926
2021-22	1307	1257	1246	1160	1080	150	6200
2022-23	1363	1312	1262	1251	1164	150	6502
2023-24	1245	1368	1318	1267	1256	150	6604
Total Listed Capacity							5550
Total Listed Capacity plus Harrop Fold additional							5850

Table 8: SCAP forecasts Secondary Spring 2018

9.5 The forecasts indicate a rapidly rising roll for this group of schools resulting in a deficit in this area of 754 by 2023-24, even counting additional space at Harrop Fold School.

9.6 St Patrick's RC High School sits with three others in another planning areas. They have a combined capacity of 3,300 and are forecast to have 3,660 pupils by 2022-23 a deficit of 300. The combined groups are, therefore, forecast to be oversubscribed by 1,054.

9.7 Across the wider area of Salford a similar 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. 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 2019 allocations would be in addition to those accounted for in the forecasts.

9.8 A desktop survey of the three schools' sites suggests that both St Patrick's RC High School (at approx 4.9ha) and Walkden High School (at approx 7.4ha) are on sites for which the upper number of pupils recommended is close to the capacities of the schools. Harrop Fold School has increased its admission number to expand and, at approximately 7.9ha, it could possibly accommodate up to 1,360 pupils. Further intensification may be possible on any of the school sites subject to the installation of all weather pitches to provide more outdoor sports facilities. The site size figures would need to be verified with SCC. However, even with this expansion, a deficit is still forecast for the area.

9.9 It is noted that, that GMSF 2016 indicated a new secondary school at Western Cadishead and Irlam (WG2) is expected to provide a site for a new secondary school. GMSF 2019 does not specify this for the updated GMA 32 allocation North of Irlam Station. At 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 are likely to be sought.

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 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 9: 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 10). 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
2-bed	40	0.11	4.4	
3-bed	120	0.22	26.4	
4-bed	100	0.33	33.0	
5-bed	40	0.44	17.6	
Total	300		81.4	58.1

Table 10: 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 £805,778.60.

10.5 When the development is considered by itself, the number of pupils calculated to arising from it should be capable of being 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 may change.

10.6 If the picture does change, then 81 pupils will not produce the need for a new primary school by themselves but a contribution would probably be sought to either expand an existing school or to combine with other resources to create a new school.

10.7 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).

10.8 This gives a hypothetical range of costs for 58.1 secondary pupils of:

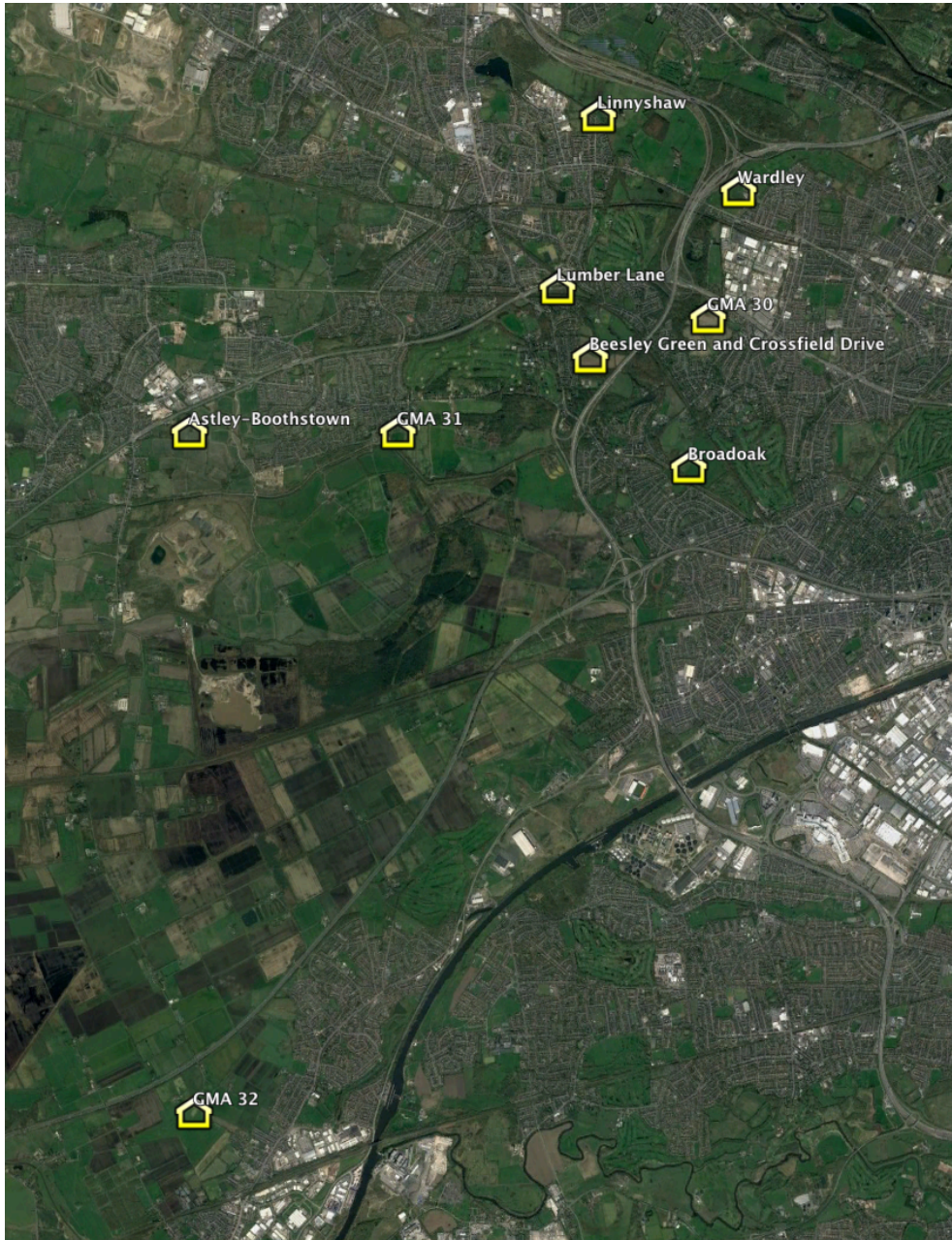
- $58.1 \times £12,373.75 = £718,914.87$
- $58.1 \times £15,200.24 = £883,133.94$

