

REQUEST	MOSLEY COMMON	RESPONSE
<p>In your JPA35 topic paper, located here:</p> <p>https://clicktime.symantec.com/15siF9M9VMgixLbLb9wac?h=qX7HY4ZRYdp41cvn5SKn1jdCh49tztT3M-AS2nlbsDM=&u=https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%2520documents/10.10%2520Site%2520Allocations%2520-%2520Wigan/Topic%2520Papers/10.10.12%2520JPA35%2520North%2520of%2520Mosley%2520Common%2520Allocation%2520Topic%2520Paper.pdf, you mention in the bibliography the report named "North of Mosley Common Education Briefing Report (Education Facilities Management)"</p> <p>The document says that it should be found on the GMCA website but I cannot find them. I also note that the document is not listed in the "supporting documents index submission" document, located here:</p> <p>https://clicktime.symantec.com/15siKyYRwyNKNH1G8iLjE?h=yMTWt1ONDttNgCoPDOU-aB5RcNhWszCCgOPnpqkks4=&u=https://www.greatermanchester-ca.gov.uk/media/5918/supporting-documents-index_submissionv8.pdf</p>		
<ul style="list-style-type: none"> Please can you provide a copy of the Mosley Common Education Briefing report, as mentioned in the JPA35 Allocation Topic Paper. 		<p>A copy of the report, as mentioned in the JPA35 Allocation Topic Paper, is attached.</p>

Education Briefing Report

Land North of Mosley Common, Wigan
(Ref: GM Allocation 49)

Peel Investments (North) Ltd



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Version Control

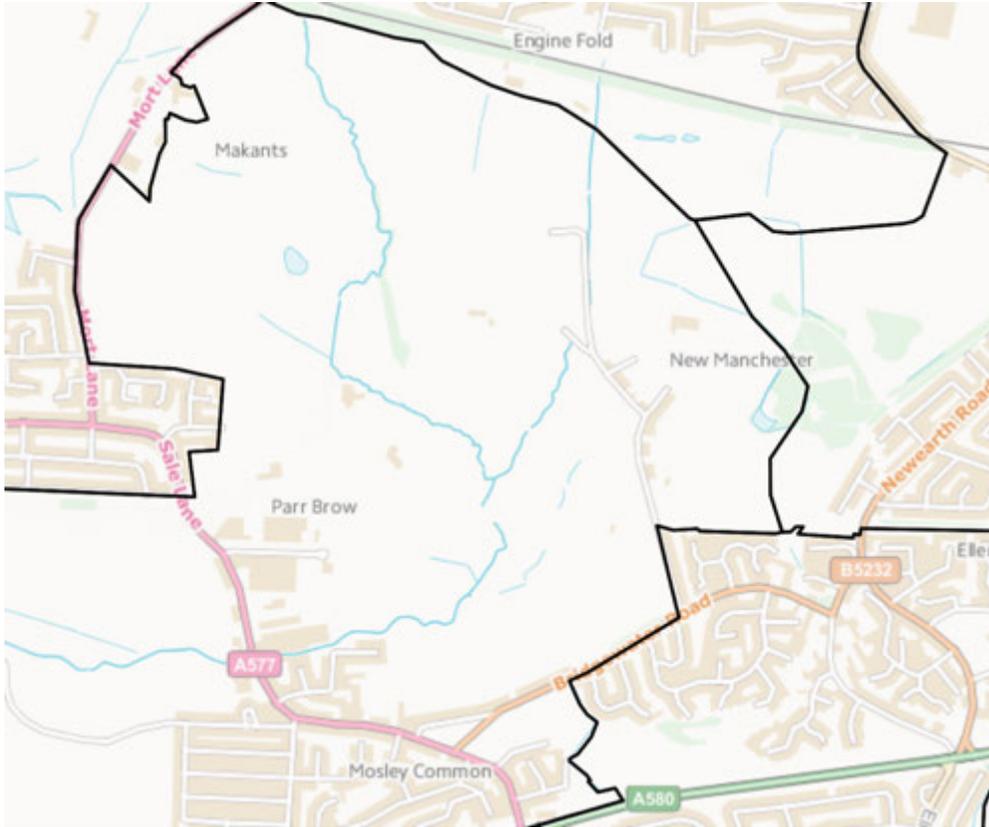
Version	Main Changes	Date
Draft	First draft	September 2017
V2	Updated to GMSF Revised Draft 2019	1 March 2019

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 Wigan is to provide 21,400 (10.6%) of this number. No figure has been set as to type, but the GMSF 2016 indicated approximately 10% were anticipated to be apartments or flats. The average delivery rate anticipated for the period of the GMSF (2018-37) is 1,126.

1.3 The proposal is for a development of 1,690 dwellings, on open land that borders Mosley Common to the south, Tyldesley to the west, Green Belt land to the north, and Ellenbrook to the east. The development lies predominantly in the Wigan Metropolitan Borough, in the Astley Mosley Ward, although two other Wards are crossed at the extremities of the site; Little Hulton to the north and Walkden South to the east, both of which are in the Salford Metropolitan Borough. For the purposes of this report, the main focus will be on Wigan as approximately 90% of the development resides in this administrative area.



Map 1: Metropolitan boundaries



Map 2: Site Location Plan, with Metropolitan boundary – boundaries approximate

1.4 The GMSF 2019 is a 20-year planning vision covering the 10 Local Planning Authorities in Greater Manchester and approximately 201,000 additional homes. When in the two decades period this proposed development might fall has not been advised. Nor has the dwelling mix (type, size and tenure), nor the probable build-out rate.

1.5 As a consequence this report falls back on to the adopted Wigan Local Plan to inform probable child yield and the current position on school places in the existing school infrastructure as moderated by the local authority's short-term forecasts to 2021-22 for primary schools and 2023-24 for secondary schools.

1.6 The most recent data on Wigan Metropolitan Borough Council (WMBC) is that WMBC has no plans to introduce CIL. Salford City Council (CCC) has not yet commenced formal preparation of a CIL charging schedule either, although they have stated that they will be keeping this under review for future action. The

assumption in this report is that mitigation will be via planning obligations (“s106”). 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.

1.7 An analysis of the demographics of the one ward in Wigan Borough (2014) and the two in Salford when combined conform to the national average. The median ages at ward level are exactly that of the national norm (40years:40 years). The median age at Ashley Mosley ward in Wigan is two years over the national average at 42years, however, the median age of migrant households in Wigan, at 29years indicates that those moving to this development will have (a) a higher fertility rate (b) more children and (c) younger children. There will be far fewer older people. Within Salford as a whole, the median age is 5.6 years below the national average (34years:40 years). This is reflected in Little Hulton ward, where the median age is also 34years. In Walkden South, the median age is more reflective of the national picture at 43years.

1.8 Data from the 2011 census indicated that for Astley Mosley Common ward, of the people who moved home address in the previous year, 19.5% stayed within ward and 47% previously lived in a neighbouring ward in the same district. For Little Hulton ward, 44% moved within ward and 52% previously lived in a neighbouring ward. For Walkden South 21% moved within ward, with 52% previously living in a neighbouring ward. Whilst overall the figure is lower than the national average of 76%, the indications are that the majority of households will be previously local.

1.9 A major driver for new housing at this level, at WMBC level, GMSF 2019 level and nationally is the continual fall in average household size. For Wigan, it is forecast to fall from 2.307 (2014) to 2.182 by 2039.¹ In Salford over this time period, the reduction is from 2.24 people per household to 2.12.

