

Oli Hoban
Cumberland Council
The Market Hall
Market Place
Whitehaven
CA28 7JG

1 October 2025

Dear Oli,

Education Response – 4/25/2307/0F1 – Land to South West of Summergrove Park, Whitehaven

This is an outline/full application for 70 houses on 8.36 hectares of land.

The housing breakdown has been provided as: 22 x 48 bed, 48 x 3 bed. Using a dwelling-led model on the 70 units it is theoretically estimated to yield 30 children: 20 primary and 10 secondary pupils for the schools.

The primary catchment school for this development is Moor Row School (1.22 miles measured from approximate centre of the site of the proposed houses) and West Lakes Academy is the catchment secondary for this development (3.33 miles). The nearest schools are The Whitehaven Academy Primary (2.12 miles) and St Benedict's Catholic High School (2.64 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 is 1 development affecting the primary schools used for this assessment and 23 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
Moor Row School	105	62	43	Land to the rear of Rusper Drive, Moor Row, CA24 3LT	14	3	
Valley Primary School	315	222	93	N/A			
Total	420	284	136		14	3	

Secondary School	PAN Capacity	Average Forecast NOR	Average Spaces	Development Site	Houses	Primary Yield	Secondary Yield
The Whitehaven Academy	900	839	61	Land at High Road, RHODIA Whitehaven, EDGEHILL PARK DEVELOPMENT	279		47
				Water's Edge, Whitehaven, CA28 9QF	37		6
				Land north of School Brow Moresby Parks, Whitehaven, CA28 8UX	100		17
				Harras Moor (off the loop road), Whitehaven, CA28 6SY	370		62
				Ivy Mill, Main Street, Hensingham	26		4
				Overend Bungalow, Cleator Moor Road, Whitehaven, CA28 8TY	33		4
				Land at Low Road, Whitehaven	99		17
				Land At Fell View and Windermere Avenue, Whitehaven, CA28 9NA	40		3
				Land to the West of Valley View Road, Whitehaven	109		19
				Adj. Border Yard, Coach Rd Whitehaven	41		7
				Land behind Castle Lea, Flatt Walks, Whitehaven	20		2

				Harras Dyke, Harras Moor, Whitehaven	90		17
St Benedict's Catholic High School	930	849	81	N/A - No Catchment Area (Catholic School)			
West Lakes Academy	900	836	64	Cleator Mills (former Kangol works), Cleator Moor	79		11
				Land to north west of Mill Hill, Cleator Moor - Keekle Rise	14		3
				Fell View Drive, Egremont, CA22 2JL	12		2
				Land adjacent to Ellerslie, Gosforth, CA20 1AZ	20		2
				Land to the rear of Rusper Drive, Moor Row, CA24 3LT	14		2
				Land at North Park, Rheda, Frizington, CA26 3TE	22		4
				Land adjoining Mill Hill, Cleator Moor (Keekle Meadows)	32		5
				Keekle Meadows, Cleator Moor	11		2
				Keir Hardie Avenue/Dent Square, Cleator Moor, CA25 5EJ	20		2
				North of Flish Meadows, off main street, Cleator	19		3
				Land at East Rd, Egremont, CA22 2EW	39		4
Total	2730	2524	206		1578		255

- **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 Moor Row Primary School, the catchment school to accommodate the primary pupil yield of 20 from this development. The next nearest school is Valley Primary School which also has sufficient places and is in the two mile range. An education contribution would not be required for primary education.

SECONDARY

There are insufficient places available in West Lakes Academy, the catchment school to accommodate the secondary pupil yield of 10 from this development. It is worth noting that although West Lakes Academy is the catchment school for this development, it is not the closest secondary school, and is in fact over the 3 mile distance. The nearest school is The Whitehaven academy, which also has insufficient places available to accommodate the secondary pupil yield of 10 from this development.

A contribution of £273,200 (10 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 that may affect these schools, but as they have not been approved at this stage, have not been included in the calculations.

Finally, to reference the comments made by the planning officer relating to previous applications not generating an education contribution for this site, please note that since the previous applications were submitted there has been subsequent planning approvals in this area affecting the education contribution request.

Yours sincerely,

Sarah Flockton

Senior Manager – Strategic Development
Education, SEND and Inclusion

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