

Former B&Q Store, Great Stone Road, Stretford, M32 0YP

Education and Health Capacity
Assessment

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Former B&Q Store, Great Stone Road

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Assessment

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1. Introduction

- 1.1. WSP | Indigo has prepared this Education and Health Capacity Assessment on behalf of Accrue (Forum) 1 LLP. It supports an outline planning application to redevelop the former B&Q store on Great Stone Road, Stretford, for a residential-led mixed-use scheme comprising the following:
- The demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure.*
- 1.2. Whilst this report is not validation requirement listed within the council's validation checklist, a report of this kind was requested by the planning officer during the most recent planning application to assist with consideration of the planning application.
- 1.3. WSP | Indigo was provided two similar reports from other recent planning applications in Trafford; one prepared by Turley and one by Barton Willmore. The scope and methodology of this assessment has been informed by these two other reports.
- 1.4. The purpose of this assessment is to quantify as far as possible the potential impact that the proposed 333 residential properties are likely to have on education and health services in the local area.
- 1.5. The assessment has been carried out using the most up-to-date, publicly available data sources that were available at the date of the assessment. The main data sources used are as follows:
- Department for Education's School Capacity: Academic Year 2017 to 201 (published 28 March 2019);
 - Department for Education (2014) Home to School Travel and Transport Guidance; and
 - NHS Choices Online Accessed from: <https://www.nhs.uk/service-search>.
- 1.6. The assessment is structured as follows:
- Section 2 contains the methodology and defines the population and pupil yield associated with the proposed development;
 - Section 3 contains an infrastructure audit which identifies the current primary school and health services provision in the local area;
 - Section 4 quantifies the impact that the population increase associated with the proposed development will have on primary school and health services in the local area.

2. Methodology

- 2.1. This section describes the methodology used to define the impact area and population yield in order to assess the impacts of the proposed development.

Impact area

- 2.2. The impact area is a 1km radius from the site, which is identified in Figure 1 below. This radius has been used to identify primary education and healthcare provision in the local area surrounding the site in Section 3 of this assessment.
- 2.3. A 1km radius has been applied as this is deemed an easy walking distance for primary pupils to school. It should be noted that the Department for Education attributes a longer distance as an acceptable walk time.

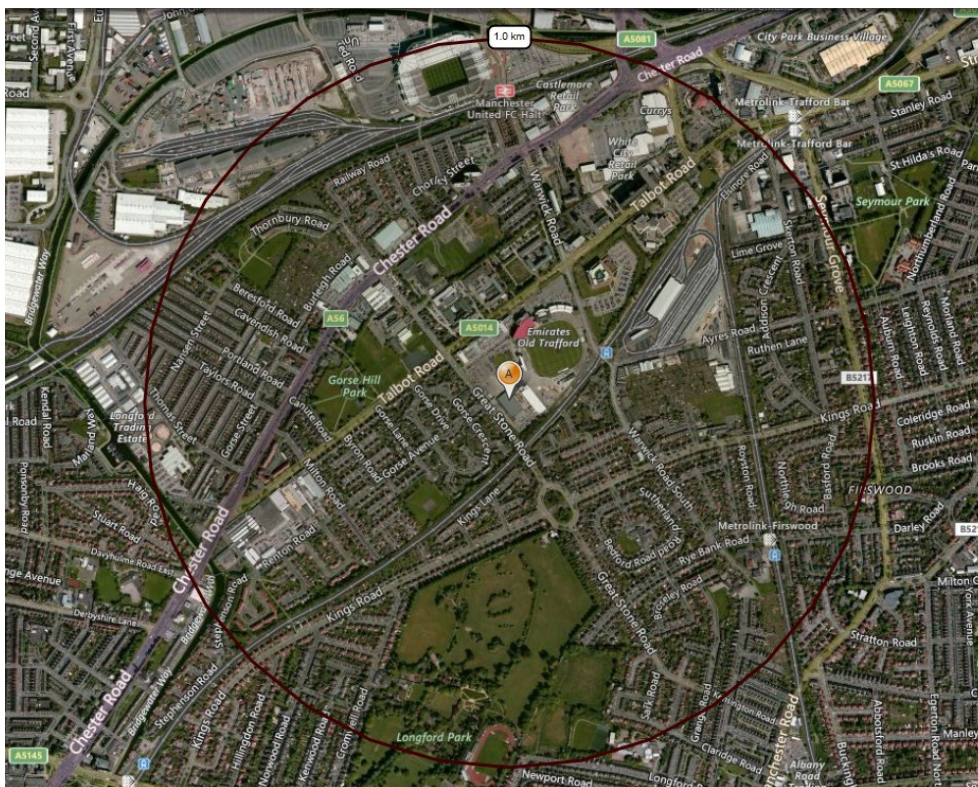


Figure 1. Impact area: 1km radius around application site (Source: Pitney Bowes)

