

FROM: Housing Team

DATE: 11 February 2026

Planning Reference	4/26/2032-0F1
Proposal	Conversion Of Former Public House To A Flexible Use Under Class V Of The General Permitted Development Order (2015) For Use Class C1 Hotel And For Use As A Sui Generis Hmo
Location	5-6 High Street, Cleator Moor

1. Overall Provision

The application form indicates that this development will provide 21 rooms for use as either short-term hotel accommodation or longer-term HMO accommodation.

All properties must contribute to meeting Net Zero targets, including the use of sustainable energy efficiency measures such as air source heat pumps.

All properties must meet the requirements of the Copeland Local Plan. Should a Cumberland Local Plan be adopted before work on this development begins, the standards and requirements in the new Local Plan will apply.

2. Affordable Housing

Without a defined usage split, it is difficult to understand if there are sufficient units to trigger the provision of affordable housing. Policy H8 in the Copeland Local Plan dictates that on site of 10 units or more , at least 10% should be affordable.

The General Housing Needs Study shows the following need for affordable one bed properties in the parish of Cleator Moor (shown as a % of the total affordable need).

Houses	20.8%
Flats	15.8%
Bungalows	8.9%
TOTAL	45.5%

The Cumbria Choice housing register shows that as at 11 February 2026, 202 households with an active Cumbria Choice application have given Cleator Moor as their area of preference for a housing association property. Of these, 14.76% (29 households) said they would prefer a one bedroom property.

S106 Agreement - Affordable housing provision delivered as a requirement of Council policy will be secured through a S106 Agreement, which will contain the following:

Nomination Rights

In the event that Social or Affordable Rented properties are provided, it is expected that Cumberland Council will, in the first instance, be given nomination rights to the properties. This will be secured through the Section 106 agreement, and the nomination process will be set out in a nominations agreement, which will be mutually agreed with the housing provider.

Older Person Provision

Allocation of accessible rented properties will be to those aged 55 years or over who are in greatest housing need and would be deemed eligible for housing in line with the Council's Allocations Policy, and who may also have a care and/or support social care package, and have been agreed by the Council.

Those below the age of 55 years may be considered where they are in greatest housing need and would be deemed eligible for housing in line with the Council's Allocations Policy, and may have a care and/or support social care package, and have been agreed by the Council.

The above will be secured through the Section 106 agreement, and the nomination process will be set out in a nominations agreement, which will be mutually agreed with the housing provider.

Occupancy

All affordable properties covered by the S106 agreement should be occupied as a principal home, e.g. they will not be used as a second home, holiday let, or buy-to-let investment.

Local Connection

Local connection criteria will be determined on a case-by-case basis, and will be agreed before the drafting of the S106.

Proposed Local Connection Cascade

1. Households with a local connection to the parish the development is in (Cleator Moor)
2. Households with a connection to the adjoining parishes (Arlecdon & Frizington, Egremont, Ennerdale & Kinniside, Haile and Weddicar)
3. Households with a local connection to the Wider Locality (the parishes of Beckermest, Bootle, Distington, Drigg & Carleton, Eskdale, Gosforth, Irton & Santon, Lamplugh, Lowca, Lowside Quarter, Millom, Millom Without, Moresby, Muncaster, Parton, Ponsonby, Seascale, St Bees, Ulpha, Waberthwaite & Corney, Wasdale, Whicham, Whitehaven)
4. Households with a connection to the District of Cumberland

Timescales for the Cascade will be determined before the drafting of the S106, and will form part of a nominations agreement, which will be mutually agreed with the housing provider.

Eligibility and Allocation of Rented Housing

Allocation of Rented Housing should be in line with the Council's Housing Allocations Policy criteria and the process for nominations will be set out in a nominations agreement.

It is recommended that applicants contact the Housing team on housing.developmentteam@cumberland.gov.uk to discuss the terms of the S106 and the nominations agreement prior to planning approval being granted.

Tenure

The tenure split recommended in the GHNS is 50% Social Rented, 25% Affordable Rent and 25% Affordable Home Ownership, and we are looking to implement this on all developments.

However, we will not seek Affordable Home Ownership in this development and accept the provision of rented properties in the HMO rooms.

Affordability

All affordable properties for Social or Affordable Rent should be let at rents that are in-line with current Registered Provider guidelines.

It is recommended that the applicant contacts the Housing team to discuss the tenure and property type mix of this application.

3. Supported Housing

Parish Need

23 units of retirement / sheltered housing for older people by 2029

7 units of fully wheelchair adapted housing (M4(3)) by 2029 and 112 units of accessible/adapted housing (M4(2)) by 2029.

District Need

54 units of supported housing accommodation for people with a learning disability and / or people with autism by 2029.

35 units of accommodation for people with mental health conditions by 2029.

36 units of general needs move-on accommodation per annum for care experienced young people leaving supported housing.

70 units of supported housing for care experienced young people by 2029.

Adult Social Care commissioners identified that this development would be suitable to meet the Supported Housing needs of people with learning disabilities and/or people with autism and people with mental health conditions.

The Housing Team request that a percentage of the rented properties be allocated as Supported Housing. A percentage of these properties should be accessible.

In the event that supported housing properties are provided, it is expected that Cumberland Council will, in the first instance, be given nomination rights to the properties. This will be secured through the Section 106 agreement, and the nomination process will be set out in a nominations agreement, which will be mutually agreed with the housing provider.

The Occupancy, Local Connection, Local Connection Cascade and Eligibility criteria outlined for the general needs affordable properties will also apply to these properties.

It is recommended that applicants contact the Housing team on housing.developmentteam@cumberland.gov.uk to discuss the terms of the S106 and the nominations agreement prior to planning approval being granted.

4. Design & Development Standards

Any affordable provision must meet the expected space standards set out in current national guidance.

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.

5. Design Standards

It is expected that all affordable properties will be compliant with M4(2) building standards, with a % of these compliant to M4(3) in line with the Council's Local Plan.

We request that a % of the affordable properties meet the requirements of the Centre for Ageing Better recommendations, and provide the following:

- A toilet on entrance level
- Level thresholds
- Sufficiently wide doors
- A flush threshold

Design Standards requirements will be agreed on a case-by-case basis. If these requirements cannot be met, the developer is encouraged to contact the Housing team.