



Development update

April 2023

PHASE ONE – WESTFIELD ESTATE

As many of you will have seen, we are now on site with phase one of the building of the bungalows on the estate: four bungalows on Fell View Walk, seven bungalows on the Windsor Road garage site and six bungalows on the site of the old welfare on Westfield Drive. Sixteen bungalows will be two bedroom and one, one bedroom. This is phase one.

The bungalows on Fell View Walk have been numbered by the local authority as they are on an existing named street and so will be numbered in line with the existing sequence depending on their location.

The new development on the Windsor Road garage site will be called Crown Close and the new development on the former welfare site will be called Balmoral Close. These names were chosen by our Customer Panel.

The bungalows on Fell View Walk and Balmoral Close are due to be completed at the end of August 2023. The bungalows on Crown Close are due to be completed in November 2023.



WINDSOR ROAD GARAGE SITE

Now work has started on the Windsor Road garage site, the 'cut through' that has been used by many to the old railway line cannot be used. The site is a building site and is potentially dangerous for anyone trespassing.

This 'cut through' was not an authorised right of way although it has been used by many people over the years. As the new development is a scheme of bungalows, Westfield has decided it is better for the new residents if people are not walking through the scheme and therefore there will be no further access to the railway line via this land.

COCKFIELD ROAD GARAGE SITE

Unfortunately, we are no longer able to build two bungalows on the Cockfield Road garage site. We were aware of one sewer running through the site, but another sewer has now been detected which means we are unable to proceed as planned. This is obviously disappointing. We are currently reviewing plans and having discussions about possible uses for this site.

PHASE TWO

We have just received planning permission to build two detached bungalows on the Garth Road garage site but we do not have a start date for this development yet. We have also just applied for planning permission to build on the area of land behind Garth Road and Ghyll Road. We withdrew the last application because the planning officer determined that seven bungalows was too many for the site. Therefore, we have now submitted a new planning application for five bungalows on the site.

We are also in the process of buying another piece of land off the estate to provide some family homes. These three sites will be phase two. We will keep you updated on these sites in future newsletters.

APPLYING FOR BUNGALOWS

We will be starting to allocate bungalows soon. If you would like to be considered for the first new homes to be built, please make an application (the housing form is available on our website or can be obtained from our office). If you have already made an application for a bungalow or level access home, then you will not need to make another application.

IN ADDITION.....

Westfield is also taking ownership of four x three-bedroom houses in High Harrington from Story Homes. These should be complete in July 2023. If you are interested in applying for one of these properties, please make an application. A further four x two-bedroom properties will be available in Spring 2024.

TENANTS AND RESIDENTS MEETING

We will be holding an open meeting on Wednesday 17th May 2023 at 5pm in the Minto Centre. It will be a general update but if you have any questions or would like more information on anything to do with the developments or the bungalows then please come along.

If you are unable to attend but have any queries, you can do this by:

Writing to Diane Gorge, Westfield Housing Association, Minto Centre, Nilsson Drive, Westfield, Workington, Cumbria. CA14 5BD.

Emailing us at: diane.gorge@westfieldha.org.uk

Calling on: 01900 602906 or 07884 752133 on Thursdays and Fridays and asking to speak to Diane Gorge.