

Sarah Papaleo
 Cumberland Council

17th September 2026

Dear Sarah,

Education Response – 4/26/2271/0F1 Barfs Road, Distington

This is an full application for 61 houses on 2.84 hectares of land.

The housing breakdown has been provided as: 23 x 2 bed, 30 x 3 bed, 8 x 4+ bedroomed houses. Using a dwelling-led model on the 61 units it is theoretically estimated to yield 27 children: 17 primary and 10 secondary pupils for the schools.

The primary catchment school for this development is Distington Community Primary School (0.26 miles measured from approximate centre of the site of the proposed houses) and Workington is the catchment secondary for this development (3.74 miles). The next nearest schools are Beckstone Primary School Primary (2.24 miles) and St Jospeh's Catholic High School (3.53 miles).

Office of National Statistics pupil yield data for Cumberland 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 5 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
Distington Community Primary School	175	93	82	Old Goods Yard Distington	52	15	
Total	175	93	82		52	15	

Secondary School	PAN Capacity	Average Forecast NOR	Average Spaces	Development Site	Houses	Primary Yield	Secondary Yield
St Joseph's Catholic High School	600	535	65	N/A			
Workington Academy	1040	1579	0	Ashfield Road South, Workington	131		22
				CORUS (former Corus steeleworks site), Workington	498		83
				Princess Hall, Land East of Low Seaton & Camerton Rd	94		16
				Old Goods Yard Distington	52		9
				Land at Yearl Rise North East of Calva Farm, Seaton Road, Seaton	180		30
Total	1640	1579	65		955		160

- **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 (where developments have commenced, remaining build will be used).
- **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 insufficient places available in Workington Academy, the catchment school to accommodate the secondary pupil yield of 10 from this development. The nearest school is St Joseph's Catholic High School (but is in excess of the distance threshold of 3 miles).

An education contribution would not be required for primary education to address the impact of additional pupils in the Workington primary planning area.

SECONDARY

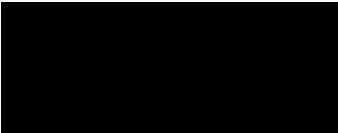
There are insufficient places available in Workington Academy, the catchment school, to accommodate the secondary pupil yield of 10 from this development. The next nearest school is St Joseph's Catholic High School (but this is in excess of the distance threshold of 3 miles). St Joseph's Catholic High School would have sufficient capacity to accommodate the yield from this development, and so where reasonable the education contribution may be used to facilitate school transport rather than deliver additional capacity within the planning area, dependent on the sufficiency landscape at the time of requirement.

A contribution of £273,000 (10 x £27,320) would be required for secondary education to address the impact of additional pupils in the Central Cumberland secondary planning area.

N.B.: *Education contributions will be used to facilitate primary/secondary education within the relevant planning area. Education contributions are calculated based on projected yield from a development. However, it is not always practicable to deliver additional capacity on catchment school sites, and in such cases education contributions can be used to improve education provision to accommodate additional pupils within the planning area, or to help deliver school transport solutions where necessitated by the associated development.*

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.

Yours sincerely,



Saran Flockton

Senior Manager – Strategic Development
Education, SEND and Inclusion

E: 

Cumbria House | 117 Botchergate | Carlisle | CA1 1RD