- 2.4. A 3km – 5km (2-3 mile) area of search has then been applied, including schools which fall within the adjoining borough (Manchester City Council). The Department for Education (2014) Home to School Travel and Transport Guidance - The Education Act 1996 suggests that a distance of two miles for a child under 8 years old is appropriate, whilst a distance of three miles for a child over 8 years old is considered an appropriate maximum distance.

Population yield

Total population yield

- 2.5. Trafford Council's SPD 1 Planning Obligations (2014) provides Residential Capacity Rates (based on the 2011 Census), as follows:

- 1 bedroom - 1.3 persons
- 2 bedrooms - 1.8 persons
- 3 bedrooms - 2.5 persons
- 4 bedrooms - 3.1 persons
- 5 bedrooms or more - 3.5 persons

- 2.6. Using the Residential Capacity Rates and the proposed dwelling mix set out at Table 1 below. The net additional population yield of the completed development has been calculated Based on methodology outlined by Trafford Borough Council in SPD1 Planning Obligations.

Dwelling type	Number of dwelling	Residents
Studio	2	2
1 bed	108	140
2 bed	190	247
3 bed	33	42
Total	333	432

Table 1. Breakdown of dwelling mix and population.

- 2.7. The net additional population yield of the completed development is therefore calculated to be 432.

Child yield

- 2.8. In the absence of any confirmed method of child yield calculation, as confirmed by Trafford Council, WSP | Indigo has followed the approach set out by Barton Willmore and Turley (in the reports provided by the Council) to calculate the likely child yield of the proposed development.
- 2.9. Based on the scope of the assessment as defined by Trafford Council and the approach taken by other planning consultants on similar education and health capacity assessments, we have confined our assessment to the primary education.

Scenario 1

- 2.10. Primary School Pupil Yield (pupils per residential unit) has been extracted from an April 2017 report by Regeneris Consulting, relating to the Carrington Village development elsewhere in the borough. This report calculates demand of 0.54 primary school places per residential unit.
- 2.11. Using the number of properties and the primary school pupil place calculator of 0.54, the total child yield of the completed development has been calculated, as set out in Table 2 below.

Beds	No. of properties	Yield	Primary pupils (excluding 1 bed units)
Studio	2	2	0
1 bed	108	140	0
2 bed	190	247	56
3 bed	33	42	7
Total	333	432	64

Table 2. Breakdown of child yield

- 2.12. Of the net additional population yield of 432, the net additional child yield population (at primary level) is calculated to be **64**.
- 2.13. This scenario represents the 'worst case scenario' (ie highest) child yield population, because the Regeneris Consulting report is based on a development in Carrington, which would be expected to provide a greater proportion of family homes (and larger homes) than an apartment-led scheme in Old Trafford.

Scenario 2

- 2.14. Trafford Council SPD1 Planning Obligations (2012) provides an alternative calculation of child yield. Trafford Council has advised WSP | Indigo that this is no longer used and has been superseded by the 2014 SPD which does not provide a calculation method of child yield. Trafford Council has advised that child yield is currently calculated on a site by site basis. However, WSP Indigo note that this method was used in a similar Audit produced by Turley for the recent planning permission at Pomona Island.
- 2.15. Table 3 below provides a child yield population using the calculation by former SPD1.

Beds	No. Properties	Yield	Total yield
Studio	2	0	0
1	108	0	0
2	190	1	190
3	33	2	66
Total	333		370
Primary Factor 24%			61.44
Secondary Factor 28%			71.68
Total Yield			133.12
Total per year			8.32
Total nursery			16.64
Total primary			58.22
Total secondary			41.62
Total post 16			16.64

Table 3. Breakdown of child yield

- 2.16. Of the net additional population yield of 370, the net additional child yield population is calculated to be 133, of which, 58 are primary school age.
- 2.17. This scenario takes into account different house types, and is therefore a pragmatic alternative to the Regeneris / Barton Willmore method.

3. Infrastructure audit

- 3.1. This section contains a desktop audit of the education and healthcare facilities within the local area.

