

## Education Response

### 04/2025/2020/0F1 - Scalegill Farm, Moor Row

This is a hybrid (outline/full) application for 22 houses on 1.3 hectares of land at Scalegill Farm, Moor Row.

The housing breakdown has been provided as: 11 x 3 bed, 11 x 4+ bed roomed houses. Using a dwelling-led model on the 22 units it is theoretically estimated to yield 15 children: 9 primary and 6 secondary pupils for the schools.

The primary catchment school for this development is Moor Row School (0.4 mile measured from approximate centre of the site of the proposed houses) and West Lakes Academy is the catchment secondary for this development (2.5 miles). The next nearest schools are Valley Primary (1.6 miles) and The Whitehaven Academy (2.3 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 six developments affecting the primary schools used for this assessment and thirty-two affecting the secondary schools. The table below shows both the catchment schools and the developments that will affect them.

School	PAN	PAN capacity	NOR Sept'24	AVERAGE NOR Sept'24	Average spaces	Development	Houses	Primary yield	Secondary yield	Comment	Spaces-yield
Moor Row School	15	105	67	64	41	2016/2206 - Land to the rear of Rusper Drive, Moor Row	26	2		S106 not for education. Yield based on remaining build of 8	
						2022/2237 - Summergrove Whitehaven, CA28 8YH Phase	30	9		S106 not for education. Build not commenced	
						2023/2104 - SW of Summergrove Park, Whitehaven	40	12		Approved, build not commenced	
						2024/2323 - Land off Dalzell Road, Moor Row, Egremont	60	18		Approved, build not commenced	
Valley Primary School	45	315	242	226	89	None					
Hensingham Primary School	30	210	113	82	128	2020/2334 - Ivy Mill, Main Street, Hensingham	26	8		Approved, build not commenced	
						2021/2489 - Overend Bungalow, Cleator Moor Road, Whitehaven	37	11		Approved, build not commenced	
<b>TOTAL</b>	<b>90</b>	<b>630</b>		<b>372</b>	<b>258</b>		<b>219</b>	<b>60</b>			<b>198</b>
The Whitehaven Academy	180	900	766	838	62	2017/2103 - Land at High Road, RHODIA Whitehaven	560		47	S106 signed. Yield based on remaining build of 279	
						2016/2175 - Land north of School Brow Moresby Parks, Whitehaven	100		17	S106 signed. Build commenced, no completions	
						2022/2258 - Water's Edge, Whitehaven	40		6	S106 not for education. Yield based on remaining build of 37	
						2018/2287 - Land at Harras Moor, Whitehaven	370		62	S106 not for education. Build not commenced	
						2021/2195 - Harras Dyke, Harras Moor, Whitehaven	90		15	Approved, build not commenced	
						2020/2334 - Ivy Mill, Main Street, Hensingham	26		4	Approved, build not commenced	
						2019/2226 - Land behind Castle Lea, Platt Walks, Whitehaven	20		3	Approved, build not commenced	
						2020/2514 - Land at Low Road, Whitehaven	99		17	Approved, build not commenced	
						2022/2359 - Land At Fell View and Windermere Avenue, Whitehaven	40		7	Approved, build commenced, no completions	
						2022/2332 - Land to the West of Valley View Road, Whitehaven	109		18	Approved, build commenced, no completions	
						2021/2489 - Overend Bungalow, Cleator Moor Road, Whitehaven	37		6	Approved, build not commenced	
						2022/2466 - Adj. Border Yard, Coach Rd Whitehaven	41		7	Approved, build not commenced	
West Lakes Academy	180	900	973	1011	0	2020/2150 - Fell View Drive, Egremont	28		2	S106 not for education. Yield based on remaining build of 12	
						2021/4044 - Land adjacent to Ellerslie, Gosforth	20		3	S106 not for education. Build not commenced	
						2020/2432 - Land at How bank Farm & Former Orgill Infirmary, Egremont	105		18	Approved, build not commenced	
						2023/2313 - Land to the South of Daleview Gardens, Egremont	164		27	Approved, build not commenced	
						2014/2192 - Cleator Mills (former Kangol works), Cleator Moor	79		13	S106 not for education. Build not commenced	
						2017/2182 - Land Adj Millhowe, Millfield, Lamplugh	27		2	S106 not for education. Yield based on remaining build of 11	
						2016/2315 - Land at Ennerdale View / Birks Road, Cleator Moor	63		1	S106 not for education. Yield based on remaining build of 4	
						2016/2206 - Land to the rear of Rusper Drive, Moor Row	26		1	S106 not for education. Yield based on remaining build of 8	
						2015/2273 - Land to north west of Mill Hill, Cleator Moor	26		1	S106 not for education. Yield based on remaining build of 8	
						2022/2237 - Summergrove Whitehaven, CA28 8YH Phase	30		5	S106 not for education. Build not commenced	
						2023/2104 - SW of Summergrove Park, Whitehaven	40		7	Approved, build not commenced	
						2015/2356 - Land adj. Hopedene, Mill Hill, Cleator Moor	66		1	Approved. Yield based on remaining build of 6	
						2022/2032 - Land adjoining Mill Hill, Cleator Moor (Keekle Meadows)	51		5	Approved. Yield based on remaining build of 32	
						2020/2074 - Keekle Meadows, Cleator Moor	44		2	Approved. Yield based on remaining build of 11	
						2017/2392 - Land at East Rd, Egremont	39		7	Approved, build not commenced	
						2021/2243 - Land at North Park, Rheda, Frizington Phase	55		1	Approved. Yield based on remaining build of 5	
						2021/2519 - Land at North Park, Rheda, Frizington Phase	22		4	Approved, build not commenced	
						2019/2119 - Keir Hardie Avenue/Dent Square, Cleator Moor	20		3	Approved, build not commenced	
						2021/2554 - North of Floss Meadows, off main street, Cleator Moor	19		3	Approved, build not commenced	
						2024/2323 - Land off Dalzell Road, Moor Row, Egremont	60		10	Approved, build not commenced	
St Benedict's Catholic High School	186	930	876	839	91	No catchment area					
<b>TOTAL</b>	<b>546</b>	<b>2730</b>		<b>2688</b>	<b>153</b>		<b>2516</b>		<b>325</b>		<b>-172</b>

- **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**

After other developments in the area are taken into consideration there are insufficient spaces in the catchment school Moor Row. However, there are sufficient places in Valley Primary and Hensingham Primary School to accommodate the primary pupil yield of 9 from this development. Both schools are within the walking distance threshold of 2 miles.

An education contribution would not be required for primary education.

#### **SECONDARY**

There are insufficient places available in the catchment school of West Lakes Academy to accommodate the secondary pupil yield of 6 from this development. After other developments in the area are taken into consideration, there are insufficient spaces in the next nearest schools of Whitehaven Academy and St Benedict's Catholic High School.

A contribution of **£163,920**(6 x £27,320) would be required for secondary education.

**NB. 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.**

04/04/2025