

**FROM: Housing Team**

**DATE: 11 September 2025**

Planning Reference	4/25/2110/0F1
Proposal	Erection Of 95 Dwellings With Associated Infrastructure
Location	Land At Parkside Road, Cleator Moor

The additional details received in September 2025 confirms the affordable provision as:

Rent	4 x 2 bed houses
	3 x 3 bed houses
Discounted Sale	2 x 2 bed houses
	3 x 3 bed houses

This has been agreed during discussions with the Housing team.

### **Affordable Home Ownership**

Discounted Sale properties must be sold to qualifying households for no more than 80% of their open market value.

Table 3.13 of the General Needs Housing Study 2024 (GNHS) shows the affordability of tenures by sub-area.

This development is in the West Cumbria sub-area, and GNHS shows that in order to be affordable to households with a median gross household income, discounted sale properties should be priced at £122,500 (3.5 x median gross household income).

Therefore, open market value of £147,000 is the optimum value for discounted sale properties.

**It is recommended that, where the open market value is more than 10% above this figure (i.e. above £161,700) developers engage with the Council's housing development team to discuss this.**

## **Nomination Rights**

In the event that Social or Affordable Rented properties are provided, it is expected that Cumberland Council will be given nomination rights to 100% of the properties. This will be secured through the Section 106 agreement.

## **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.

Where affordable housing is being delivered for rent there is an expectation that these homes would need to be of an acceptable house sized standard for a registered housing provider.

**Andrea Smith, Senior Manager – Housing**