Primary education

- 3.2. In preparing this Education and Health Capacity Assessment, WSP | Indigo has undertaken a desktop audit of the education within various radii of the site, including:
- 1km radius of the application site (considered an easy walking distance);
 - 3km – 5km radius of the application site¹, including schools which fall within Manchester City Council; and
 - All schools within Trafford Borough.
- 3.3. Data has been obtained online from the Department for Education's School Capacity: Academic Year 2017 to 2018 (published 28 March 2019).
- 3.4. Each local education authority is required to calculate how many pupils are currently on roll within primary and secondary schools and how much capacity there is within schools. This is how the government allocates its funding for any necessary additional school places that are required within the area.
- 3.5. Based on Scenario 1 and Scenario 2 (as defined in the Methodology section), the development could generate 64 or 58 primary school places.

1km radius

- 3.6. There are five primary schools that are within the 1km radius of the application site. These are:
- Gorse Hill Primary School;
 - King's Road Primary School;
 - St Hilda's Church of England Primary School;
 - St Teresa's Roman Catholic Primary School; and
 - St John's Roman Catholic Primary School.
- 3.7. Within the 1km radius, there is also a special educational needs and disability (SEND) school; St John Vianney School has a 'Good' Ofsted rating and has capacity for 160 pupils whilst there are 107 pupils currently on roll. There is therefore a surplus of +50 pupil places.
- 3.8. Table 3 below summarises the data obtained regarding the number of pupils on roll for each school and the capacity of each school. Those highlighted red indicate schools which are operating at or in excess of their current capacity.

¹ Department for Education (2014) Home to School Travel and Transport Guidance - The Education Act 1996 suggests that a distance of 2 miles for a child under 8 years old and 3 miles for a child over 8 years old can be considered an appropriate maximum distance for a local school.

School name	Capacity	Pupils on roll	Surplus / deficiency
Gorse Hill Primary School	343	388	-45
King's Road Primary School	651	651	0
St Hilda's Church of England Primary School	341	341	0
St Teresa's Roman Catholic Primary School	210	222	-12
St John's Roman Catholic Primary School	420	460	-40
Total	1965	2062	-97

Table 3. Primary schools within a 1km radius

- 3.9. Within the 1km radius, three of the five schools are faith schools. The faith schools will likely have different admissions criteria, although any child can apply for a place. Admission criteria are different for each school. Typically, primary schools may give priority to children who:
- Are from a particular faith (for faith schools);
 - Have a sibling at the school already;
 - Live close to the school; and
 - Are in care or being looked after.
- 3.10. Based on our research, of the five primary schools within a 1km radius of the site, three are currently operating in excess of capacity (ie Gorse Hill, St Teresa's Roman Catholic Primary School and St John's Roman Catholic Primary School). The other two schools (ie King's Road Primary School, St Hilda's Church of England Primary School) are currently operating slightly under capacity.
- 3.11. There is a deficiency of 97 pupils places based on the current roll.

3km – 5km radius

- 3.12. In the 3km – 5km (2-3 mile) radius of the application site, there are numerous schools which fall within Manchester City Council. Table 4 below summarises the data obtained regarding the number of pupils on roll for each school and the capacity of each school. Those highlighted red indicate schools which are operating at or in excess of their current capacity.

School name	Capacity	Pupils on roll	Surplus / deficiency
Saint Wilfrid's Roman Catholic Primary School, Hulme	210	214	-4

St Mary's C Of E Junior and Infant School	460	440	+20
Our Lady's RC Primary School, Whalley Range	210	211	-1
Manley Park Primary School, Whalley Range	480	443	+37
St Margarets C Of E Primary School, Withington Road	720	661	+59
Oswald Road Primary School, Chorlton	690	654	+36
Chorlton C of E Primary School	210	237	-27
Brookburn Primary School, Chorlton	476	462	+14
Chorlton Park Primary School, Chorlton	630	702	-72
Barlow Hall Primary School	315	324	-9
St Ambrose RC Primary School, West Didsbury	240	214	+26
Cavendish Community Primary School, West Didsbury	720	676	+44
Didsbury C Of E Primary School, West Didsbury	236	238	-2
Beaver Road Primary School	1050	746	+305
West Didsbury CE Primary School	420	222	+198
Old Moat Primary School	480	416	+64
Saint Cuthbert's Roman Catholic Primary School	350	283	+67
St. Catherine's RC Primary School	420	431	-11
Total	8,317	7,574	+744

Table 4. Primary schools within a 3km – 5km radius (in Manchester City Council boundary area)

- 3.13. Based on our research, of the 18 primary schools within a 3km-5km radius of the site, only seven are currently operating in excess of capacity. The other 11 schools are currently operating under capacity.
- 3.14. Within the 3km-5km radius, across the 18 schools there is a total capacity of 8,317 pupil

spaces, whilst there are currently 7,574 pupils on role. Therefore, there is currently a surplus of +744 pupils places.