1.10 This note looks at the trends in dwelling delivery, of births and the age of the population over the last decade in Wigan. 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, together with migration, 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.

1.11 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.

1.12 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 March 2016, Wigan comprised 143,860 dwellings (Table 2). There was an increase of 10,690 dwellings over the 15-year period² shown (8% overall and an average of 713 per annum). This is compared with 11.9% across England in the same period.

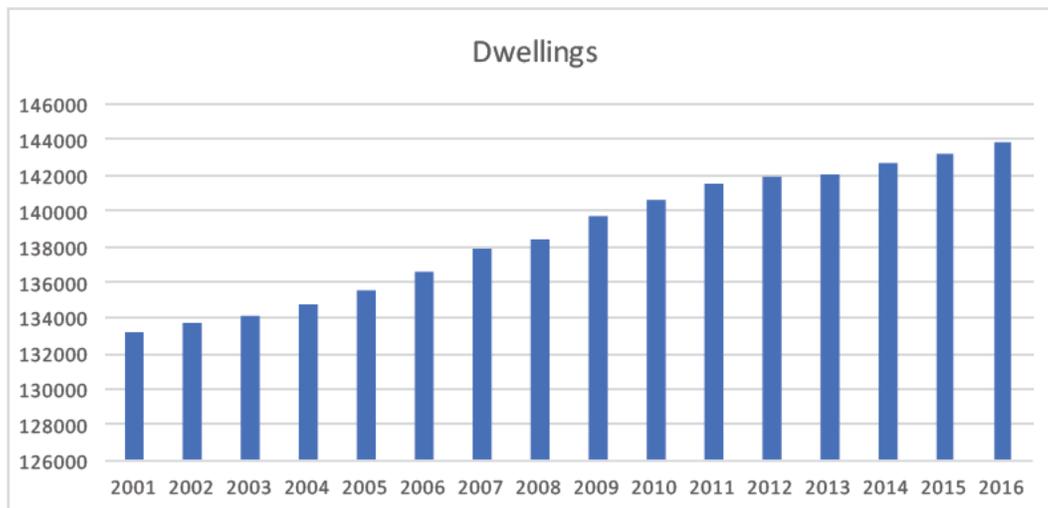
¹ ONS/DCLG 2014 based trend based forecast

²The figures for 2002-2007 are extrapolated from Council Tax Returns published by ONS from VOA data

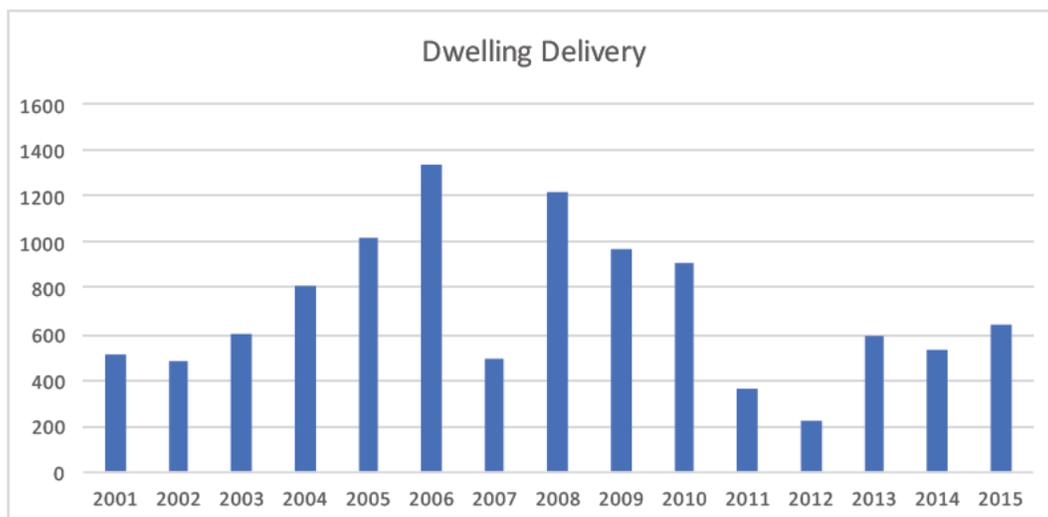
		2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
ONS	Dwellings	133170	133684	134167	134769	135580	136594	137931	138421	139640	140610	141520	141880	142100	142690	143220	143860
VOA	Occupied	131235	131742	132218	132811	133610	134609	135927	137696	138909	139430	139898					
	Gain		514	483	602	811	1014	1337	489	1219	970	910	360	220	590	530	640

Table 1: Dwelling numbers - Wigan (ONS)

2.2 The total numbers of dwellings within Wigan over the 15 years are shown in Table 2 and Graph 1. Graph 2 shows the additional dwellings each year. Dwelling delivery appears to be closely linked to national economic events.



Graph 1: Total Dwellings

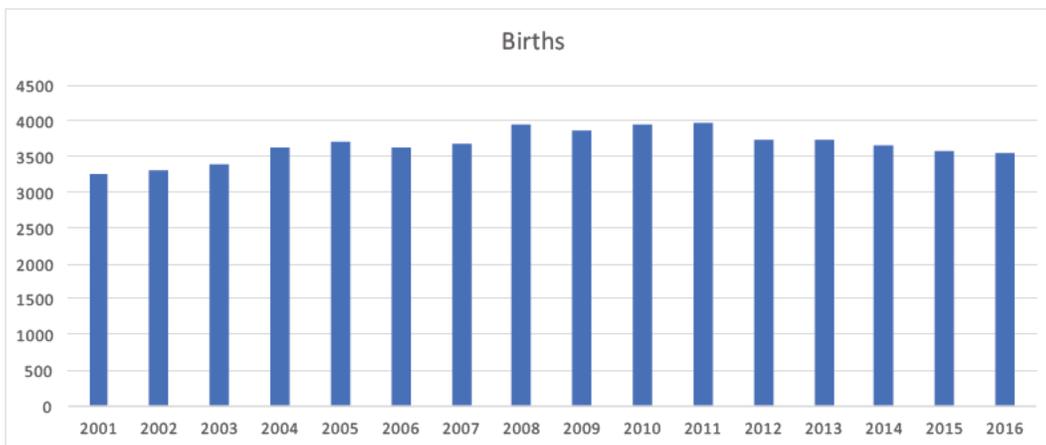


Graph 2: Additional dwellings per annum - Two Wards

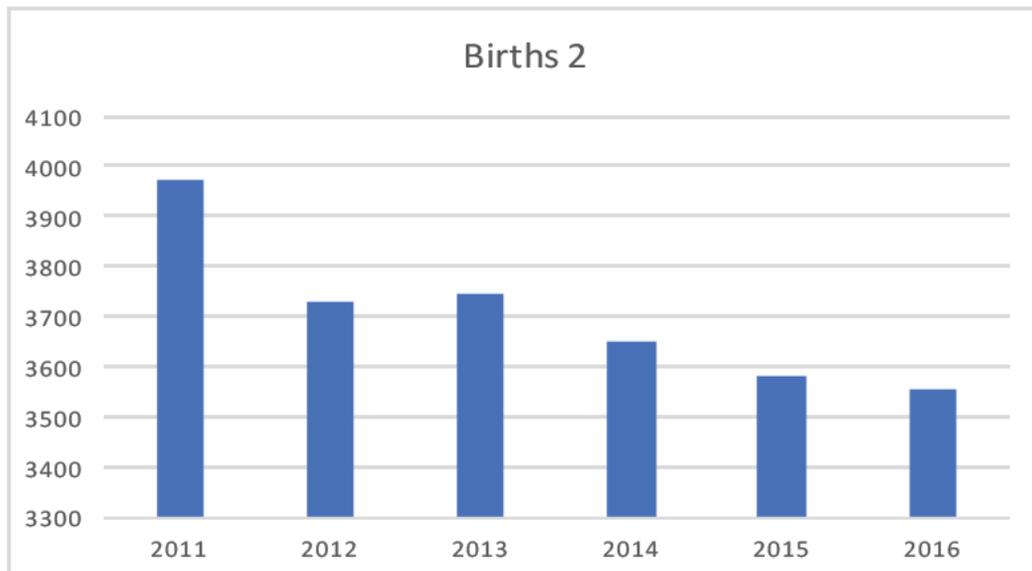
2.3 The general picture is, therefore, been one of levels of new housing which fluctuated throughout the period.

