

FROM: Housing Team

DATE: 14 July 2026

Planning Reference	4/25/2110/0F1
Proposal	Erection Of 95 Dwellings With Associated Infrastructure
Location	Land At Parkside Road, Cleator Moor

The Affordable Housing Plan – Amended Details June 2026 confirms the affordable provision is:

Rent	4 x 2 bed houses
	3 x 3 bed houses
Discounted Sale	2 x 2 bed houses
	3 x 3 bed houses

This has been agreed during discussions with the Housing team.

Nomination Rights

In the event that the Rented Units are sold to a Registered Provider, the Rented Units will be let in accordance with the Cumbria Choice Allocations Policy. Where the Registered Provider is not a partner in the Cumbria Choice Scheme, the Owner shall enter into a Nomination Agreement with the Council.

Local Connection

Allocation of Rented Housing should be in line with the Council's Housing Allocations Policy criteria, and will have regard to meeting local need.

- **Local Connection Criteria**

The Council's allocations policy will be used to ensure that the Social Rented units will be for people with a connection to the District, who are in Housing Need (as determined by the Cumbria Choice Allocations Policy) and meet the criteria below.

- Must live in the District and have done so continuously for the past year, or for 3 years in the last 5, and that residence was of their choice.

- Have immediate family (mother, father, brother, sister, son, daughter) who are currently living in the District and have done so for at least the last 3 years
- Are employed in permanent employment in the District. Employment is defined as paid employment for 16 hours or more per week for a period of one year, or self-employment where an applicant can demonstrate that the self-employed work they perform is in the District and is on average 16 hours a week or more. The employment must be based on their actual place of work in the area and not based on a head office or regional office situated in the area but from which the applicant does not work. Where working hours fluctuate i.e. casual or zero hours contract, an average will be taken over the last three months, or
- Have close family (normally mother, father, brother, sister, son or daughter) that have lived in the District for a minimum of the past 3 years. We will consider whether there are exceptional circumstances where other family members may be considered as close. For example, the circumstances where an extended family member brought up a person in the absence of their own parents.
- Where there is an exceptional need to move to the District as determined for very special circumstances.
- **Local Connection Cascade**

Priority will be given to local households through the use of a Local Connection cascade:

- i. those who can evidence that they meet at least one of the Local Connection criteria with regard to the Locality (parishes of Arlecdon & Frizington and Cleator Moor)
- ii. after four weeks the cascade will include those who can evidence that they meet at least one of the Local Connection criteria with regard to the Adjoining Locality (the parishes of Distington, Dean, Lamplugh, Ennerdale & Kinniside, Haile, Egremont, Weddicar)
- iii. after four weeks the cascade will include those who can evidence that they meet at least one of the Local Connection criteria with regard to the Wider Locality (the parishes of Bootle, Beckermest, Drigg and Carleton, Eskdale, Gosforth, Irton with Santon, Lowside Quarter, Lowca, Millom, Millom Without, Moresby, Muncaster, Wasdale, Whitehaven, Ponsonby, Parton, Seascale, Ulpha, Waberthwaite and Corney, Whicham)
- iv. after four weeks the cascade will include those who can evidence that they meet at least one of the Local Connection criteria with regard to the District.

The Housing team will be happy to discuss the Local Connection Criteria and Cascade with the Registered Provider.

Senior Manager – Housing