Capacity in wider Trafford borough

- 3.15. In Trafford, there is a total of 66 primary schools. In addition to the assessment of the five schools (paragraph 3.6) that are within the 1km radius of the site in Trafford, we have also assessed the capacity of the 61 primary schools in the borough at Table 5 below. Those highlighted red indicate schools which are operating at or in excess of their current capacity. It should be noted that the DoE's 5km radius covers the entirety of Stretford and much of Sale and Urmston.

School name	Capacity	Pupils on roll	Surplus / deficiency
Acre Hall Primary School	343	298	+45
All Saints' Catholic Primary School	209	228	-19
Altrincham C.E. Primary School	350	348	+2
Barton Clough Primary School	210	205	+5
Bollin Primary School	420	424	-4
Bowdon C.E. Primary School	600	569	+31
Broadheath Primary School	420	444	-24
Brooklands Primary School	612	593	+19
Broomwood Primary School	504	434	+70
Cloverlea Primary School	210	238	-28
Davyhulme Primary School	542	525	+17
Elmridge Primary School	210	238	-28
English Martyrs' R.C. Primary School	210	212	-2
Firs Primary	315	426	-111

School			
Flixton Primary School	428	460	-32
Forest Gate Primary School	210	242	-32
Heyes Lane Primary School	630	675	-45
Highfield Primary School	332	304	+28
Holy Family Catholic Primary School	210	227	-17
Kingsway Primary School	216	205	+11
Lime Tree Primary Academy	472	479	-7
Moorlands Junior School	256	252	+4
Moss Park Infant School	232	219	+13
Moss Park Junior School	240	256	-16
Navigation Primary School	420	451	-31
Old Trafford Community School	420	408	+12
Oldfield Brow Primary School	450	387	+63
Our Lady of Lourdes Catholic Primary School	210	210	0
Our Lady of the Rosary R.C. Primary School	210	238	-28
Park Road Academy Primary School	236	247	-11
Park Road Primary School	420	434	-14

(Sale)			
Partington Central Academy	390	413	-23
Seymour Park Community Primary School	560	663	-103
Springfield Primary School	682	646	+36
St Joseph's Catholic Primary School	420	457	-37
St. Alphonsus R.C. Primary School	200	209	-9
St. Anne's C.E. Primary School	256	250	+6
St. Ann's R.C. Primary School	463	444	+19
St. Hugh's Catholic Primary School	682	693	-11
St. Hugh's of Lincoln R.C. Primary School	315	346	-31
St. Margaret Ward Catholic Primary School	210	239	-29
St. Mary's C.E. Primary School (Davyhulme)	210	205	+5
St. Mary's C.E. Primary School (Sale)	240	275	-35
St Matthew's Church of England Primary School	235	231	+4
St. Michael's C.E. Primary School	218	243	-25
St. Monica's R.C. Primary School	311	299	+12

St. Vincent's Catholic Primary School	639	637	+2
Stamford Park Infant School	236	240	-4
Stamford Park Junior School	227	279	-52
Templemoor Infant School	180	220	-40
Tyntesfield Primary School	462	456	+6
Urmston Infant School	516	516	0
Victoria Park Infant School	232	222	+10
Victoria Park Junior School	240	249	-9
Well Green Primary School	210	250	-40
Wellfield Infant and Nursery School	180	242	-62
Wellfield Junior School	240	250	-10
Willows Primary School	296	318	-22
Woodheys Primary School	484	469	+15
Woodhouse Primary School	210	236	-26
Worthington Primary School	341	350	-9
Total	20,832	21,423	-591

Table 5. Primary schools in Trafford Borough

- 3.16. Table 5 highlights that there is a total capacity of 20,832 primary school places across the borough. The total number of primary school places on roll is 21,423. Therefore, across Trafford borough there is a deficiency of 591 primary school pupil places.