Births

3.1 Over the 15-year period, birth numbers in Wigan grew in the decade from 2011. They now appear to have peaked and have fallen each year from 2011. ONS believe this to be a trend.

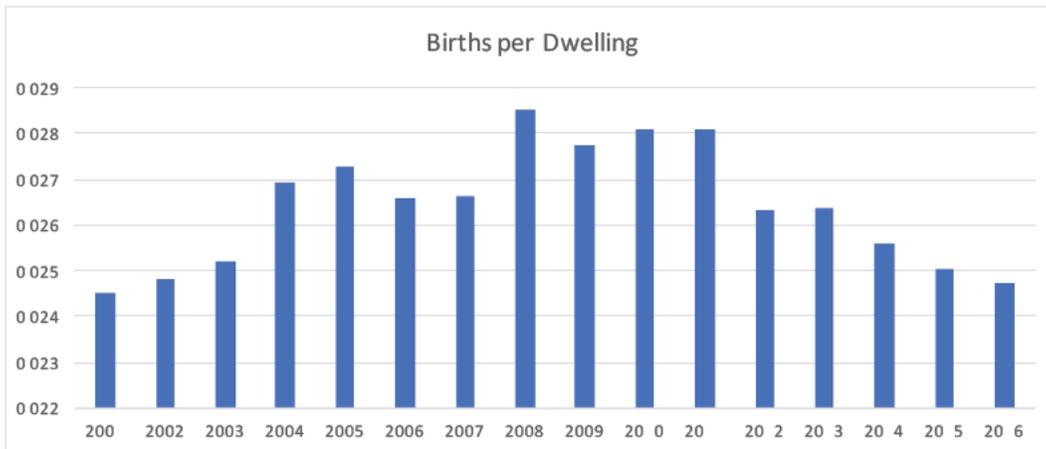


Graph 3: Births 2001 - 2016



Graph 4: Births 2011-2016

3.2 There is little or no correlation between births and new dwelling implying as at 1.8 above that a big proportion of dwelling growth is associated with within-borough moves and the fall in household size generating the need for more housing units (see also migration, below).

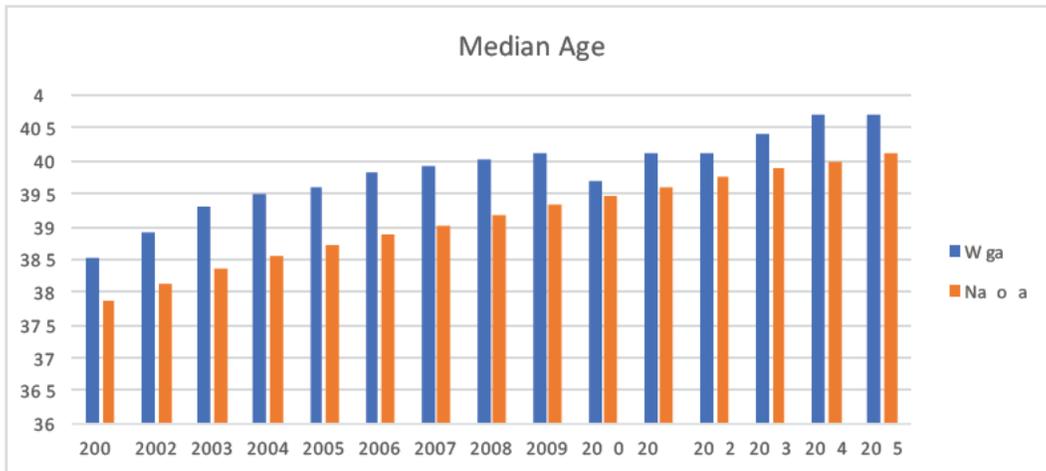


Graph 4: Births per Dwelling

3.3 It can be seen from Graph 4 that notwithstanding the increase in dwelling stock and the decade-long boom in birth numbers, comparative numbers appear to be reverting to pre-millennium norms.

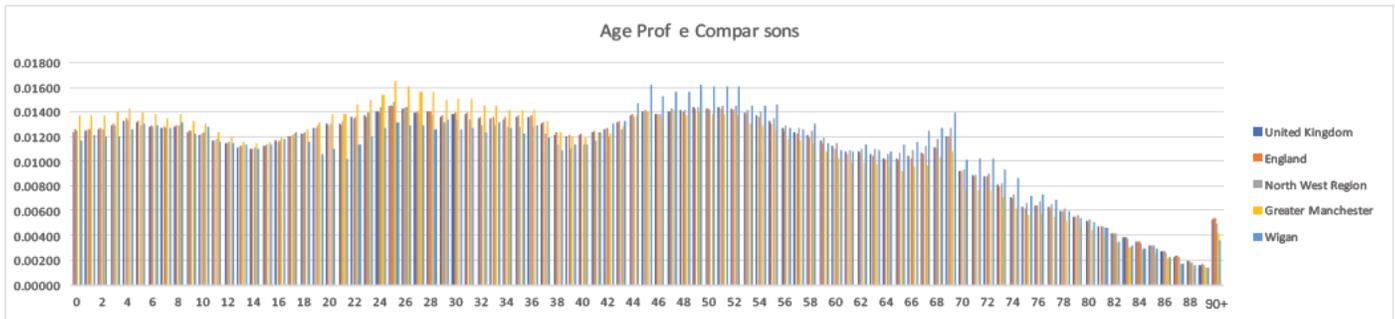
Age

4.1 The median age of the Wigan population is slightly older than the national average. In general, by about 6 months, though it approached 12 months in the period 2007 to 2009. There is no trend other than a general ageing in parallel with the national trend.