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

Impact of Other Developments – GMSF 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). The major sites together with Peel's promotion sites are shown in Map 5.



Map 5: Salford allocations and promoted sites

11.3 If these developments are analysed using the general mix from Table 1 with a focus on family housing but including some smaller properties, the pupils calculated to arise are shown in Table 11. For the secondary the same ratio of pupils has been used, adjusted to a five-year 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	
GMA 31 East of Boothstown	300	81.4	0.39	58.1	
GMA 32 North of Irlam Station	1,600	378.4	1.8	270	
ELR5 Astley & Boothstown	200	47.3	0.23	33.8	
Sal1 East Irlam	1,000	236.5	1.2	168.6	
Sal2 Linnyshaw	1,600	378.4	1.8	270.0	
Sal3 Wardley	700	165.5	0.79	118.3	
Sal4 Broadoak - Large	600	142.9	0.68	102.0	
Sal4 Broadoak - Small	(165)	(46.4)	(0.22)	(22.2)	
Sal5 Crossfield Drive	150	35.5	0.17	25.3	
Sal6 Beesley Green	50	11.8	0.06	8.4	
Sal9 Lumber Lane	60	14.2	0.07	10.1	
Totals	6,660	1,586.5	7.55FE	1,132	7.55FE

Table 11: Product from Salford allocations and promoted land

11.4 When all the areas are considered together a total of up to 1,587 (7.55FE) primary and 1,132 (7.55FE) secondary pupils are calculated to arise. This includes Broadoak at its larger configuration. It is noted that a recent appeal for this site was refused. It also does not take into account any surplus places that may be available at the time each or any of these developments commences.

11.5 Primary school sites are indicated in the GMSF 2019 for Hazelhurst Farm and Irlam Station. Broadoak, were it to come forward, is committed to providing either a 1FE or 2FE school, which could potentially remove the need for a new school at Hazelhurst, while at 1,000 dwellings East Irlam is also likely to need to provide a new school. With the further sites being promoted in the Wardley / Hazelhurst area, at least three different delivery profiles can be suggested, depending upon whether Broadoak comes forward:

Site Delivery	Primary Pupil Numbers	Equivalent FE	Minimum Provision Likely
All sites including Broadoak (600)	1,587	7.55FE	East Irlam - 1.5FE Irlam Station - 2FE Broadoak - 2FE Linnyslaw - 2FE Wardley/Hazelhurst area - 1FE Total - 8.5FE
All sites including Broadoak (165)	1,490	7.1FE	East Irlam - 1.5FE Irlam Station - 2FE Broadoak - 1FE Linnyslaw - 2FE Wardley/Hazelhurst area - 1FE Total - 7.5FE
All sites excluding Broadoak	1,444	6.9FE	East Irlam - 1.5FE Irlam Station - 2FE Linnyslaw - 2FE Wardley/Hazelhurst area - 2FE Total - 7.5FE

Table 12: Potential school site locations

11.6 The three smallest sites, Crossfield Drive, Beesley Green and Lumber Lane may be considered to simply use up spaces which are currently surplus or be expected to contribute towards the creation of new spaces either in a new or existing school - depending upon when each comes forward, and what other developments have permission at that point.

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 new school 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 and it is probable that it should either contribute to the creation of the new school at Hazelhurst Farm or the expansion of an existing local school, perhaps within Boothstown. It is noted, however, that the majority of schools within walking distance are at the capacity of their sites. The only exception to this appears to be Mesne Lea, however, at this time SCC has confirmed that due to site constraints, particularly access issues, it does not have any plans to expand this school.

12.3 This development is, therefore, likely to depend either upon the existence of places remaining within local schools, which is unlikely into the future given the number of new dwellings proposed overall, or upon the creation of a new local school in association with another development. The most local of these is the proposed school at GMA 30 Hazelhurst Farm, which if provided at 1FE (1ha) would provide sufficient capacity for both itself and GMA 31.

12.4 With regards secondary, SCC does not currently have a scheme for seeking contributions towards new places, whether in existing schools or in new ones. It is possible that a scheme will be developed to ensure contributions can be made towards this school. At present there appears to be no site allocated within the GMSF 2019 for the location of a new secondary school.

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 Primary – the development, if delivered 300 dwellings, will give rise to approximately 81.4 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 suggested that a contribution is likely to be required towards the creation of new facilities for the pupils arising.

14.2 When considered in the wider area, the most probable location for a new school to which this development may contribute is GMA 30 Hazelhurst Farm.

14.3 It is recommended therefore, that as this site is brought forward the position with regard existing places 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.
