

Land to the west of Valley View Road, Whitehaven

(Edgehill Park Phase 4)

Full planning application for 109 dwellinghouses and associated infrastructure including landscaping, open space, access, highway and drainage.

Affordable Housing Statement

August 2022

Affordable Housing Statement

1. The following Affordable Housing Statement is prepared in association with Story Homes full planning application for 109 dwellinghouses and associated infrastructure including landscaping, open space, access, highway and drainage at Edgehill Park phase 4.
2. The existing Copeland Local Plan is due to be replaced in early 2023. Affordable housing Policy SS3 – Housing Needs, Mix and Affordability states that development proposals will be assessed according to how well they meet the identified needs and aspirations of the Borough's individual Housing Market Areas as set out in the SHMA.
3. While the policy is not precise, publication Draft Local Plan Policy H8PU - Affordable Housing, seeks a requirement for 10% affordable provision, of which 40% is to be discounted sale homes (25% of which must meet the definition of First Homes) and 60% is to be affordable rented properties.
4. The Copeland Borough Council SHMA 2021 seeks for the following provision of house type sizes;

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5%	35%	40%	20%
Affordable home ownership	15%	45%	35%	5%
Affordable housing (rented)	30%	40%	25%	5%

Figure 1, Housing Need by Bedroom no.s, Copeland SHMA Update 2021, page 118

5. Story Homes proposal at Edgehill Park Phase 4 therefore seeks to comply with the SHMA evidence and the emerging policy, given its likely significant material planning weight by the time of expected planning decision. The proposal is therefore as follows;

Affordable Rent Units

- 5 x Branford, 2-bed terraced house

Intermediate units i.e discounted sale low cost home ownership and First Homes.

- 3 x Fulford 3-bed terraced house (discounted sale at 80% OMV)
- 2 x Fulford 3-bed semi-detached house (First Homes at 70% OMV)

6. Story Homes shall enter into a s106 Agreement to secure the delivery of the affordable housing in perpetuity.