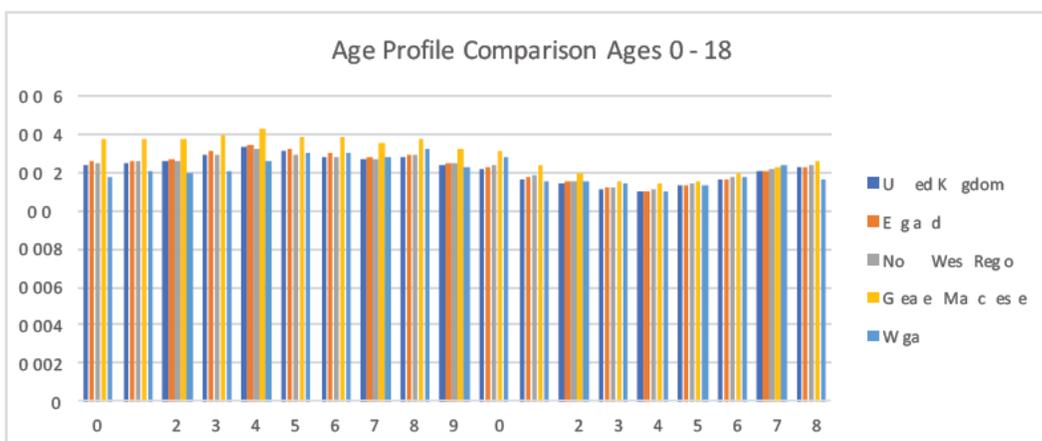


Graph 5: Median Age Profiles - Wigan and National

4.2 The age profile Mid-2015 (Graph 6), has national, regional and district data by year of age shown as a percentage of the total population. Whilst following national and regional patterns, Wigan shows a greater proportion of 44-74 year olds. The more detailed (Graph 7) for 0-18 year olds shows a lower proportion of under 18 year olds than for the Greater Manchester area.



Graph 6: Age Profiles Mid 2015 - Wigan, Regional and National



Graph 7: Age Profiles Mid 2015 (0-18 years) - Wigan, Regional and National

Migration

5.1 ONS estimate that there is a very small net inward migration into Wigan each year, with 2011/12 being an exception.

WIGAN Area Name Year	Mid Year Population Estimate	Long-Term International Migration		Internal Migration (within UK)		Change	
		Inflow	Outflow	Inflow	Outflow		
2003/04	304,958	460	484	7,760	7,402	334	0.110%
2004/05	306,143	521	732	7,444	7,120	113	0.037%
2005/06	308,023	1,162	787	7,308	7,147	536	0.174%
2006/07	309,403	1,101	869	7,681	7,557	356	0.115%
2007/08	311,971	1,168	735	7,880	7,293	1,020	0.327%
2008/09	314,363	1,062	517	7,533	7,160	918	0.292%
2009/10	316,296	747	335	7,653	7,742	323	0.102%
2010/11	318,122	959	472	7,553	7,925	115	0.036%
2011/12	318,670	737	440	7,688	8,277	-292	-0.092%
2012/13	319,690	829	593	7,927	7,781	382	0.119%
2013/14	320,975	850	574	8,341	8,231	386	0.120%
2014/15	322,022	1,012	491	7,983	8,184	320	0.099%
2015/16	323,060	1,304	600	8,252	8,398	558	0.173%

Table 2: Migration Flows - Wigan (ONS)

For individual ages, particularly 0-16, on average, there is a small net outward migration for most year groups. For school cohorts, the outward migration is clearer for the primary school age group. Whilst the numbers are very small, they have to be put into the context of 3,250 additional homes in the period (see Table 2).

NET MIGRATION children							
AGE	2011	2012	2013	2014	2015	2016	Average
0	18	53	47	1	19	3	17
1	6	30	9	8	7	22	3
2	12	16	23	3	25	17	5
3	8	30	41	29	29	10	12
4	13	44	33	11	4	9	7
5	19	17	5	35	12	13	1
6	3	4	1	2	5	24	5
7	5	32	24	3	23	37	11
8	6	23	19	12	19	6	6
9	7	22	17	25	16	15	12
10	10	9	17	14	2	16	7
11	8	28	3	6	3	6	5
12	3	9	14	15	4	1	6
13	23	13	13	4	3	21	4
14	7	6	9	1	3	7	2
15	19	15	18	19	14	37	16
16	13	8	2	1	1	10	2
0 3	28	9	38	17	8	2	7
4 10	15	143	114	42	3	60	49
11 15	0	11	25	31	15	58	15

Table 3: Net Migration Age 0-16 2011-2016 Districts England & Wales (ONS)³

Longer Term Population Projections

6.1 The DCLG 2014 based Household Projections are based on the ONS Population Projections for the period 2014 – 2039. The headlines are:

- Population growth of 24,500 persons
- The number of households in the Borough rising by 19,630
- Average household size falling from 2.31 to 2.18
- 41.4% of the increase in the number of households attributable to falling household size.
- Growth notwithstanding, the number of 0-4 year olds projected to fall from 19,400 to 18,400 (2032) before rising slightly to 18700 (2039).
- Age group 5-9 falling from 20,000 (2017) to 18,700 over the period.

³ Red indicates a negative number

- Age group 10-14 rising to 20,000 by 2022 and falling thereafter by around 1,000.

The figures are shown in Table 4.

Area													
WIGAN													
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Population	321000	322000	323200	324400	325700	327000	328300	329600	330900	332000	333200	334200	335300
Households	139126	140073	141144	142239	143253	144279	145234	146186	147110	147968	148808	149607	150425
Av Household Size	2.31	2.3	2.29	2.28	2.27	2.27	2.26	2.25	2.25	2.24	2.24	2.23	2.23
Age 0-4	19400	19100	18900	18500	18500	18500	18600	18700	18700	18700	18800	18800	18700
Age 5-9	19400	19700	19800	20000	19800	19600	19300	19100	18800	18700	18600	18800	18900
Age 10-14	17800	17800	18200	18600	19100	19500	19800	19800	20000	19900	19700	19400	19200
Natural Household Growth	947	1071	1095	1014	1026	955	952	924	858	840	799	818	
Local Plan	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Population	336200	337200	338100	339000	339900	340700	341600	342500	343300	344100	344900	345600	346400
Households	151216	151967	152697	153398	154113	154787	155427	156046	156629	157202	157753	158261	158756
Av Household Size	2.22	2.22	2.21	2.21	2.21	2.2	2.2	2.19	2.19	2.19	2.19	2.18	2.18
Age 0-4	18700	18600	18600	18500	18500	18400	18400	18400	18500	18500	18500	18600	18700
Age 5-9	19000	19000	19000	19000	19000	18900	18900	18800	18800	18700	18700	18700	18700
Age 10-14	18900	18900	18900	19000	19100	19100	19200	19200	19200	19100	19100	19000	19000
Growth	791	751	730	701	715	674	640	619	583	573	551	508	508
Local Plan	1125	1125	1125	1125	1125	1125	1125	1125	1125				

Table 4: DCLG 2014 based Household Projections based on ONS 2014 Trend Based Projections

6.2 The DCLG forecasts are for household numbers and not dwelling numbers. The average vacancy rate across Wigan is 2%. Thus, the need for additional dwellings to match the DCLG household forecasts is 2% higher.

Trend based need	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Household	947	1071	1095	1014	1026	955	952	924	858	840	799	818	791	751	730	701	715	674	640	619	583	573	551	508	495
Vac Rate 2%																									
Dwellings	966	1092	1117	1034	1047	974	971	942	875	857	815	834	807	766	745	715	729	687	653	631	595	584	562	518	505
GMSF	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125
Gain over trend	159	33	8	91	78	151	154	183	250	268	310	291	318	359	380	410	396	438	472	494	530	541	563	607	620

Table 5: Comparison of Trend Based Need with GMSF draft Housing Requirement for Wigan

6.3 The consequence of additional housing over trend, will give rise to an additional population to be factored in.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Age 0-4	4		20	36	70	04	42	95	249	3	362	4 6	476	646	706	774	840	900	979	056	36	224	3 3	235
Age 5-9	2			2	42	67	00	47	20	263	326	394	469	603	683	767	868	975	069	59	253	345	430	438
Age 10-14			7	4	28	44	65	92	26	65	207	256	3 5	4 8	498	58	666	76	858	955	053	68	290	337

Table 6: Additional Child Numbers Consequent to Dwelling Numbers in Excess of the Trend Based Forecasts

6.4 Extrapolating the increase in dwelling numbers in excess of the Trend Based Forecasts indicates circa an additional 1,235 children aged 0-4, 1,438 aged 5-9 and 1,337 aged 10-14. But separating out the new dwellings from the existing stock housing indicates a significant fall in child numbers in the existing stock housing accompanied by a higher than stock child yield from the new dwellings. This is summarised at Table 7 and set out in full at Table 8.