Healthcare

3.17. This section assesses the current provision of healthcare facilities, GP practices and dentists, within 1km of the application site. A 1km radius is considered easy walking distance to healthcare facilities.

GP practices

3.18. There are five GP surgeries located within a 1km radius of the site:

- Old Trafford Medical Practice
- Delamere Medical Practice
- Chorlton Family Practice
- Ashville Surgery
- North Trafford Group Practice.

3.19. WSP | Indigo has used the NHS online website² to obtain the most up to date information about the nearby GP practices.

3.20. The number of full-time equivalent (FTE) GPs per 1,000 patients provides an indication of capacity. In England the average number of FTE GPs per 1,000 patients per practice in England is 0.58. We have used this assumption in our assessment.

3.21. Table 2 below sets the number of registered patients at each GP practice, the number of full time equivalent (FTE) GPs and the ratio of patients per GP.

Practice name	Registered Patients	FTE GPs	GP:Patient ratio
Old Trafford Medical Practice	4,330	3	1:1,469
Delamere Medical Practice	13,597	5	1:2,719
Chorlton Family Practice	16,328	9	1:1,814
Ashville Surgery	10,309	4	1:2,577
North Trafford Group Practice	11,901	2.1	1:4,372

Table 2. GP facilities

3.22. The Healthy Urban Development Unit (HUDU) indicates that the conventional rule of thumb is that one GP is required per 1,800 patients. In this respect, Old Trafford Medical Practice is operating within this requirement. The four other GP practices are operating in excess of this requirement. Despite this, all of the GP practices are accepting new patients.

² NHS Choice, 2018; NHS Digital – Practice Level Data

- 3.23. Based on the population yield of 432, Indigo estimate that the proposed development will generate demand for an additional 0.2 GPs. Given that all of the GP practices are accepting new patients, it is expected that the additional demand can be dealt with through the existing capacity.

Dentists

- 3.24. There are three dentist practices located within a 1km radius of the site, including:
- Firswood Dental Practice;
 - The Dental Team; and
 - 151 Dental Ltd.
- 3.25. Firswood Dental Practice is a private practice which do not accept NHS patient referrals, new NHS patients (adults) or urgent NHS appointments. The practice is accepting new NHS patients under the age of 18.
- 3.26. 151 Dental Team is accepting new children NHS patients.
- 3.27. The Dental Team are accepting new NHS patients including adults, children and adults entitled to free dental care. Therefore, they do have capacity to take on additional patients.
- 3.28. Redbridge Associates Limited located at 86 Davyhulme Road East, Stretford, which is 1.4km from the site is an NHS dentist and is currently accepting new NHS patients (adults and children), adults entitled to free dental care and urgent NHS dental appointments. Therefore, indicating that they do have capacity to take on additional patients.

4. Impact of proposed development

- 4.1. This section quantifies the impact that the proposed development is likely to have on local primary education and healthcare facilities (GP practices and dental practices).
- 4.2. It should be noted that the impacts of this scheme would be similar to any other residential proposals within the LCCC Quarter allocation of around 400 homes, or any future proposals within the proposed Civic Quarter allocation of 4,000 homes.

Primary education

- 4.3. To accommodate the proposed development, the following primary school places will be required:

Scenario 1

- 4.4. To accommodate the proposed development, 64 primary school places will need to be provided.

Scenario 2

- 4.5. To accommodate the proposed development, 58 primary school places will need to be provided.

1km radius

- 4.6. Within a 1km radius, there are five primary schools, with a current shortfall of 97 places.

Scenario 1

- 4.7. On this basis, there appears to be insufficient capacity in local primary schools within 1km to accommodate the 64 additional pupils deriving from the pupil yield (Scenario 1) from the proposed development.

Scenario 2

- 4.8. On this basis, there appears to be insufficient capacity in local primary schools within 1km to accommodate the 58 additional pupils deriving from the pupil yield (Scenario 2) from the proposed development.

3km – 5km radius

- 4.9. Within a 3km-5km radius of the site, there are 18 primary schools in Manchester City Council local authority area which pupils could attend school at. Of the 18 primary schools, only seven are currently operating in excess of capacity, whilst the other 11 schools are currently operating under capacity.

- 4.10. Across the 18 schools there is a total capacity of 8,317 pupil spaces, whilst there are currently 7,574 pupils on role. Therefore, there is currently a surplus of +744 pupils places.

