

4/23/2088/0F1 - LAND AT HARRAS ROAD, HARRAS PARK, WHITEHAVEN

Strategic Housing Comments

This is an application for permission to develop 23 units on a site adjacent to established housing close to the centre of Whitehaven, which has previously been used as agricultural land. Previous applications have been refused due to concerns around highway safety.

There is a proposal to provide three 2-bedroom affordable bungalows on the site alongside a market housing mix of one 2-bedroom, nine 3-bedroom and ten 4-bedroom units. The affordable units are proposed to be Build to Rent, at no more than 80% local market rent. Whilst bungalows are popular and in demand, their higher sale and rental value can still make them unaffordable to many who require affordable housing, even at 80% of market prices, and so we would welcome a conversation about genuinely affordable rental levels.

The market housing proposed is considered a good mix that an offer that will appeal to a wide demographic. This area has had significant interest in terms of planning applications, most likely due to the appeal of its location close to the town centre and main highway.

In terms of the housing mix proposed we are supportive of this application.