

**FROM: Housing Team**

**DATE: 3<sup>rd</sup> February 2025**

Planning Reference	4/24/2430/001
Proposal	Outline application for residential development of 27 dwellings with details of new access from Egremont Road and all other matters reserved
Location	Land adjacent to Hensingham House, Egremont Road, Whitehaven

This is an application for 27 dwellings, with the size mix still to be determined. We would expect the market housing on this to reflect the recommendations of the 2021 SHMA refresh:

- 1 bedroom – 5%
- 2 bedroom – 35%
- 3 bedroom – 40%
- 4+ bedrooms – 20%

### **Policy Requirements**

Affordable provision on this development should be in line with the requirements of policy H8 in the Local Plan which states that the following tenure split should be applied to developments that provide affordable housing:

- 25% First Homes
- 15% discounted market sales housing, starter homes for other affordable home ownership routes
- 60% affordable or social rented.

The developer has indicated that they will provide 5 affordable properties on this site, which under the above split would be

- 1 First Home
- 1 discounted sale
- 3 affordable or social rented.

We would be agreeable to all of the properties apart from the 1 First Home being affordable or social rented.

## Housing Need

The 2021 SHMA refresh indicated a net need of 30 affordable/social rented dwellings for Whitehaven of the following mix:

<b>Table One</b>	Social/Affordable Rented
One bedroom	30%
Two bedrooms	40%
Three bedrooms	25%
Four + bedrooms	5%

For affordable home ownership the mix is:

<b>Table Two</b>	Affordable Home Ownership
One bedroom	15%
Two bedrooms	45%
Three bedrooms	35%
Four + bedrooms	5%

The Discounted Sale register shows that as at January 2025 the following number of households are interested in discounted sale housing and consider themselves to have a local connection to either the parish of Whitehaven, or one of its adjoining parishes. The register is fairly new and so need/ demand will likely be higher:

<b>Table Two</b>	1BH	2BH	3BH	4BH
Whitehaven	1	9	2	0

The Cumbria Choice housing register shows that as at January 2025, 2647 households have nominated Whitehaven as their area of preference for housing association property.

<b>Table Three</b>	% of households
One bedroom	18
Two bedrooms	47
Three bedrooms	28
Four or five bedrooms	8

<b>Table Four</b>	% of households
Bungalow	18
First Floor Flat or Above	9
Ground Floor Flat	5
House	67
Maisonette	0
Other	0

Wheelchair Adapted Property	0
Bedsit	0

Based on this information we would want to see a mix of 2 and 3 bedroom properties delivered as affordable, and if any bungalows could be provided that would be welcome.

### **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, for qualifying applicants. This will be secured through the Section 106 agreement.

### **Discounted Sale**

Eligibility under the Discounted sale properties provided through the Section 106 will be established through the council's legacy policy which can be viewed [here](#)

### **First Homes**

Eligibility under the First Homes criteria will be established under the National Scheme as there is no legacy policy in place.

### **Affordability**

Dwellings delivered through the Discounted Sale Policy cannot exceed 80% of the market sale value.

First Homes cannot exceed 70% of the market sale value.

Dwellings delivered as affordable rent cannot exceed 80% of the market rent.

Julie Friend – Social Inclusion and Housing Team Leader