All Housing incl GMSF	2017	2022	2028	2035	2039
Age 0-4	18501	18842	19076	19556	19935
Age 5-9	20001	18900	19469	19959	20138
Age 10-14	18601	20065	19215	20155	20337
New Housing Yield					
Age 0-4	595	1710	2570	3381	2837
Age 5-9	341	1657	2947	4055	3601
Age 10-14	230	991	2579	3935	4050
Stock Housing Yield					
Age 0-4	17906	17132	16506	16175	17098
Age 5-9	19660	17243	16522	15904	16537
Age 10-14	18371	19073	16636	16220	16287

Table 7: Summary of Child Yields from Wigan Housing Separated by Broad Type

6.5 The broad conclusion is that there will be a fall in local subscription to existing schools set against a local demand arising in the new housing developments. This will trigger a sustainability debate, with supporting existing infrastructure versus providing new. The duty imposed on WMBC under the Education Act (1996 as amended) is for sufficiency of provision for their area unfettered by distance, whilst National Planning Policy seeks local provision.

All Housing inc. GMSF	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Age 0-4	19400	19100	18804	18501	18520	18536	18670	18804	18842	18895	19049	19111	19062
Age 5-9	19400	19700	19802	20001	19811	19621	19342	19167	18900	18847	19001	19063	19226
Age 10-14	17600	17800	18201	18601	19107	19514	19828	19844	20065	19992	19826	19565	19407

New Housing Yield	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Age 0-4			302	595	880	1139	1343	1534	1710	1872	2023	2166	2302
Age 5-9			164	341	526	760	1056	1361	1657	1945	2206	2413	2605
Age 10-14			103	230	367	505	654	816	991	1175	1406	1699	2002

Stock Housing Yield	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Age 0-4	19400	19100	18501	17906	17640	17397	17327	17270	17132	17023	17026	16945	16760
Age 5-9	19400	19700	19638	19660	19285	18861	18287	17806	17243	16902	16795	16650	16621
Age 10-14	17600	17800	18098	18371	18740	19009	19175	19029	19073	18817	18419	17866	17405

All Housing inc. GMSF	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Age 0-4	19116	19076	19246	19206	19274	19240	19300	19379	19556	19636	19724	19913	19935
Age 5-9	19394	19469	19603	19683	19767	19768	19875	19869	19959	20053	20045	20130	20138
Age 10-14	19156	19215	19318	19498	19581	19766	19961	20058	20155	20253	20268	20290	20337

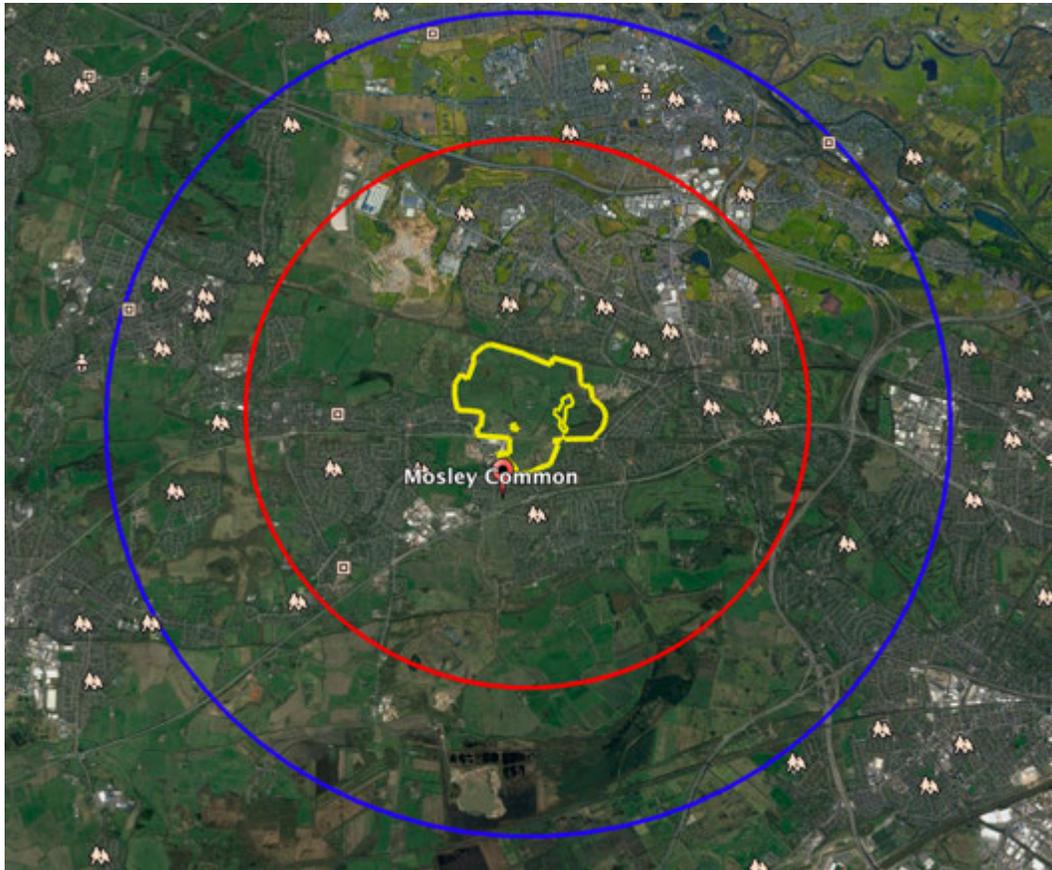
New Housing Yield	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Age 0-4	2436	2570	3007	3131	3257	3364	3444	3564	3381	3208	3046	2913	2837
Age 5-9	2783	2947	3264	3421	3567	3751	3948	4094	4055	4006	3928	3776	3601
Age 10-14	2294	2579	2940	3168	3369	3545	3718	3883	3935	3954	3997	4055	4050

Stock Housing Yield	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Age 0-4	16680	16506	16239	16075	16017	15876	15855	15815	16175	16427	16678	17000	17098
Age 5-9	16611	16522	16339	16263	16199	16017	15927	15776	15904	16048	16117	16354	16537
Age 10-14	16862	16636	16378	16330	16212	16221	16242	16175	16220	16299	16271	16235	16287

Table 8: 25-year Trend Based Forecast: Child Age Bands

Schools

7.1 In our assessments, we take into account all state-funded 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. To identify the schools, first a 2 mile and a 3 mile radius is drawn around the development.



Map 3: 2 and 3 mile radius

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 group⁴ 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 2021-22 and for secondary 2023-24. 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.

⁴ 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 The closest primary schools are shown on Map 4:



Map 4: Primary schools within two-mile radius

8.2 There are twenty primary-age schools within a two-mile walking distance of the proposed housing. The walking distance has been measured from a mid-point of the development – this means some schools currently measured within a two-mile walk may ultimately be further away, and some schools currently outside that range may be feasible to those living on the edge of the development.

