



Louise White  
(by email)

5 February 2024

Dear 

**Re: FUL/2022/0159 - Proposed residential development and associated infrastructure for 79 dwellings. Woodville Way, High Harrington, CA14 4LS**

Following the resubmission by Gleeson Homes of the above housing application, albeit with access changes and a reduction in the total number of units by 20 properties, I have received several comments from constituents on this revised application.

Having already commented on the previous application (copy enclosed), there is continued concern amongst the constituents that the application has not fully addressed the past issues with this site. Therefore my previous concerns, as outlined the enclosed copy for most-part remain. These include:-

1. Allocation in the Local Plan – The site is not allocated for housing in the Local Plan. As such the Council should be very careful in approving sites of this size and impact outside of the Local Plan process. Whilst there is scope in the Local Plan for houses to be built as windfall sites, the size of this development stands at odds with the allowance for the area.
2. Drainage – The issues with local drainage have been ongoing for a number of years. Whilst the present proposal will contribute less to the existing problem than its predecessor, by virtue of 20 less units being proposed, the application will still be a net contributor to the as yet unresolved issues that affect the surrounding areas in Harrington.
3. Highways Junction – I note that in correspondence between Cumbria County Council and the applicant, the dispute over the traffic figures and the baseline RFC level is highlighted. There is an acute concern amongst the constituents that as traffic from this development will discharge onto Ruskin Close, Scaw Road and Woodville Way, compromising the safety and capacity of these roads and at the point of their subsequent juncture with the A597 and A596.
4. Delegation of Decision – I wish to outline that on the Cumberland Council website the determination level of this application is registered as 'delegated'. However, under the scheme of delegation for Strategic Planning Applications it would seem that this site, being a departure from the Allerdale Local Plan, needs to be determined in full by the Cumberland Council Planning Committee.

The previously expressed concerns about the impact of the application on the local resident Red Squirrel population are repeated. The population of the squirrels in this case are resident to the local area and rely on the area as part of their habitat, not as 'occasional visitors' passing through the site. I would advise the committee to take serious consideration of the concerns of constituents in this regard, in order to avoid the criticism and loss of faith in the planning process that the approval of development on a residential site in Cockermouth has caused with residents and squirrel protection groups there.

Likewise, the concern over the allocation of pupils raised in the previous correspondence on this application, and on previous applications, remains. I've enclosed copies.

Yours sincerely



Mark Jenkinson MP

ENCL



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Head of Planning  
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Allerdale Borough  
Council

06 DEC 2022

RECEIVED

28 November 2022

Dear ██████████

**Re: FUL/2022/0159 Proposed Residential Development, Woodville Way, High Harrington, CA14 4LS.**

In light of the above application, I recently held a public meeting with approximately 30 constituents who expressed their concerns regarding the proposed residential development, presently under consideration.

A number of issues were expressed to me in an open forum, which I feel need to be expressed to yourselves as the relevant planning authority, who will be considering this application at an upcoming Panel meeting.

Clearly, the site lies in an area that has not been designated for housing in the Allerdale Local Plan. As such it is 'out with' of the Local Plan and for that reason alone ought to be rejected. Permission will drive a coach and horses through the Local Plan as an active planning document, potentially undermining the conclusions of the Planning Inspector in approving the Local Plan, risking the presentation of further unallocated sites from development.

Constituents have highlighted clearly their concerns over the present-day drainage issues they are encountering. Residents have highlighted that the dispersion of surface draining from recent developments has already become an issue on surrounding gardens and roads. Constituents have raised that the existing surface water drainage system is showing clear indications of being unable to cope with the cumulative pressures being placed on exiting culverts. Silted water has been reported as entering the curtilage of several properties, with manhole covers 'popping' from the present water runoff during periods of heavy rain. The granting of further permission at this site would compound these present issues. Additionally, in relation to Scaw Gill the issue has been raised as to whether the site will conform to present nutrient neutrality guidance. Several constituent's dispute the validity of the supporting drainage report which highlights a runoff rate, but which fails outline the capacity of the attenuation tank on which the runoff rate is based.