Scenario 1

- 4.11. On this basis, there appears to be sufficient capacity in primary schools in Manchester City Council local authority area within a 3km-5km radius which can accommodate the 64 additional pupils deriving from the pupil yield (Scenario 1) from the proposed development.

Scenario 2

- 4.12. On this basis, there appears to be sufficient capacity in primary schools in Manchester City Council local authority area within a 3km-5km radius which can accommodate the 58 additional pupils deriving from the pupil yield (Scenario 1) from the proposed development.

Capacity in wider Trafford borough

- 4.13. Across the wider Trafford borough, there are a total of 62 other primary schools. There is a total capacity of 20,832 primary school places across the borough, whilst the total number of primary school places on roll is 19,552. Therefore, across Trafford borough there is a deficiency of 591 primary school pupil places.

Scenario 1

- 4.14. On this basis, there appears to be insufficient capacity in primary schools in the wider Trafford borough which can accommodate the 64 additional pupils deriving from the pupil yield (Scenario 1) from the proposed development.

Scenario 2

- 4.15. On this basis, there appears to be insufficient capacity in primary schools in the wider Trafford borough which can accommodate the 58 additional pupils deriving from the pupil yield (Scenario 1) from the proposed development.

Healthcare**GP practices**

- 4.16. WSP | Indigo has assumed that all of the new 432 residents will need to register with a local GP practice. Within a 1km radius of the site there are four GP surgeries.
- 4.17. The Healthy Urban Development Unit (HUDU) indicates that the conventional rule of thumb is that one GP is required per 1,800 patients. In this respect, the information available online suggests four of five local GP practices are operating in excess of this requirement. Despite this, all of the GP practices are accepting new patients.
- 4.18. Based on the population yield of 432, WSP | Indigo estimate that the proposed development will generate demand for an additional 0.2 GPs. Given that all of the GP practices are accepting new patients, it is assumed that the additional demand can be dealt with through the existing capacity.
- 4.19. It should be noted that the permissible uses of the ground floor uses would include D1.

Dental practices

- 4.20. There are three dental practices within a 1km radius of the site. One of which are currently accepting new adult and child NHS patients. One practice is accepting new NHS patients under the age of 18. One of the practices within the 1km radius is a private practice accepting new private patients.
- 4.21. Redbridge Associates Limited located at 86 Davyhulme Road East, Stretford (1.4km from the site) is an NHS dentist and is currently accepting new NHS patients (adults and children), adults entitled to free dental care and urgent NHS dental appointments. Therefore, indicating that they do have capacity to take on additional patients.

5. Policy summary

5.1. Core Strategy Policy SL3 states that:

“The Council considers that (the LCCC Quarter) can deliver...improvements to education, community and commercial facilities” and

“in order for development in this location to be acceptable the following will be required...the provision of community facilities to support the new community, including school provision, health facilities.”

5.2. The table on page 67 of the Core Strategy indicates the responsibility for providing these education facilities will be the Council's, with funding to come from developers. Improvements to local GP practices and facilities will be funded by NHS Trafford / developers.

5.3. This is allied to Old Trafford Objective 3, which is to “secure opportunities for improved health care provision to meet the needs of local people.”

5.4. Core Strategy paragraph 17.10 states that:

“Community facilities could provide new education or health facilities to reduce locally identified inequalities, or the promotion of community cohesion/wellbeing within a neighbourhood through the provision of a ‘community hall’ for example. The specific requirements for developments will be judged on a site by site basis, based on the level of identified adverse impact that the development would have on local infrastructure, services and/or local amenities”.

5.5. Revised SPD1 Planning Obligations is the LPA's current guidance on S106 contributions. Page 6 confirms that education infrastructure is to be secured via CIL. Health infrastructure is to be provided via a mix of CIL and S106, notably “healthcare facilities within vicinity of strategic locations” will be via S106.

5.6. The CIL Regulation 123 List includes the following:

- Borough-wide expansion of existing primary schools to provide additional intake places;
- Provision of a 1-form entry primary school to serve Pomona Island, Trafford; Wharfside, Old Trafford and Lancashire County Cricket Club Quarter;
- Provision of a 2-form entry primary school in Carrington;
- Provision of a 1-form entry primary school in Altrincham;
- Provision of a 1-form entry primary school in Stretford; and
- Borough-wide expansion of existing secondary schools to provide additional intake places.

5.7. Therefore, contributions to education infrastructure or facilities should not be sought from this development via S106.

5.8. Trafford CCG has been consulted by the council but the CCG has not commented on this application.

