

FROM: Housing Policy

DATE: 08 September 2020

Planning Reference	FUL/2020/0182
Proposal	Demolition of garage and construction of 3 no. flats
Location	2a Wyndham Row Cockermouth

Policy S8 of the Allerdale Local Plan (part 1) requires 40% affordable provision on developments in Cockermouth. The tenure split of affordable provision will be determined at reserved matters and should be in line with that specified in Policy S8 of the Local Plan and current NPPF guidance.

The 2016 Housing Study showed that the affordable housing need in Cockermouth and its adjoining parishes of Bridekirk, Brigham, Dean, Papcastle, Embleton and Setmurthy is mostly for three bed properties for general needs and one bed properties for general needs. There is a lesser need for affordable four and five bed properties for general needs and one and three bed properties for older persons.

Choice Based Lettings (CBL) shows how many bids are received for social housing by property type. Information shows that in Cockermouth and adjoining parishes from 2019/20 and 2020/21 to date, the following property types have become available for social rent:

	No. Available	No. of Bids	Average Bids
Two bed bungalow	3	64	21
Two bed flat	19	128	21
One bed flat	6	36	19
One bed bungalow	1	18	18
Two bed house	10	167	17
Three bed house	9	138	15
Three bed flat	1	12	12

Andrea Smith
Housing Development Manager