

**4/23/2313/0F1 - LAND TO THE SOUTH OF DALEVIEW
GARDENS, EGREMONT**

Strategic Housing Response



This is an application for 164 properties in Egremont, within the former Copeland boundary by Gleeson Homes.

Of the 164 properties, 16 (10%) are proposed to be affordable housing units, through the First Homes scheme, a mix of 9 two-bedroomed and 7 3-bedroomed terraced or semi-detached properties. This is the minimum requirement, and we would welcome a higher percentage allocated to affordable housing.

We are pleased to see that all the properties are designed to be M4 (2) compliant as it is important that homes can flex and be adapted to meet the changing needs of residents as they age.

Egremont is one of the former Copeland area's main towns, and a focus for housing development with its proximity to the Sellafield site. Gleeson's have developed housing close to this location in the last few years, including affordable units, which sold well.

Our Housing Needs Survey in 2019 indicated that Egremont has more social housing tenants than the former borough, which would support the need for affordable home ownership, and fewer semi-detached houses, so the housing mix proposed within this application is welcomed – the survey also showed that people wanting to move required a mix of housing type, including bungalows. Affordability was an issue for many people wanting to move and so again this supports the requirement for affordable housing on the site. At the time of the survey the town had a higher proportion of retirees than average and so these properties may attract that market, freeing up family sized homes elsewhere that may be more affordable.

The housing mix proposed aligns with our survey and the SHMA, giving a greater number of 2 and 3 bedroomed properties but provision of some 4 and 5 bedroomed properties to attract larger families and those with higher incomes.

The proposed site is a significant size, and we would recommend that the developer engages with local residents early on to ensure that they are informed about the site and the benefits it may bring to the town and community.

21/11/2023

Update 04/07/2024.

With regards to the 16 affordable housing units, the applicant has proposed that these are all delivered through the First Homes Scheme, whereas the requirement is for 25% of all affordable housing units to be through this scheme. First Homes must be provided at a minimum 30% discount, against a minimum 20% discount under our discounted sale scheme. Whilst full provision through First Homes would in theory mean more affordable properties, these are only for first time buyers and therefore other residents in housing need would be excluded from accessing affordable housing on this scheme. We therefore recommend that the number of First Homes is reduced and discounted sale units are included.