

STRATEGIC HOUSING DIRECTORATE

From: Strategic Housing Service **To:** Ryan Killeen

Name: Reah Chadderton **Date:** 08/05/2025

Application No: 25/00381/OUT

Location: Land North And East Of Stakehill Industrial Estate **(314 Dwellings)**

Proposal: Outline planning application (with all matters reserved except the means access) for the development of up to 314 residential dwellings (Use Class C3) and employment uses (Use Class B2/B8 including ancillary office space (Use Class E)) comprising up to 13,047sqm Gross External Area together with associated parking, highway infrastructure, works to public rights of way, areas of public open space, landscaping, drainage, ecological enhancements and other works ancillary thereto

Site Location:



Thank you for consulting Strategic Housing.

The scheme proposes a total of 314 new homes with a mixture of 2, 3, and 4 bedroom homes. To be policy compliant, 47 dwellings are required to be delivered as 'affordable homes'.

Rochdale Core Strategy - *'The need for **affordable housing** has increased in recent years due to an ever-increasing gap between housing costs, particularly for owner occupation, and household incomes. This national trend is evident throughout the borough and, coupled with the difficulty in getting mortgages, has meant that people are finding it increasingly difficult to access market housing.'*

NPPF defines affordable housing as **'housing for sale or rent for those whose needs are not met by the market'**

The on-site delivery of affordable homes presents an opportunity to deliver the right mix of tenure and house type to meet the acute demand for affordable housing in Rochdale.

Housing Demand

As of May 2025, there are over 7,500 households on Rochdale Council's Housing Register, with circa 3500 in need of affordable housing. Market forces continue to increase demand.

The table below shows the number of affordable properties made available to rent to applicants on the Council's Housing Register between 1st January 2025 - 31st March 2025:

Property Size:	Number Available to Let:
1 Bedroom	134
2 Bedroom	61
3 Bedroom	21
4 Bedroom	0
5 Bedroom	0

As at 7th May 2025, **93no families with 4-bedroom** need are currently in priority Band A on the Council's Housing Register, with many housed in unsuitable bed & breakfast or hotel accommodation.

With 4-bedroom accommodation being wholly unavailable to applicant's on Rochdale's Housing Register and demand ever rising, Strategic Housing's focus is of course delivery of 4+-bedroom homes for social rent. Delivery of homes for social rent is a Government priority in this Parliament.

Housing Tenure

It is a priority for Rochdale Borough Council that homes for social rent are delivered as part of the on-site affordable contribution of 47 homes and particular focus being on a reasonable proportion of the proposed 29no 4-bedroom homes delivered for social rent.

The overall inclusion of social rent properties is crucial to meet the needs of low income families. There have been 0 homes built for social rent in Rochdale in the past few years however demand for this tenure has increased significantly. Affordable rent is no longer truly affordable for most families due to significant increases in market rent values.

Strategic Housing requires dwellings to be tenure blind and pepper-potted across the development to support sustainability and neighbourhood inclusion.

Accessibility

There is a requirement for accessible and adapted properties across the Borough. There are currently over 585 households requiring adapted properties on the Housing Register.

Over the last 12 months, Rochdale Council has observed a 24% rise in households requiring accessible, adaptable and fully adapted dwellings. The data concurs with the most recent census survey where a similar proportion of residents in Rochdale reported a disability. With lack of suitable accommodation we anticipate demand across all tenures to increase in the short, medium and long term. Strategic Housing requests consideration for all homes to be delivered to M4(2) standard, with a reasonable number of affordable homes to M4(3) standard.

Space Standards

Strategic Housing expects Nationally Described Space Standards (NDSS) to be applied across all tenures and archetypes.

Summary

Strategic Housing eagerly anticipates early engagement with the future developer and/or Registered Provider of Social Housing to ensure that on-site delivery of much needed affordable housing meets Rochdale's acute and specific housing demand.

Strategic Housing (Growth)
Rochdale Borough Council