Traffic concerns have been raised over the access points at Woodville Way and Ruskin Close, the latter which leads on to Scaw Road. The former route is tightly restricted by parked cars and is much narrowed as a consequence, the parked cars also reduce visibility of the road. The application does not seek to mitigate this as an issue whilst contributing additional traffic movements. The second access point is at Ruskin Close, which leads on the Scaw Road. This will take traffic onto a road notable for speeding, and which is not covered fully by pavements. The road also

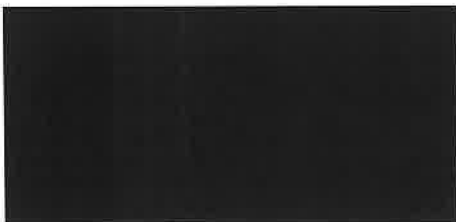
contains a blind bend. Traffic gathers speed as it approaches the national speed limit. The application has not assessed the accumulation of traffic accessing Scaw Road in contributing further to the existing road pressures, and nor has it presented options which could lead to either improving pedestrian safety or tackling a noted speeding problem.

Several constituents outlined that they did not receive notification whilst their neighbours did, I would be grateful if the criteria for residential notifications could be outlined.

The proposed site has been highlighted by several constituents in the meeting as it is currently a natural home for the local red squirrel population, who they observe from their gardens on a regular basis. The residential development of the land will necessitate the relocation of this population but without the guarantee that the population will be in a position to survive. I understand that the local Red Squirrel group have highlighted these concerns in their report.

Lastly, with a view to the proposed secondary educational assessment. The only spaces that are available are in Catholic faith led schools. Therefore, the application if granted will potentially propose the education of non-faith or non-Catholic faith children within a Catholic setting. This would in essence remove parental choice in this matter.

I would ask that the Allerdale Development Panel give serious and robust challenge to the proposal as submitted by the applicant. The cumulative impact would negatively affect a number of constituents in High Harrington. The Local Plan clearly provides guidance which this application falls to meet. I hope that the clear and evidenced comments submitted by constituents will provide the Panel in good stead in providing clear grounds for refusal of this application.





**Mark Jenkinson MP**

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Flood & Development Management  
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Carlisle  
CA6 4SJ

17<sup>th</sup> July 2021

Dear ██████████

**PLANNING APPLICATION FUL/2020/0250**

I am writing to ask you to reconsider your response on this application, in relation to education contributions. I am disturbed by some of the misleading comments on school capacity, which amount to a perverse abuse of s106 in favour of the developer – not only harming the children who are directly impacted, to whom you have a statutory duty as the education authority, but damaging communities and families and ignoring the precipice at which the education authority stands.

I'm increasingly concerned at the proselytisation in which the county council seems actively engaged – particularly in Harrington. You will know from my representations elsewhere that I am staunch defender of faith schools of all types. As a Conservative Anglican Christian I attended a Catholic secondary school, and my baptised Anglican children have attended both Anglican and Catholic schools, but I also recognise the inalienable right of a parent to choose a school close to their community that is not of religious character.

You will know from my previous representations that I consider your school places formula to be seriously flawed in respect to the actual pupil yield in West Cumbria. We know that, on average, every three and four-bedroomed house on this estate will yield significantly more than 0.5 children. A proper assessment, specifically for West Cumbria using the significant data we hold, is within your gift. So is a request for the whole cost of provision, outwith any calculations using default models.

Nevertheless, I note your pupil yield assessment using that formula calculates that the proposed development would yield an estimated fifty-six children: consisting of thirty-three primary school age pupils and twenty-three secondary school age pupils.



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**Primary Schools**

Your responses states that:

*“The catchment primary school for this development is Beckstone Primary School which lies approximately 1.2 miles from the development site. Two further primary schools are located within the 2 mile statutory walking distance threshold of the site - St Mary’s Catholic Primary School (1.2 miles) and Distington Primary School (1.9 miles).”*

Beckstone Primary has had significant capacity issues for some time, and have previously taken pupil numbers way in excess of Published Admission Numbers on promises of additional classroom capacity. In fact you have previously secured s106 funding for a two-classroom extension that you later diverted to St Marys Catholic Primary school, while the community school continues to suffer.

Such an extension, you tell me, would normally come in at £450-500k, but the additional works required for Beckstone’s site conditions mean that the cheapest option came in at £1.6m. I remind you of your ability to make £1.6m the required education contribution – it is then up to the developer to assess viability of their scheme. It is not for the council to determine financial liability on their behalf.

