

Appendix 16.1

Primary Schools within a 1-mile Radius

Appendix 16.1 – Population Yields

Approach

1. This Appendix describes the methods used to generate population yields for Applications 4, 5 and the In-Combination effects of Applications 4 and 5, as well as the detailed yields by age bracket, tenure and housing type.
2. WSP initially generated a bespoke Manchester-level population yield model based on the 2011 ONS Census datasets “*Census- Age by Accommodation type, by tenure, by number of bedrooms*” and “*Tenure by household size by number of bedrooms*”, using data for the City of Manchester. This approach generated multipliers for the total population by age bracket for different types of unit in terms of number of bedrooms and tenure (e.g. a one-bedroom market rate unit in Manchester would have on average yield 0.2 residents in the age bracket of 65+ years or older).
3. Following discussions with MCC’s Data and Insights team, it was concluded that given Manchester’s significant population growth since 2011 and given the very specific demographic dynamics of the Cheetham Hill/ Collyhurst area and recent post-pandemic trends, the 2011 Census data-based population yield model would not be sufficiently accurate for the purposes of the project.
4. As such, an alternate model was provided by Manchester City Council in February 2022 where different population multipliers were provided for privately owned, privately rented and social rented units for the following age brackets:
 - 0 to 4 years old
 - 4 to 11 years old (primary school age)
 - 12 to 15 years old (secondary school age)
 - 16 to 64 years old (working age)
 - 65 years or older (retirement age)
5. In order to generate population yields for Applications 4, various assumptions were made as the scheme is in outline and the final housing mix is not yet known. Policy H8 of the Manchester Core Strategy targets 20% affordable housing with a tenure mix of 5% social rented and 15% intermediate properties subject to viability. As such, at the reserved matters or detailed planning application stage for each phase of the development, a viability assessment will be undertaken which assesses the viability of the development and the amount of affordable housing that can be delivered.
6. As this means that the final tenure mix will continue evolve, a proxy scenario was adopted for the purposes of the ES assessment. This has assumed a policy compliant 20% of affordable housing is provided. This is broken down into 15% of these units being intermediate housing and 5% being social rent.
7. It was considered that this scenario should be used to generate population estimates as affordable housing provision tends to yield more persons per dwelling. As such, this would represent the worst-case scenario for population yield. Should lower levels of affordable housing be delivered at the reserved matters or detailed application stage (informed by viability assessments for each phase of the development), then the population calculation would reduce and therefore the associated impacts.
8. Given that population yields associated with intermediate housing tend to be closer to the population yield of private market housing than social rented housing, the intermediate units were input as private units rather than social rented units.
9. Similarly, given that the various Applications need to be assessed in terms of their impact in a worst-case scenario, where it was not fixed as to whether the private units would be delivered as build-to-rent (BTR) or private sale units, the scenario with the highest possible population yield was applied. In the case of Applications 4, “private” units have been treated as private ownership units.
10. For Application 5, a tenure split based on 5% of units being affordable housing has been used to inform population yield assumptions.

Population Yields

Application 4

Owned	Age group	Yield	Rented	Age group	Yield	Social	Age group	Yield	Total
Total	0 to 4 years	172	Total	0 to 4 years	0	Total	0 to 4 years	18	190
	5 to 11 years	281		5 to 11 years	0		5 to 11 years	41	322
	12 to 15 years	227		12 to 15 years	0		12 to 15 years	27	254
	16 to 64 years	4768		16 to 64 years	0		16 to 64 years	267	5,035
	65 years plus	188		65 years plus	0		65 years plus	77	265
	Total	5637		Total	0		Total	430	6,066

Application 5*

Owned	Age group	Yield	Rented	Age group	Yield	Social	Age group	Yield	Total
Total	0 to 4 years	45	Total	0 to 4 years	53	Total	0 to 4 years	0	97
	5 to 11 years	66		5 to 11 years	42		5 to 11 years	0	108
	12 to 15 years	50		12 to 15 years	12		12 to 15 years	0	62
	16 to 64 years	1376		16 to 64 years	876		16 to 64 years	0	2,252
	65 years plus	56		65 years plus	17		65 years plus	0	73
	Total	1593		Total	1000		Total	0	2,593

In-Combination Effects of Applications 4 and 5*

Owned	Age group	Yield	Rented	Age group	Yield	Social	Age group	Yield	Total
Total	0 to 4 years	217	Total	0 to 4 years	53	Total	0 to 4 years	18	287
	5 to 11 years	347		5 to 11 years	42		5 to 11 years	41	430
	12 to 15 years	277		12 to 15 years	12		12 to 15 years	27	317
	16 to 64 years	6144		16 to 64 years	876		16 to 64 years	267	7,287
	65 years plus	244		65 years plus	17		65 years plus	77	338
	Total	7230		Total	1000		Total	430	8,659

*numbers may not add up fully due to rounding