8.3 The schools fall in to two different council areas, Wigan (highlighted in red) and Salford (highlighted in blue). However, although this development is predominantly located in the borough of Wigan, seventeen out of twenty schools are located in Salford. The capacity and numbers on roll of the closest schools are shown below in table 9:

School	LA Name	Distance										
		(Miles)	CAP	PAN	NoR	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
St John's Mosley Common	Wigan	0.49	157	30	156	17	26	26	23	21	21	22
Ellenbrook CP	Salford	0.76	420	60	312	60	60	55	30	53	24	25
Hilton Lane PS	Salford	0.76	210	30	199	29	29	30	29	28	29	25
Peel Hall PS	Salford	0.77	420	60	388	61	57	53	60	59	51	47
Boothstown Methodist PS	Salford	0.79	210	30	201	25	30	30	29	30	26	31
James Bridley PS	Salford	0.84	240	30	248	30	40	30	30	30	30	58
St Andrew's Methodist	Salford	0.88	210	30	219	29	30	30	42	30	29	29
Garrett Hall PS	Wigan	0.93	416	60	434	60	71	61	61	61	60	60
St Edmunds RCPS	Salford	1.03	315	45	328	45	46	44	44	51	46	52
St Andrew's Boothstown	Salford	1.05	420	60	412	61	60	60	59	58	57	57
Bridgewater PS	Salford	1.14	420	60	377	58	59	58	59	58	57	28
St Paul's Peel CEPS	Salford	1.24	300	45	298	42	40	40	43	39	53	41
St Paul's PS	Salford	1.24	210	30	204	27	30	30	30	30	27	30
Dukesgate PS	Salford	1.43	210	30	200	30	29	29	30	30	23	29
Christ the King PS	Salford	1.48	210	30	212	30	30	30	30	30	31	31
Tyldesley PS	Wigan	1.5	420	60	357	60	59	60	45	45	43	45
Wharton PS	Salford	1.53	420	60	307	50	54	55	55	31	31	31
North Walkden	Salford	1.62	210	30	186	24	30	29	24	27	26	26
St Paul's PS	Salford	1.69	420	60	298	42	40	40	43	39	53	41
St Mark's PS	Salford	1.88	420	60	378	60	59	58	57	59	44	41
Total			6258	900	5714	840	879	848	823	786	790	748
Surplus					544	60	21	52	77	114	110	152
Occupancy %					91.3	93.3	97.7	94.2	91.4	87.3	87.8	83.1

Table 9: Primary schools Number on Roll Jan 2018

NoR = Number on Roll, PAN = Planned Admission Number

8.4 It should be noted that over the last few years a number of these schools have increased their admissions numbers:

- Ellenbrook Primary has increased its capacity during the period from 240 to 420 (the increase is being rolled out year by year).
- St Andrew's Methodist took a "bulge year" in Year 2 but still maintains an intake of 30 per year group.
- Garrett Hall Primary also took a "bulge year" in Year Reception but has now dropped back to an intake of 60.
- St Edmunds R C Primary is oversubscribed but is still maintaining its PAN of 45.
- St Paul's Peel CofE took a "bulge year" in Year 4 before returning to a PAN of 45.
- Tyldesley Primary School has increased its PAN from 45 per year group (1.5 Forms of Entry) to 60 per year group (two Forms of Entry)
- Wharton Primary School looks like it has increased in size to two Forms of Entry but has yet to publically update its PAN as it is almost double its recorded PAN in three school years (Reception, 1 and 2).

8.5 When focusing solely on the three schools within the administration area of Wigan, the schools are essentially full. St John's Mosley (the closest school to the development site) has 156 on roll compared to a capacity of 157. Garrett Hall is oversubscribed due to its bulge year in Year 1 and full cohort in every other year group. Tyldesley Primary School is showing as having capacity, but due only to the expansion of the school, and it is now admitting to its full PAN of 60. The Department for Education factors in to its Basic Need Grant calculations a 2% surplus capacity and this is currently being achieved in most years across the whole group of schools, but not in the three Wigan schools.

8.6 When grouping the schools together in to school planning areas, the primary schools to the west of the proposed development are within 'Wigan school planning area' Tyldesley and Atherton 3590001; to the south and east are within 'Salford school planning area' Boothstown, Ellenbrook and Worsley 3550002; and to the north and north-east are within the 'Salford school planning area' Little Hulton and Walkden 3550001.

LA1	Estab...	LA Name	School Name	Phase	May 17 NOR	Net Capacity
359	2045	Wigan	Meadowbank Primary School & Children's	PS	199	199
359	2046	Wigan	Parklee Community School	PS	287	315
359	3015	Wigan	Hindsford CofE Primary School	PS	211	210
359	3023	Wigan	Chowbent Primary School	PS	188	210
359	3370	Wigan	St Michael's CofE Primary School, Howe	PS	215	210
359	3396	Wigan	St Richard's Roman Catholic Primary School	PS	147	210
359	3397	Wigan	Sacred Heart RC Primary School	PS	202	175
359	3423	Wigan	St Philip's CofE Primary School, Atherton	PS	371	420
359	3429	Wigan	Atherton St George's CofE Primary School	PS	302	315

Planning Area 3590001 - Atherton

LA1	Estab...	LA Name	School Name	Phase	May 17 NOR	Net Capacity
355	2072	Salford	Mesne Lea Primary School	PS	340	420
355	2082	Salford	James Brindley Community Primary School	PS	243	255
355	2090	Salford	Broadoak Primary School	PS	413	420
355	2097	Salford	Ellenbrook Community Primary School	PS	293	420
355	3030	Salford	St Andrew's CofE Primary School	PS	418	420
355	3043	Salford	Boothstown Methodist Primary School	PS	206	210
355	3512	Salford	St Mark's CofE Primary School	PS	360	420

Planning Area 3550002 - Boothstown, Ellenbrook & Worsley

LA1	Estab...	LA Name	School Name	Phase	May 17 NOR	Net Capacity
355	2000	Salford	Dukesgate Academy	PS	198	210
355	2051	Salford	Wharton Primary School	PS	287	270
355	2073	Salford	Bridgewater Primary School	PS	342	420
355	2074	Salford	Peel Hall Primary School	PS	392	420
355	2075	Salford	Hilton Lane Primary School	PS	195	210
355	2088	Salford	North Walkden Primary School	PS	187	210
355	3037	Salford	St Paul's CofE Primary School	PS	203	420
355	3039	Salford	St Andrew's Methodist Primary School	PS	222	210
355	3042	Salford	St Paul's Peel CofE Primary School	PS	296	300
355	3504	Salford	St Paul's CofE Primary School	PS	205	210
355	3513	Salford	Christ The King RC Primary School	PS	208	210
355	3806	Salford	St Edmund's RC Primary School	PS	327	315

Planning Area 3550001 - Little Hulton & Walkden

Tables 10 - 12

(Key: LA1Estab = school identifier. Phase Primary. NOR = Number on Roll Net Capacity = the capacity of the school)

8.7 The Wigan and Salford schools are all expected to collectively increase in roll by over 200 places in the planning period to 2022:

Planning Area	Years					
	16/17	17/18	18/19	19/20	20/21	22/23
Tyldesley and Atherton	2114	2103	2160	2155	2138	2100
Boothstown and Ellenbrook	2273	2321	2331	2324	2344	2355
Little Hulton and Walkden	3056	3138	3215	3219	3213	3217
TOTAL	7443	7562	7706	7698	7695	7672

Table 13: SCAP Forecasts of Pupils on Roll 2016-17 – 2021-22

8.9 Boothstown and Ellenbrook is the primary planning group with schools closest to the development that is over the administrative border and could offer choices for parental preference. The forecasts for the group are shown below:

Boothstown & Ellenbrook	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Total
May 2017 Actual	365	333	324	320	325	326	280	2273
2017-18	325	362	336	324	322	325	327	2321
2018-19	331	326	363	337	325	323	326	2331
2019-20	315	331	326	364	338	326	324	2324
2020-21	338	316	332	327	365	339	327	2344
2021-22	332	339	317	333	328	366	340	2355
Group Listed Capacity								2565

Table 14: Boothstown and Ellenbrook Primary – Spring 2018

8.10 The forecasts show that for this Group the numbers of pupils are anticipated to rise through to 2021-22. With the group capacity of 2,565 the forecasts indicate that there should be around 210 surplus places remaining at the end of the period – this is exactly one form of entry.

