

AFFORDABLE HOUSING STATEMENT

LAND TO THE REAR OF HENSINGHAM HOUSE (PHASE 3)

Residential Development of 27 dwellings Ref : TA/2024/240

CDL ARCHITECTURE 2024

1.0 Introduction

1.1 This affordable housing statement has been prepared on behalf of Tom Milburn Property Ltd. In support of a planning application for residential development on land to the rear of **Hensingham House Egremont Rd Hensingham**. This Statement is a requirement of Copeland Borough Council's validation checklist and addresses the national and local planning policy requirements in respect of affordable housing provision.

1.2 Section 2 of this Statement sets out the planning policy context relevant to the proposed development, with Section 3 demonstrating the way in which the development addresses the identified local needs

2.0 Planning Policy and its application to the proposed development

Principle – National Planning Policy Framework ("NPPF") (as revised February 2019)

2.1 The National Planning Policy Framework (NPPF) was originally published in March 2012, superseding all relevant previous guidance set out in the former planning policy statement and planning policy guidance notes. The NPPF sets out a presumption in favour of sustainable development and provides 12 core planning principles to underpin decision making, including a need to meet the objectively assessed needs for housing within an area.

2.2 Paragraphs 62, 63 and 64 of the NPPF set out the national guidance regarding the delivery of affordable housing. These state as follows:

'Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and

b) the agreed approach contributes to the objective of creating mixed and balanced communities.

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified housing needs of specific groups.'

2.3 Annex 2 of the NPPF sets a definition of affordable housing, and identifies it as including social rented, affordable rented and intermediate housing such as shared equity homes and other low cost homes for sale and intermediate rent.

Allerdale Local Plan

2.4 The Allerdale Local Plan (Part 1) sets out the strategic and development management planning policies for the parts of the district outside the Lake District National Park; it was formally adopted in July 2014.

Strategic Policies

2.5 **Policy S8** regarding affordable housing states that *'Within the Principal and Key Service Centres housing development of 10 dwellings (or 0.3 ha) or more will be required to make provision for 20% affordable housing.... The Council recognise that in some cases viability of housing sites can be marginal and therefore a flexible approach is required. Where the viability of schemes fall short of the policy requirements, the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or a different tenure mix.'*

3.0 Proposed Affordable Housing Provision

3.1 The planning application proposes a development of 27 dwellings. It is therefore proposed to provide 20% affordable housing on site, which is in accordance with the requirement of the above planning policy in the Principle Settlement of Whitehaven.

3.2 On this basis the requirement would be 5.4 affordable units. This can be rounded down to 5 units. This will be provided in the form of 4 plots containing 5 units with plot 2, duplex in nature with accommodation arranged horizontally, the plots being identified are PHASE 3 (1 - 2 - 3 - 4) as identified on the site plan.

3.3 With regard to tenure, this will be subject to the requirements of the Council as Local Housing Authority, the applicant will engage with the Local Planning Authority with a view to agreeing an appropriate tenure mix prior to determination. This can then be included within a S106 Planning Obligation.

In summary, it is considered that the proposal offers an appropriate opportunity to assist in delivering affordable homes in Cumberland.

CDL Architecture 2024