

FROM: Cumberland Council, Housing Team

DATE: 22 October 2026

Planning Reference	4/25/2349/0R2
Proposal	Application For Approval Of Reserved Matters Relating To Appearance, Layout, Landscaping And Scale For The Erection Of 300 Dwellings With Associated Open Space & Infrastructure Pursuant To Outline Planning Approval 4/18/2287/0o1 (The Outline Was Not An Eia Application).
Location	Land At Harras Moor, Whitehaven
Developer	Gleesons

The Affordable Homes Layout – Amended October 2026 confirms that no changes are to be made to the affordable provision on this development. The mix of property types and sizes has previously been agreed between the developer and a Senior Manager – Housing.

The affordable provision remains:

	Rent	Discounted Sale
1 bed flat	4	-
2 bed house	11	12
2 bed bungalow	4	-
3 bed house	8	6
	27	18

All affordable properties covered by the S106 agreement should be occupied as a principal home, e.g. they will not be used as a second home, holiday let, or buy-to-let investment.

The affordable housing will be secured through a S106 Agreement, which will specify the affordable housing requirements.

1. Allocation of Rented Housing

If the Rented Units are let by someone other than a partner in the Cumbria Choice scheme, a Nomination Agreement will be used to define the allocations scheme.

- **Occupancy**

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

- **Affordability**

The Social Rent units should be let at rents that are in-line with current Registered Provider guidelines.

- **Local Connection**

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 (Rented Units)**

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 (parish of Whitehaven)

- 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 Egremont, Moresby, Parton, St Bees, 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 Arlecdon & Frizington, Beckermest, Bootle, Distington, Drigg and Carleton, Cleator Moor, Ennerdale Eskdale, Gosforth, Haile, Irton with Santon, Kinniside, Lamplugh, Lowca, Lowside Quarter, Millom, Millom Without, Muncaster, Ponsonby, Seascale, Ulpha, Waberthwaite, Wasdale, Whicham)

2. Allocation of Discounted Sale Properties

- **Affordability**

The Affordable Home Ownership Units should be sold for no more than 70% of their open market value.

- **Local Connection**

The Affordable Home Ownership Units will be sold in accordance with the Council's Low Cost Home Ownership Policy.

- **Local Connection Cascade (Affordable Home Ownership)**

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 (parish of Whitehaven)
- ii. after six 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 Egremont, Moresby, Parton, St Bees, Weddicar)
- iii. after six 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 Arlecdon & Frizington, Beckermest, Bootle, Distington, Drigg and Carleton, Cleator Moor, Ennerdale Eskdale, Gosforth, Haile, Irton with Santon, Kinniside, Lamplugh, Lowca, Lowside Quarter, Millom, Millom Without, Muncaster, Ponsonby, Seascale, Ulpha, Waberthwaite, Wasdale, 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.

Senior Manager - Housing