8.11 Apart from any housing that is located beyond the Wigan Borough boundary (approximately 10%), the statutory duty towards the provision of (securing) school facilities for residents in Wigan Borough rests solely with WMBC. Should a new school be required on this development to serve both the Wigan and Salford administrative areas, then an agreement separate to the s106 would be required, as each authority has their own statutory duties. This agreement between the authorities is required so that in perpetuity the authority with the school (most likely Wigan) accepted the statutory duty towards the pupils of the other's area. This relates to s13(1) and 14(1) of the Education act 1996 (as amended):

13 General responsibility for education.

- (1) A local education authority shall (so far as their powers enable them to do so) contribute towards the spiritual, moral, mental and physical development of the community by securing that efficient primary education, **[F¹and secondary education]** are available to meet the needs of the population of their area.

14 Functions in respect of provision of primary and secondary schools.

- (1) A local education authority shall secure that sufficient schools for providing—
- (a) primary education, and
 - (b) education that is secondary education by virtue of section 2(2)(a),
- are available for their area.

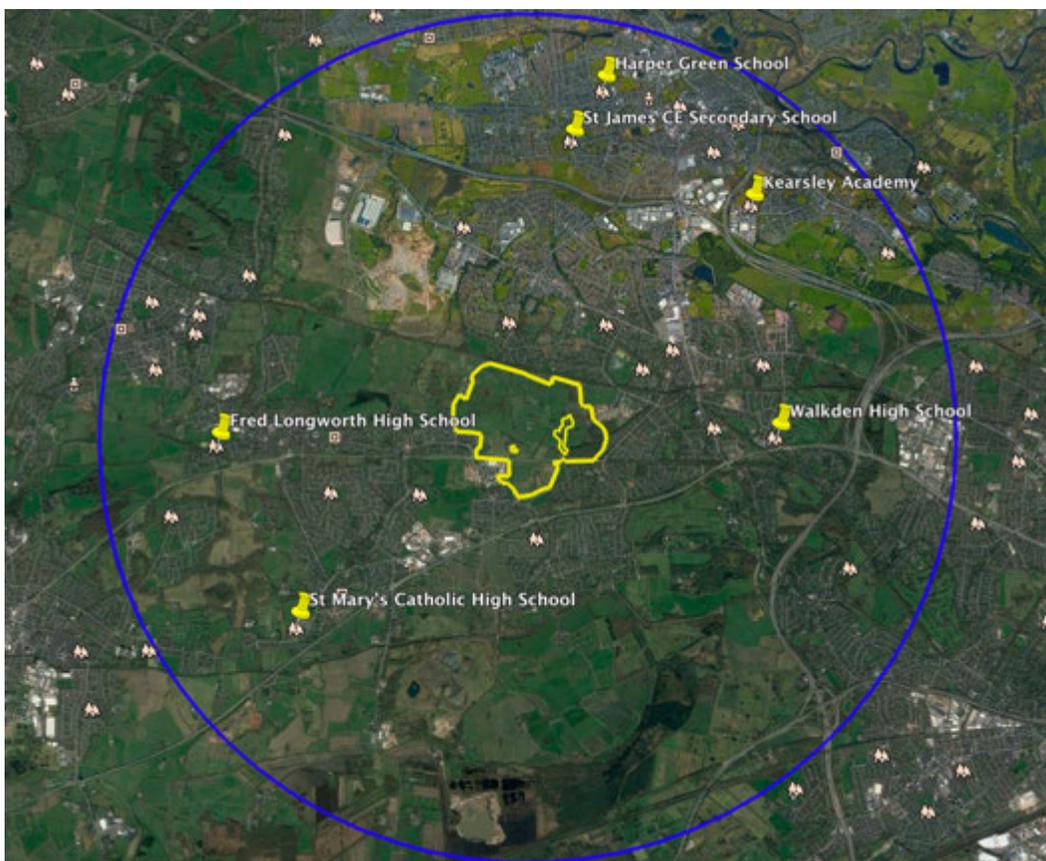
8.12 In the absence of this agreement, separate education obligations would need to be secured for each area of the development. This could mean that whilst a school and contributions towards the build were utilised on the Wigan side of the development, on the Salford side contributions were made towards a school expansion in their administrative area. If new provision is deemed to be the best option for this site, it would make more sense for the whole site to contribute towards the cost of the infrastructure rather than have a separate approach. Especially as the school would still serve the whole site, and parental preference would likely favour the local school. This agreement would also need to cover pre-school provision provided as part of the Primary school.

8.13 There are some indications that pupil enrolment of 4 year olds is beginning to fall and if it continues will, beyond 2026, show emerging school capacity. This is net of the impact of new housing – see section 6 above – insufficient to accommodate the increased pupil numbers consequent to additional housing.

8.14 In summary, therefore, there are unlikely to be sufficient spaces remaining within the area to meet all the needs arising from the allocated site, although they may help to provide some flexibility, particularly in the timing of provision. No information has been provided as to the programme for this site.

Secondary Schools

9.1 There are six secondary schools within a three-mile walking distance of the proposed site, two of which sit in the Wigan council area, and these are shown on Map 5:



Map 5: Secondary Schools within three-mile walking distance

9.2 The capacity and numbers on roll for the six Secondary schools, of which two are in Wigan (red), one Salford (blue), and three in Bolton (green), are shown in Table 15:

School	LA Name	Distance		NoR	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Post-16	
		(Miles)	CAP								
Walkden High School	Salford	1.69	1500	300	1323	272	279	290	230	252	0
St James CE Secondary	Bolton	2.06	1050	210	1048	214	213	211	212	198	0
St Mary's Catholic High	Wigan	2.16	1610	260	1259	255	261	254	244	245	316
Fred Longworth High	Wigan	2.19	1275	255	1306	272	269	267	248	250	0
Kearsley Academy	Bolton	2.2	950	150	581	143	133	114	110	81	0
Harper Green School	Bolton	2.48	1450	240	1228	254	235	257	248	234	0
Total			7835	1415	6745	1410	1390	1393	1292	1260	316
Surplus					1090	5	25	22	123	155	
Occupancy %					86.1	99.6	98.2	98.4	91.3	89.0	

Table 15: Secondary Schools Data Jan 2018

NoR = Number of pupils on Roll, PAN = Published Admission Number, LA = Local Authority

9.3 As at January 2017, combined the six Secondary schools had 6,941 pupils in 7,877 spaces, that is, 88.12% occupancy. 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.

