

FROM: Cumberland Council, Housing Team

DATE: 12 August 2026

Planning Reference	4/26/2242/001
Proposal	Outline Application For Residential Development For Up To 45 Dwellings With Access Considered
Location	Land Off Dalzell Street, Moor Row, Egremont
Applicant	Nigel Kay Homes Ltd

These comments have been compiled in response to an outline application with all matters reserved except access

1. Overall Provision

The application form submitted with the application shows that the developer plans to build 47 units.

This application is in the parish of Egremont which falls in the West Cumbria housing sub-area. The General Housing Needs Study 2024 (GHNS) identifies the following range of dwelling size appropriate for that housing sub-area¹:

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

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

2. Affordable Housing

At least 10% of the overall provision should be available as affordable housing.

To ensure that local housing needs are met by the affordable housing provision in a future reserved matters application, the developer should base their proposed affordable housing provision on the following evidence.

Table ES2 in the GHNS

The tenure split of affordable housing, as recommended in the GHNS is:

Tenure	
Social Rent	50%
Affordable Rent	25%
Affordable Home Ownership	25%

It is expected that Affordable Home Ownership properties will be offered as Discounted Sale units.

The GNHS evidences a need for the following affordable provision in Egremont parish:

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

The Cumbria Choice housing register shows that as at 13 August 2026, 375 households with an active Cumbria Choice application have indicated that Egremont or Moor Row are their areas of preference for a housing association property.

Cumbria Choice Housing Register²						
Preferred Type of Property	Total %	% of Households by preferred no. of bedrooms				
		1 Bed	2 Beds	3 Beds	4 Beds	5+ Beds
Bungalow	24.80	4.00	18.40	1.33	0.80	0.27
First floor flat or above	5.87	4.80	1.07	-	-	-
Ground floor flat	3.73	2.67	1.07	-	-	-
House	61.33	1.60	29.87	24.27	4.27	1.33
Other	0.27	-	0.27	-	-	-
Wheelchair adapted property	0.27	-	0.27	-	-	-
Information not provided	3.73					

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.

² 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.

3. Allocation of Rented Housing

The affordable housing will be secured through a S106 Agreement, which will specify the affordable housing requirements, including:

If the Rented Units are let by someone other than a partner in the Cumbria Choice scheme, a Nomination Agreement will be used to define the allocations scheme.

Affordability

The Social Rent units should be let at rents that are in-line with current Registered Provider guidelines.

- **Occupancy**

Allocation of Rented Housing should be in line with the Council's Housing Allocations Policy criteria, and will have regard to meeting local need.

- **Local Connection**

The Council's allocations policy will be used to ensure that the Social Rented units will be for people with a connection to the District, who are in Housing Need (as determined by the Cumbria Choice Allocations Policy) and meet the criteria below.

- Must live in the District and have done so continuously for the past year, or for 3 years in the last 5, and that residence was of their choice.
- Have immediate family (mother, father, brother, sister, son, daughter) who are currently living in the District and have done so for at least the last 3 years
- Are employed in permanent employment in the District. Employment is defined as paid employment for 16 hours or more per week for a period of one year, or self-employment where an applicant can demonstrate that the self-employed work they perform is in the District and is on average 16 hours a week or more. The employment must be based on their actual place of work in the area and not based on a head office or regional office situated in the area but from which the applicant does not work. Where working hours fluctuate i.e. casual or zero hours contract, an average will be taken over the last three months, or
- Have close family (normally mother, father, brother, sister, son or daughter) that have lived in the District for a minimum of the past 3 years. We will consider whether there are exceptional circumstances

where other family members may be considered as close. For example, the circumstances where an extended family member brought up a person in the absence of their own parents.

- Where there is an exceptional need to move to the District as determined for very special circumstances.

- **Local Connection Cascade**

Priority will be given to local households through the use of a Local Connection cascade:

- i. those who can evidence that they meet at least one of the Local Connection criteria with regard to the Locality (parish of Egremont)
- ii. after four weeks the cascade will include those who can evidence that they meet at least one of the Local Connection criteria with regard to the Adjoining Locality (the parishes of Beckermest, Cleator Moor, Haile, Lowside Quarter, St Bees, Weddicar, and Whitehaven)
- iii. after four weeks the cascade will include those who can evidence that they meet at least one of the Local Connection criteria with regard to the Wider Locality (the parishes of Arlecdon & Frizington, Bootle, Distington, Drigg and Carleton, Eskdale, Ennerdale and Kinniside, Gosforth, Irton with Santon, Lamplugh, Lowca, Millom, Millom Without, Moresby, Muncaster, Wasdale, Ponsonby, Parton, Seascale, Ulpha, Waberthwaite, Whicham)
- iv. after four weeks the cascade will include those who can evidence that they meet at least one of the Local Connection criteria with regard to the District.

4. Allocation of Discounted Sale Properties

Affordability

The Affordable Home Ownership Units should be sold for no more than 80% of their open market value.

Local Connection

The Affordable Home Ownership Units will be sold in accordance with the Council's Low Cost Home Ownership Policy.

Local Connection Cascade

Priority will be given to local households through the use of a Local Connection cascade:

- i. those who can evidence that they meet at least one of the Local Connection criteria with regard to the Locality (parish of Egremont)
- ii. after six weeks the cascade will include those who can evidence that they meet at least one of the Local Connection criteria with regard to the Adjoining Locality (the parishes of Beckermest, Cleator Moor, Haile, Lowside Quarter, St Bees, Weddicar, and Whitehaven)
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- iv. after four weeks the cascade will include those who can evidence that they meet at least one of the Local Connection criteria with regard to the District.

5. Supported Housing

Parish Need

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

130 units of fully wheelchair adapted housing (M4(2)) by 2029 and 9 units of accessible housing (M4(3)) 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.

The Council requests that Home Group considers working with the Council to allocate some of the Rented Units to those who need Supported Housing.

The Registered Provider should contact the housing team for more information. The Housing team will be happy to discuss how the scheme can support tenants with support needs.

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

6. Property Standards

Any affordable provision must meet the standards set out in the Copeland Local Plan, and meet 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.

Should a Cumberland Local Plan be adopted before work on this development begins, the Standards in the new Local Plan will apply.

7. Design Standards

A % of the affordable properties should be M4(2) and M4(3) compliant.

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**

Senior Manager - Housing