

FROM: Housing Team

DATE: 23 September 2025

Planning Reference	4/25/2307/0F1
Proposal	Residential Development For 70 Dwellings Including Infrastructure, Landscaping And Bng Uplift
Location	Land To South West Of Summergrove Park, Whitehaven

This application seeks to provide 70 single-story units, which will be a mixture of two and three bed alms houses and bungalows.

22 x 2 bed units (31.5%)

48 x 3 bed units (68.6%)

The General Housing Needs Study 2024 (GHNS) identifies the following range of dwellings appropriate for the West Cumbria housing sub-area¹:

No. of Bedrooms	
1	20 – 25%
2	25 – 30%
3	40-45%
4	5-10%
Level access	15-20%

The proposed mix shows an over provision of three bed units and an under-supply of two bed units. We request the consideration be given to amending the mix to better match the GHNS.

Policy Requirements

Policy H8 – Affordable Housing in the Copeland Local Plan requires that on sites of 10 units or more, at least 10% should be affordable.

On a 70 unit development, this would equate to 7 units.

Our preferred tenure mix for the affordable provision would be:

Rented Units	60%	4
Low Cost Home Ownership	40%	3

¹ Table ES2 in the GHNS

However, it is noted that previous S106 Agreements on earlier applications have agreed that the affordable provision is to be 100% Low Cost Home Ownership, and that affordable properties are to be sold to Qualifying Persons at 80% of their open market value.

In the event that affordable housing for rent is to be provided on this development, please contact the Housing team to discuss the preferred property mix and other considerations.

Affordability

The GHNS shows the affordability of tenures by sub-area². This development is in the West Cumbria sub-area, and GHNS 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, an 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.

Housing Need

The proposed affordable housing mix is 7 x 2 bed units.

The affordable housing need figure in the parish of Weddicar is one affordable unit per year and it is not possible to break this need down by property type. The GHNS evidences a need for the following affordable provision in the parish of Egremont:

Bedrooms	Dwelling Type (%)			
	Houses	Flats	Bungalow	Total
1	18.2	15.2	8.5	41.8
2	17.6	4.8	8.5	30.9
3	9.7	0.0	8.5	18.2
4+	0.6	0.0	8.5	9.1
Total	46.1	20.0	33.9	100.0

There is a significant need for affordable three bed properties. We request the consideration be given to amending the affordable housing mix to better match the GHNS.

Andrea Smith, Senior Manager – Housing

² Table 3.13