

**From:** Julie Friend  
**Sent:** 27 April 2023 08:44  
**To:** Development Control  
**Cc:** Julie Friend  
**Subject:** FW: 4/23/2088/0F1 - LAND AT HARRAS ROAD, HARRAS PARK, WHITEHAVEN

Hello

I have included our response on the initial application below. Additional comments are:

We welcome the additional affordable unit in the new application, so that the overall proposal is for 3. The developer is proposing that these are Build to Rent units, at least 20% below the market rent for the area. Through this scheme market rent is assessed using the definition of the International Valuations Standard Committee as adopted by the Royal Institute of Chartered Surveyors. Further details regarding letting agreement parameters, management and service agreement and marketing agreement would need to be set out in section 106 agreement through the planning process, along with a requirement to provide the council with an annual statement.

**PROPOSED RESIDENTIAL DEVELOPMENT FOR 23 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE AND LANDSCAPING  
LAND AT HARRAS ROAD, HARRAS PARK, WHITEHAVEN**

4/22/2135/0F1

This is a full planning application for 23 dwellings, comprised of 21 market and 2 affordable units on a site of the northern side of Harras Road, Whitehaven. To the south of the site is the Highlands housing estate. This area has seen significant development interest in recent years, including an application for 370 houses on the Harras Moor site.

This application is to create 3 distinct groups of dwellings on the site, with a mix of bungalows, semi-detached and detached single and double storey units. In terms of size, the two affordable units are proposed to be 3 bedroomed and the market housing 9x 3 bedroom and 12 x 4-bedroom units.

The developer is proposing to provide 2 affordable units to rent at no more than 80% of market rate, but we have concern as to whether they would be truly affordable to the intended market, given the likely high market rent for the dwellings. We would therefore suggest a higher % discount to ensure they are truly affordable.

We welcome the number of bungalows proposed as these are always popular and in demand and believe that these dwellings would be popular within the market, attracting people to the area and also potentially freeing up larger family homes for those wanting to move to single storey accommodation.

The proposed development fits with our strategic priorities around investment and place, increasing the choice of housing available and growing the supply of housing in the main town, and so we broadly support the proposal.

*Julie*

Julie Friend  
Social Inclusion and Housing Team Leader

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**From:** Oliver Hoban <Oliver.Hoban@copeland.gov.uk>  
**Sent:** Thursday, April 13, 2023 3:44 PM  
**To:** Julie Friend <Julie.Friend@copeland.gov.uk>  
**Subject:** 4/23/2088/0F1 - LAND AT HARRAS ROAD, HARRAS PARK, WHITEHAVEN

Please find attached a consultation letter relating to the above planning application.

The submitted plans and documents can be viewed on the Council's web site using the following link:

<https://www.copeland.gov.uk/planning/application-search>

Comments should be sent to the following e mail address within the next 28 days:  
development.control@copeland.gov.uk

Kind regards,

**Oli Hoban**

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