

**LOCAL EDUCATION AUTHORITY REPORT – DEVELOPER CONTRIBUTION
CALCULATION**

Trafford Education Response to Development

Development: Former B&Q Site (100400/OUT/20)
School place planning area: Stretford
Date: 27th May 2021 (updated)

Pupil Yield Calculation

Type of unit	Qty of units	Primary Yield (21%)	Secondary Yield (15%)
Studio	0	0	0
1 bed	110	0	0
2 bed	190	40	29
3 bed	33	7	5
Total	333	47	33

A pupil yield of 3 per year group per 100 homes is applied to all units of more than 1 bedroom.

Trafford primary schools within 2 mile walking distance from the site.

Stretford Primary Schools	Size	Capacity May 19	Total PAN	NOR Jan 20	Current vacancies	Current vacancies as a %
St Teresa's RC PS (VA)	1 FE	210	210	196	14	6.7%
Kings Road PS (Com)	3 FE	630	630	605	25	4.0%
Gorse Hill PS (Com)	2 FE	420	420	362	58	13.8%
St Hilda's CE Academy (VA)	1.5 FE	315	315	246	69	21.9%
Seymour Park PS (Com)	2.8 FE	588	588	589	0	0.0%
Victoria Park JS (Com)	2 FE	199	240	253	0	0.0%
St Ann's RC PS (VA)	2 FE	379	420	420	0	0.0%
Victoria Park IS (Com)	2 FE	169	180	180	0	0.0%
Alphonsus RC PS (VA)	1 FE	210	210	184	26	12.4%
St Ann's RC PS (VA) Com PS (Academy)	2 FE	380	420	390	30	7.1%
Moss Park IS (Com)	2 FE	172	180	178	2	1.1%

Moss Park JS (Com)	2 FE	233	240	254	0	0.0%
St Matthews CE PS (VC)	1FE	210	210	201	9	4.3%
Total			4263		233	5.5%

The above table shows Stretford primary schools within 2 miles walking distance of the development together with current capacity and numbers on roll (NOR). Current vacancies compares the Total PAN (Published Admission Number) with the NOR. Current vacancies as a percentage of Total PAN is 5.5% and at the low end of the operating margin of 5-10% required to allow for fluctuations in demand and parental choice, therefore it is not counted as available when calculating developer contributions. The Capacity column shows the measured capacity and is based on floor areas, those schools with small classrooms have lower capacities than the total PAN (shown in red).

Trafford secondary schools nearest the site

Secondary School	Distance	Size (PAN)	Capacity May 19	Total PAN	NOR Jan 20	Current vacancies	Current vacancies as a %
Stretford High School	0.3 miles	6.3 FE (190)	973	950	913	37	3.9%
Stretford Grammar School	1.1 miles	4.3 FE (128)	640	640	737	0	0.0%
Lostock High School	2.1 miles	4.8 FE (148)	726	740	331	409	55.3%
St Antony's RC High Sch	2.3 miles	4.4 FE (130)	661	650	560	90	13.8%
Total				2980		536	18.0%

The 4 closest secondary schools are tabled above. The nearest two have very few current vacancies. Stretford High School is currently oversubscribed in the lower year groups. Stretford Grammar School are currently undergoing expansion to add 160 further spaces by Sep 21, however, these are for existing pupils. One of the two further schools (Lostock) appears to have substantial vacancies; if 10% are removed for operational purposes then 335 remain available, however, these have been fully allocated to other Stretford developments. St Antony's pupil numbers are increasing as the school's popularity has grown in the last 3 years hence it no longer has vacancies in lower year groups. The development's close proximity to the metro station will allow older students to access many other secondary schools in Trafford.

Developer Contribution Calculation

School Phase	2019 DfE Rate per place	Pupil Yield (from above)	Developer Contribution
Primary	£15,737	47	£739,639
Secondary	£21,872	33	£721,776

Total

£1,461,415

The DfE rate per place is the Department for Education's 2019 School Places Score Card rate for a permanent new school place. Secondary national figure has been adjusted for regional variation.

As the majority of Trafford Primary Schools in the Stretford area are full and any available vacancies at Stretford secondary schools have been allocated to other developments; we are asking all developers to contribute where a pupil yield is generated. This will be used to expand existing schools in the first instance.