

Cathy Henderson
Technical Officer (Validation and Registration)
The Market Hall
Whitehaven
Cumbria
CA28 7JG

9 July 2025

Dear C Henderson,

Education Response – 4/25/2110/0F1 - Land at Parkside Road, Cleator Moor

This is an full application for 95 houses on 50524.64 Sq meters hectares of grassed agricultural land.

The housing breakdown has been provided as: 10 x 2 bed, 32 x 3 bed, 53 x 4+ bedroomed houses. Using a dwelling-led model on the 95 units it is theoretically estimated to yield 59 children: 35 primary and 24 secondary pupils for the schools.

The primary catchment school for this development is Montreal CE Primary School (0.38 miles measured from approximate centre of the site of the proposed houses) and West Lakes Academy is the Secondary catchment for this development (3.27 miles). The next nearest Primary school is St Patricks Catholic Primary (0.72 miles). It is worth noting that although West Lakes Academy would be the catchment school for this development, Whitehaven Academy (2.88 miles) is the closest secondary and falls within the usual threshold of 3 miles.

Office of National Statistics pupil yield data for Cumbria has been used to calculate yield according to the number and type of housing in a development.

The methodology for calculating available spaces in schools first considers developments with planning approval, before assessing which schools the developments will impact and what spaces remain for the most recently proposed development. Currently there are 8 developments affecting the primary schools used for this assessment and 31 affecting the secondary schools. The table below shows both the catchment schools and the developments that will affect them.

Primary School	PAN Capacity	Average Forecast NOR	Average Spaces	Development Site	Houses	Primary Yield	Secondary Yield
<u>Montreal CE Primary School</u>	280	122	158	Cleator Mills (former Kangol works), Cleator Moor	79	23	
				Land at Ennerdale View	4	1	

				/ Birks Road, Cleator Moor, CA25			
				Land to north west of Mill Hill, Cleator Moor - Keekle Rise	8	2	
				Land adj Hopedene, Mill Hill, Cleator Moor	6	2	
				Land adjoining Mill Hill, Cleator Moor (Keekle Meadows)	32	9	
				Keekle Meadows, Cleator Moor	11	3	
				Keir Hardie Avenue/Dent Square, Cleator Moor, CA25 5EJ	20	6	
				North of Floss Meadows, off main street, Cleator	19	6	
<u>St Patricks Catholic Primary School</u>	210	196	14	None			
Total	490	318	172		179	52	

Secondary School	PAN Capacity	Average Forecast NOR	Average Spaces	Development Site	Houses	Primary Yield	Secondary Yield
<u>The Whitehaven Academy</u>	900	839	61	Land at High Road, RHODIA Whitehaven, EDGEHILL PARK DEVELOPMENT	279		47
				Land north of School Brow Moresby Parks, Whitehaven, CA28 8UX	100		17
				Water's Edge, Whitehaven, CA28 9QF	37		6

				Harras Moor (off the loop road), Whitehaven CA28 6SY	370		62
				Harras Dyke, Harras Moor, Whitehaven	90		15
				Ivy Mill, Main Street, Hensingham	26		4
				Land behind Castle Lea, Flatt Walks, Whitehaven	20		3
				Land at Low Road, Whitehaven	99		17
				Land At Fell View and Windermere Avenue, Whitehaven, CA28 9NA	40		7
				Land to the West of Valley View Road, Whitehaven	109		18
				Overend Bungalow, Cleator Moor Road, Whitehaven, CA28 8TY	37		6
				Adj. Border Yard, Coach Rd Whitehaven	41		7
<u>West Lakes Academy</u>	1150	1125	25	Fell View Drive, Egremont CA22 2JL	12		2
				Land adjacent to Ellerslie, Gosforth CA20 1AZ	20		3
				Land at How bank Farm & Former Orgill Infants School Site, Egremont	105		18
				Land to the South of	164		27

				Daleview Gardens, Egremont			
				Cleator Mills (former Kangol works), Cleator Moor	79		13
				Land Adj Millhowe, Millfield, Lamplugh, CA14 4TX	11		2
				Land at Ennerdale View / Birks Road, Cleator Moor, CA 25 5HT	4		1
				Land to the rear of Rusper Drive, Moor Row, CA24 3LT	8		1
				Land to north west of Mill Hill, Cleator Moor – Keekie Rise	8		1
				Summergrove Whitehaven, CA28 8YH	30		5
				SW of Summergrove Park, Whitehaven	40		7
				Land adj Hopedene, Mill Hill, Cleator Moor	6		1
				Land adjoining Mill Hill, Cleator Moor (Keekle Meadows)	32		5
				Keekle Meadows, Cleator Moor	11		2
				Land at East Rd, Egremont, CA22 2EW	39		7
				Land at North Park, Rheda, Frizington, CA25 5JE	5		1

				Keir Hardie Avenue/Dent Square, Cleator Moor, CA25 5EJ	20		3
				North of Floss Meadows, off main street, Cleator	19		3
				Land off Dalzell Road, Moor Row, Egremont	60		10
Total	2050	1941	109		1921		321

- **PAN Capacity** - the total capacity of the school based on the Published Admission Number (PAN) x the number of year groups in the school.
- **Average spaces** - shows the average number of available places in a school per year over the projection period, these are spaces in the school before any housing development is considered.
- **Development site** - the site of a proposed development.
- **Houses** – the number of houses in the proposed development.
- **Primary/Secondary yield** – the number of primary or secondary children that will be yielded from the development.
- **Spaces** - yield – the number of spaces left in all the schools within the 2/3 mile distance from the centre of the development.

PRIMARY

There are sufficient places available in Montreal CE Primary School, the catchment school to accommodate the primary pupil yield of 35 from this development. The next nearest school is St Patricks Catholic Primary School.

An education contribution would not be required for primary education.

SECONDARY

There are insufficient places in West Lakes Academy, the catchment school to accommodate the secondary pupil yield of 24 from this development. It is worth noting that the catchment school is in excess of the usual threshold of 3 miles. The actual nearest school is Whitehaven (2.88 miles).

An education contribution would be sought for secondary. A contribution of £655,200 (24 x £27,320) would be required for secondary education.

N.B.: Projections represent a snapshot in time and all figures can be subject to change as further information becomes available. It should be noted that there may be other potential developments



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that may affect these schools, but as they have not been approved at this stage, have not been included in the calculations.

Yours sincerely,

Sarah Flockton

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