

Strategic Housing response - 4/20/2472/0F1 – Land to the North of Cleator Mills, Cleator

This is an application by Gleeson's for 115 dwellings in Cleator. The proposed mix of dwellings is:

- 14 x 2 bedroomed dwellings (including 12 for affordable sale)
- 66 x 3 bedroomed dwellings
- 35 x 4 bedroomed dwellings

The vacant site is situated in the South of Cleator, close to residential areas and local amenities and with good access to main travel routes. Cleator Moor parish has a large amount of terraced housing, which is less appealing to market currently and so development of modern family housing is needed to broaden the offer and encourage newly forming households to remain in the area as well as attract new people in.

Our recent housing needs survey and report identified that there is a higher propensity to move in the Cleator Moor area, especially from residents in social housing who aspire to home ownership. We welcome the affordable sale housing (at 80% of market rate) identified for this site as it will appeal to this demographic and allow more people to access modern, quality housing that may otherwise be out of their financial reach.

The Housing Needs report identifies that 2 bedroomed properties were most in demand of those surveyed in the Cleator Moor parish, followed by 3 bed, with less demand for 1 and 4 bedroomed properties, however we recognise that larger family homes attract families from other areas and would appeal on this site. Demand for bungalows was high from those who responded to the survey and are generally desirable throughout the borough and we would support provision of these on this site if viable.

We are supportive of this application and welcome the provision of the affordable housing it provides.