

## **AFFORDABLE HOUSING & HOUSING STANDARDS STATEMENT**

**JOHN SWIFT HOMES LTD.  
LAND AT SUMMERGROVE,  
WHITEHAVEN,  
CUMBRIA**

**DOC. REF: 16/07/884 – AHS**

**DATE: 30/08/2025.**

### **INTRODUCTION**

This Affordable Housing & Housing Standards Statement has been prepared to accompany a Full planning application for 70 dwellings on land at Summergrove, Whitehaven.

On 24<sup>th</sup> March 2023 outline planning permission was granted for up to 30 self-build dwellings (4/22/2237/001 refers). On 2<sup>nd</sup> September 2024 outline planning permission was granted for up to 40 self-build dwellings (4/23/2104/001 refers). Both outline consents remain valid.

Detailed discussions have taken place with Nick Hayhurst and given the complexities of submitting two reserved matters applications, it has been agreed that a Full planning application covering the entire site is the most appropriate way forward to a detailed approval.

### **PROPOSED DEVELOPMENT**

The proposed development will deliver 70 dwellings on land at Summergrove, Whitehaven.

In line with current and national planning policy, the development will provide 10% (7 no.) affordable dwellings. The developer will build and deliver the affordable housing.

This statement has been prepared with reference to The Copeland Local Plan 2021-2039, November 2024.

#### **Policy DS4: Design and Development Standards.**

It is considered that the proposed development aligns with relevant paras b), c), d), e), f), i), j), k), l), m), and n) of Policy DS4.

Strategic Policy H1: Improving the housing offer.

The development proposes 70 dwellings made up of 7 dwelling types of varying sizes and design. The site is deliverable in the short term and will provide attractive housing to meet local needs and aspirations.

New housing brings economic benefits particularly during the construction period. The site has potential to attract families living and working within the borough who may otherwise choose to live outside the borough and commute.

This is particularly relevant in relation to high wage earners employed at the adjacent Westlakes Science and Technology Park or Sellafield. The proposed dwellings will provide a level of support and improve the vitality of the local community, services and businesses.

It is considered that the proposed development aligns with Strategic Policy H1.

Policy H6: New Housing Development.

It is considered that by way of the design, layout, scale and appearance that the proposed development aligns with paras a), b), c), d), e), f), g) and h) of Policy H1 and is therefore appropriate in the locality.

Policy H7: Housing Density and Mix.

It is considered that the proposed development aligns with Policy H7 in terms of density and dwelling type mix.

The use of the land is effective and will result in an attractive development desirable to the local housing market. Consideration has been given to the shape and size of the site which incorporates public open space and an extensive landscape planting scheme.

In terms of dwelling types and mix, it is considered that the proposed development will meet the needs and local aspirations as set out in the Strategic Housing Market Assessment (SHMA) 1. This includes promoting a balanced mix of house types and tenures within the market area consistent with the evidence in the SHMA.

As stated above, there are 7 individually designed dwelling types of varying size and style. Whilst they are all single storey, the developer has proven over numerous other developments, that there is a very strong local market for such properties.

A Plot Schedule has been provided with the submission.

Policy H8: Affordable Housing.

The site is greater than 10 dwellings and more than 0.50ha in size therefore an affordable housing requirement is triggered.

The scheme has been designed accordingly and will deliver 7 no. affordable dwellings. These units are on the plots listed below:

Plot 2 – Alms Terrace; 2 bed single storey end terrace; 71.50m<sup>2</sup> or 770 sq. ft G.I.A.

Plot 3 – Alms Terrace; 2 bed single storey mid-terrace; 71.50m<sup>2</sup> or 770 sq. ft G.I.A.

Plot 4 – Alms Terrace; 2 bed single storey end-terrace; 71.50m<sup>2</sup> or 770 sq. ft G.I.A.

Plot 59 – Semi-detached; 2 bed single storey bungalow; 73.50m<sup>2</sup> or 791 sq. ft G.I.A.

Plot 60 – Semi-detached; 2 bed single storey bungalow; 73.50m<sup>2</sup> or 791 sq. ft G.I.A.

Plot 61 – Semi-detached; 2 bed single storey bungalow; 73.50m<sup>2</sup> or 791 sq. ft G.I.A.

Plot 62 – Semi-detached; 2 bed single storey bungalow; 73.50m<sup>2</sup> or 791 sq. ft G.I.A.

The tenure of the affordable dwellings will align with the s.106 Agreements that accompanied each outline planning permission. Each affordable unit will be a Discount Market Sale Dwelling for sale at 80% of a Market Residential Unit; it shall be sold at a discount of at 20% below Open Market Value.