9.4 St Mary's Catholic High School and Fred Longworth High School (the two Wigan based schools) are grouped together with three other schools (Bedford High School, Westleigh High School and Atherton Community School) to comprise the Area 7 Leigh, Atherton, Tyldesley Secondary planning group. The forecasts for the group are shown in Table 16:

Planning Area	Years	Years							
		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Leigh, Atherton and Tyldesley	Year 7	1023	1081	1047	1086	1099	1138	1180	1147
	Years 7-11	4896	5179	5349	5535	5712	5854	5918	6009

Table 16: SCAP Forecasts Secondary Spring 2018

9.5 The published forecast indicates an increase in pupil numbers at secondary transfer from 1,023 pupils in 2016/17 to 1,147 pupils in 2023/24. This increase, that reflects pupils already in the local primary schools, equates to an increase of almost eight forms of entry.

LA 359

LA Name Wigan

Secondary Change 1113

Area Code 3590027

Area Name Area 7: Leigh, Atherton,

Year Group	7		
Actual 1617	1023	Sum 1617	4896
Forecast 1718	1081	Sum 1718	5179
Forecast 1819	1047	Sum 1819	5349
Forecast 1920	1086	Sum 1920	5535
Forecast 2021	1099	Sum 2021	5712
Forecast 2122	1138	Sum 2122	5854
Forecast 2223	1180	Sum 2223	5918
Forecast 2324	1147	Sum 2324	6009

Table 17: Year 7 Secondary Transfer Forecast

9.6 The secondary schools, in combination, have 1,054 places each year for secondary transfer with applications exceeding capacity from 2017/18.

9.7 The closest school to the development is Walkden High School in Salford. Walkden is located in the North Secondary planning group, with five other schools. Table 18 shows this school's planning group Secondary Transfer Forecast:

LA 355	Area Code 3550101
LA Name Salford	Area Name North Secondary
Secondary Change 1744	

Year Group	7		
Actual 1617	1034	Sum 1617	4860
Forecast 1718	1063	Sum 1718	5126
Forecast 1819	1146	Sum 1819	5338
Forecast 1920	1236	Sum 1920	5647
Forecast 2021	1252	Sum 2021	5926
Forecast 2122	1307	Sum 2122	6200
Forecast 2223	1363	Sum 2223	6502
Forecast 2324	1245	Sum 2324	6604

Table 18: Year 7 Secondary Transfer Forecast

9.8 As with Wigan, this area is showing a considerable increase in pupils in the planning period to 2023/24: 1,744 places in eight years, or 218 places per year. This is a full one Form of Entry increase in pupils in the Secondary phase every year until 2023/24. This means that based on projections, North Secondary will be oversubscribed by 2021/22.

9.9 In terms of the schools located in the Bolton planning area, whilst they are outside of the two wards in which this proposed development is located, they could serve to reduce pressure on the Secondary schools in Wigan and Salford. At present, there is capacity in two of the three local Secondary schools in the Bolton area. However, the forecasts reflect the wider area picture, in that by 2023/24 the role will be expected to have increased by 1,815, and they will be oversubscribed by 2019/20.

LA 350	Area Code 3500060
LA Name Bolton	Area Name Bolton South Secondary
Secondary Change 1815	

Year Group	7		
Actual 1617	1445	Sum 1617	7352
Forecast 1718	1520	Sum 1718	7620
Forecast 1819	1578	Sum 1819	7808
Forecast 1920	1649	Sum 1920	8091
Forecast 2021	1705	Sum 2021	8360
Forecast 2122	1712	Sum 2122	8639
Forecast 2223	1723	Sum 2223	8889
Forecast 2324	1823	Sum 2324	9167

Table 19: Year 7 Secondary Transfer Forecast

9.10 In all cases pupils arising from any GMSF 2019 allocations would be in addition to those accounted for in the forecasts (minus those moving from within the ward).

Child Yield

10.1 WMBC has assumed, historically, an average yield of 3 children per year of age per 100 homes.⁵

10.2 For 1,690 homes, this equates to $1,690 \times 0.03 \times 7 = 355$ primary school pupils (85% of a Two Form of Entry) and $1,690 \times 0.03 \times 5 = 253$ secondary pupils. Should houses be included in the outer fringes of the development in the Salford area (for example, 200 dwellings outside of the Wigan administrative area) then you would work on the basis of 1,490 houses in Wigan, which equates to $1,490 \times 0.03 \times 7 = 313$ pupils and $1,490 \times 0.03 \times 5 = 224$ secondary pupils.

10.3 A review of developments in Wigan in the period 2001 - 2011 has indicated higher pupil numbers. For example, the development of 95 homes at Atherton (M46 OGF/GG/GR/GS/SP/SQ) in the period post 2006 had 30 primary school children - equating to 32 primary school pupils per 100 dwellings at the 2011 census. The number of pre-school children at that time suggested that by now there would be 42 primary school children.

10.4 On this basis, the 1,690 homes could yield 710 primary school children and trigger the need for two primary schools within the development.

10.5 Any new primary school would include a pre-school nursery.

10.6 In general school planning terms, a form of entry is 210 pupil places and 420 pupil places is two form entry, and 630 pupil places is a three form entry. A school with 315 pupil places is a 1.5 form entry school. It would be unusual to limit the size of a new school to its immediate need. Land locked school sites are inflexible in the future. A 2FE primary requires a site of circa 2ha; a three form entry primary requires a site of circa 2.5ha.

10.7 Regarding the approximately 10% of the site in Salford, 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

⁵ Source Standish Infrastructure Assessment November 2013.

specifically intended for non-family use (e.g. student accommodation). The pupil product ratios for primary are shown in Table 20.

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

Table 20: SCC pupil product ratios

10.8 When looking at a development of 200 dwellings, based on the SCC pupil generation ratio this would be expected to generate anywhere between 30-50 Primary school pupils depending on the dwelling mix. It is perhaps somewhat confusing, and certainly not ideal, that two administrations so close to each other should adopt different pupil generation methodology. Whilst the difference is not expected to be significant between the two, it would have been prudent for them to have agreed to adopt the same formula for situations such as this one where a development crosses administrative boundaries.

10.9 It should be noted that currently SCC does not have a policy mechanism for and does not currently request contributions to create new secondary school places. However, given the scale of development proposed for Salford within the GMSF 2019 it would not be surprising if this changed.

Summary and Recommendations

11.1 Primary – the development, if delivered at up to 1,690 dwellings, could give rise to anything between 2 and in excess of 3 forms of entry. Whilst there is no indicated programme for this development in a twenty-year period, it would be prudent to identify a ‘potential site (2.5ha) for a primary school’ on the Wigan section of the development but show it on the plan as residential land. This would be land sufficient to deliver a two form entry school with space for a future expansion to 3 forms of entry should it be required. There can be no way of knowing (a) whether it will necessary because of the development, (b) indications of further local development, (c) replacement of an existing inadequate site or (d) a programme of relocating schools because of local migration from stock housing to new. Identifying the land as housing as the alternative sets its value if the need for a school does not arise in full, from the development. The portion of the development on the Salford side may need to contribute proportionately towards either a new school on the Wigan portion of the development, or a local school.

11.2 Secondary – it is to be expected that either a local school in Wigan will need to be enlarged or, when a new secondary school is proposed, this

development is asked to contribute proportionately towards it. The portion of the development in Salford at present will not be expected to make financial contributions towards Secondary education (and at present the local Salford schools have sufficient capacity to accommodate the projected pupils) but this may change should SCC alter their approach when the development comes forward as projections indicate over capacity, especially when adding in the wider development in the GMSF 2019.
