

AFFORDABLE HOUSING & HOUSING STANDARDS STATEMENT

**NIGEL KAY HOMES LTD.
LAND OFF DALZELL STREET,
MOOR ROW,
WHITEHAVEN,
CUMBRIA CA24 3JS**

DOC. REF: 26/01/1093 – AHS

DATE: 30/07/2026

INTRODUCTION

This Affordable Housing & Housing Standards Statement has been prepared to accompany an outline planning application for up to 45 dwellings on land off Dalzell Street, Moor Row, Whitehaven, and should be read in conjunction with the Planning Statement.

The outline submission comprises a phase 2 extension to an existing residential development, which was approved under planning refs: 4/23/2076/001 and 4/24/2323/0R1 in July 2024 and April 2025 respectively.

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

PROPOSED DEVELOPMENT

The proposed development will deliver up to 45 dwellings.

In line with current and national planning policy and phase 1, the development will provide 10% affordable dwellings on site to be sold or rented at 80% of a Market Residential Unit. Because this is an outline application with all matters reserved except access, the exact number of affordable dwellings will be determined at reserved matters stage.

The developer will build and deliver the affordable housing.

Policy DS4: Design and Development Standards.

The application is made in outline only. Nevertheless, the indicative site layout and landscape parameters plan demonstrates that an acceptable layout can be achieved at the reserved matters stage.

Cross reference to para 8.4 of the Planning Statement.

Strategic Policy H1: Improving the housing offer.

The development proposes up to 45 dwellings and will comprise a variety of 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.

Cross reference to paras 7.28 – 7.32 inclusive of the Planning Statement.

Policy H6: New Housing Development.

The application is made in outline only. Nevertheless, it is considered that a development of acceptable design, layout, scale and appearance can be achieved at the reserved matters stage.

Policy H7: Housing Density and Mix.

The application is made in outline only. Nevertheless, it is considered that a development with an acceptable housing density and mix can be achieved at the reserved matters stage.

The use of the land is effective and will result in an attractive extension to an existing development which will be desirable to the local housing market.

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 development will provide 10% affordable dwellings on site to be sold or rented at 80% of a Market Residential Unit. Because this is an outline application with all matters reserved except access, the exact number of affordable dwellings will be determined at reserved matters stage.