On Primary school capacity, your disappointing response states:

*“There is no space in the catchment school of Beckstone Primary to accommodate the yield of 33 primary age pupils from this development. However, both St Mary’s Catholic Primary School and Distington Primary are within the statutory safe walking distance from the site and have sufficient capacity between them to accommodate the yield from this development. In light of this it is considered that no primary school capacity contribution is required”*

I note that your calculation of 1.9 miles for Distington Primary comes in at just under the statutory maximum distance of 2 miles, but that you have chosen not to publish that route, the guidance you have used to calculate it or any traffic assessments. Please set out each of these to me in detail. The alleged ‘safe route’ in this instance crosses at least two main roads on bus routes that do not have pedestrian crossings; the entrance to three colleges and a nursery; and two working car repair centres

Furthermore, I note that Cumbria County Council appears not to have published *any* methodology in relation to Safe Routes to Schools - unlike many other authorities. Such a publication would avoid any doubt in future.

In conjunction with Cumbria County Council, St Mary’s school sets its own admission policy. In that policy, non-Catholic local children feature at **tenth** in the **ten** ordered admission criteria. It is also already conferred an advantage by virtue of the fact that the council must provide subsidised transport to school for children living more than two miles



away, but who choose to attend the school by virtue of it's religious character. This is not an option available to non-Catholics.

In making the decisions that Cumbria County Council has, in this and previous applications, it is conferring advantage on a particular religious section of the community that it would simply not find acceptable to do were it an orthodox or non-conformist school, or indeed any religion outside of Christianity.

Beckstone Primary has a maximum capacity of 372, with 383 on roll. Distington Primary has a capacity of 105 with 128 on roll. St Marys Catholic Primary School has a published maximum capacity of 216, with 201 children on roll. That's a current place deficit of 19. To say that there is not a requirement for places for an additional 33 children, which we know will be significantly higher, is quite simply incorrect.

### Secondary Schools

Your response states:

*"The catchment primary [sic] school for this development is Workington Academy which lies approximately 2.9miles from the site. The next nearest secondary schools are the Energy Coast University Technical College (UTC) (1.7 miles) and St. Joseph's Catholic High School (2.7 miles). It is noted that intake at the Energy Coast UTC is from the age of 14."*

On places:

*"Taking into account existing committed developments within the catchment of Workington Academy, it is considered that there would be insufficient places to accommodate the estimated yield of 23 secondary-age pupils from this development. However, two other schools catering for secondary-age pupils are present within the statutory walking distance threshold for secondary schools and have sufficient capacity to accommodate the secondary yield from this development. Therefore no contribution toward secondary education contribution is required."*

The UTC cannot feature in your calculations. It has capacity but cannot take students until they are 14. It needs a feeder school to take the children for the first three years. While initial yield will likely span school years, natural yield in future years is less likely to. If it should feature, by virtue of the fact that it can only accommodate two of the five secondary school years, the maximum number of places you can offset is nine (2/5 of 23). That leaves a deficit of thirteen places, even on a flawed model that undercalculates.

I have already set out the issues we have with proselytisation and the benefits conferred on one particular religious section of the community. Similarly to the Catholic Primary school, non-Catholic pupils feature at **eleventh** on and ordered list of **eleven** admittance criteria.



**Mark Jenkinson MP**

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Problems with place numbers in Secondary schools are also compounded by the fact that Secondary pupils from lower income families, choosing a school by virtue of its religious character, no longer have partially subsidised travel to school, but it becomes *wholly subsidised*.

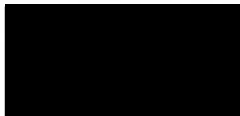
St Josephs has a published capacity of 615, and currently has 626 pupils – a deficit of 11 for clarity. Workington Academy not only has “insufficient places to accommodate the estimated yield” from your own report, you are well aware that it is expected to have a deficit in excess of 200 places in the near future.

Story Homes, from experience, have no wish to shirk their responsibility to the communities they expand – but they cannot do anything in isolation. Your flawed modelling, and the narrative you consistently produce around school places in my constituency, means that everyone is hamstrung.

I look forward to the day, in the very near future, that Education and Planning responsibilities sit in the same authority, and I welcome forthcoming planning legislation changes that would give everyone in the planning process more certainty – but in the meantime I ask the County Council to step up to the plate and serve it’s communities as they deserve.

I implore you to revisit your planning consultation response with haste, and ask the planning authority not to consider it until you have.

Yours sincerely



**Mark Jenkinson MP**

