

FROM: Housing Team

DATE: 10 June 2025

Planning Reference	4/25/2181/0B1
Proposal	Variation Of Condition 2 (Plans) For Revised House Types & Layout Of Planning Approval 4/20/2474/0r1 - Reserved Matters Application (Access, Appearance, Landscaping, Layout & Scale) For Erection Of 335 Dwellings Including Associated Infrastructure
Location	Phase 3, Edgehill Park, Whitehaven

This application seeks approval to amend the property types to be provided on this development. All housing is to be sold on the open market and a commuted sum will be paid in lieu of affordable housing provision.

Story Homes describe the new product as "...a more contemporary, higher density product..."

The application will result in the provision of a wider range of 2,3 and 4 bed houses and the introduction of 1 bed houses.

Housing Need

The Cumbria Choice housing register shows that as at 10 June 2025 1,646 households with an active Cumbria Choice application have nominated Whitehaven town centre, Bransty, Hensingham, Mirehouse or Woodhouse as their area of preference for a housing association property.

Cumbria Choice Housing Register¹						
Preferred Type of Property	Total %	% of Households by preferred no. of bedrooms				
		1 Bed	2 Beds	3 Beds	4 Beds	5+ Beds
Bedsit ²	0.36	0.12	-	0.12	-	-
Bungalow ³	15.86	4.31	9.48	1.34	0.43	-
First floor flat or above ⁴	12.03	9.36	2.37	0.12	-	-
Ground floor flat	5.65	3.83	1.82	-	-	-
House ⁵	61.36	2.98	30.80	21.81	4.98	0.73

¹ This data will not be 100% accurate, but at the time of running the report, every effort has been made to provide as up to date and accurate information as possible

² 0.12% of households who would prefer a bedsit would prefer 0 bedrooms

³ 0.30% of households who would prefer a bungalow did not provide a preferred number of bedrooms

⁴ 0.18% of households who would prefer a first floor flat or above did not provide a preferred number of bedrooms

⁵ 0.06% of households who would prefer a house did not specify a preferred number of bedrooms

Maisonette	0.36	0.18	0.18	-	-	-
Other	0.43	0.06	0.36	-	-	-
Wheelchair adapted property	0.49	0.36	0.12			
Property type not provided	3.46					

The General Housing Needs Study (GHNS) evidences a need for the following affordable provision in the parish of Whitehaven:

Bedrooms	Dwelling Type (%)			
	Houses	Flats	Bungalow	Total
1	17.9	24.4	8.5	50.8
2	12.0	1.1	8.5	21.6
3	9.9	0.5	8.5	18.9
4+	0.2	0.0	8.5	8.7
Total	40.0	26.0	34.0	100.0

Property Standards

Any provision must meet the requirements of Policy DS4 – Design and Development Standards in the Copeland Local Plan, and meet current national guidance. All properties must contribute to meeting Net Zero targets, including the use of sustainable energy efficiency measures such as air source heat pumps.

Consideration should be given to the provision of DDA compliant properties, with adaptations made for future residents with access or mobility requirements.

Conclusion

Subject to all property types meeting planning's size requirements, there is an evidenced need for smaller properties in Whitehaven and therefore the housing team support this amendment.

Whilst the evidenced need shown above is specifically for affordable housing, there is an expectation that some of these households will be in a position to purchase a suitably priced open market property.

Furthermore, the GHNS evidences a need for all property sizes regardless of tenure in the West Cumbria housing sub-area.

Andrea Smith, Senior Manager – Housing