

Strategic Housing Comments

Outline Planning application for residential development of up to 40 self-build lots including details of proposed access and all other matters reserved.

This is an application for outline planning permission for 40 self-build plots on land to the west of Summergrove Park in Whitehaven. Outline planning permission has already been granted (23/04/23) for up to 30 self-build dwelling on the land immediately adjacent and this application is for phase 2. There are no physical boundaries to the two sites, and they will be implemented as one development utilising one access and site infrastructure.

The site is north of the Westlakes Science and Technology Park, which hosts 2000+ workers in the science, technology, nuclear and professional services.

The site is located close to the towns of Whitehaven and Cleator Moor and would be attractive to professional seeking to buy a home near Westlakes and Sellafield, due to its proximity to local amenities and schools.

The developer is proposing to provide 10% of the 40 dwellings as affordable housing, namely Build for Rent, at 80% of market rent. There are 6 house types proposed including bungalows, which will attract different parts of the market. Due to the location we would welcome a conversation as to whether Build for Rent is the right option for the affordable sale properties.

The 2019 Housing Needs Survey, published in 2020, shows that there is interest in self-build housing, with 15% of those surveyed expressing an interest. The appeal of self-build was broad across all ages, tenures and levels of economic activity but was strongest amongst those under 50, with a mortgage and working.

Overall, we are supportive of this application, which provides the opportunity for people to self-build their home. We would support a design that facilitated these being lifetime homes, that can adapt as people age (in terms of space, adaptability etc).

26/04/2023