

STRATEGIC HOUSING DIRECTORATE

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

Name: Reah Chadderton **Date:** 19/06/2025

Application No: 25/00405/FUL

Location: Land South Of Greenvale, Bamford Rochdale **(43 Dwellings in Total)**

Proposal: Demolition of existing dwelling and construction of a residential development for 43 no. dwellings with access and associated works.

Site Location:



Thank you for consulting Strategic Housing.

Housing need and Demand Data

The scheme proposes a total of 43 new homes, with a mix of 2, 3, and 4 bedroom dwellings. With a proposed mix of Market Housing, and a policy compliant contribution of Affordable properties.

As of March 2025, there are over 442 households that require a 3 bedroom property, with 389 households requiring 4+ bedroom property within the Borough.

The table below details current demand for households within the Borough.

Applicants requiring a 3 bedroom property (across all areas in Rochdale Borough)	442
Applicants requiring 4+ bedroom property (across all areas in Rochdale Borough)	389

There are currently over 200 families in temporary accommodation, many housed in unsuitable bed & breakfast or hotel accommodation.

Rochdale Borough Council has declared a housing crisis, with demand for social rent housing ever rising. Strategic Housing's focus is to deliver 4+ bedroom homes for social rent. Similarly, the delivery of homes for social rent is a Government priority in this Parliament.

Housing Tenure

This development proposes a mixture of Market Housing along with Affordable Home Ownership tenures.

Strategic Housing would require further clarification on the Affordable Home Ownership tenure chosen for this site.

Strategic Housing note that only 2 bedroom homes have been included within the on-site affordable housing contributions. As detailed above, larger families are in desperate need for affordable homes large enough to meet their housing needs. Strategic Housing requires the inclusion of larger family homes to be made available for social or affordable rent.

Delivery of new social rent properties are not only a key Government priority, but a pressing and key priority for Rochdale Borough Council.

Strategic Housing requests consideration of the location of the affordable properties. They should be pepper-potted throughout the site and are tenure blind. We would not expect tenants to be segregated and marginalised to certain outside areas of the scheme, especially relating to the location of the affordable properties.

We note that the affordable dwellings are located directly adjacent to the pumping station within the development. Meaning at times where United Utilities maintain the station (or if a system failure occurs), larger vehicles will cause disruption and inconvenience by parking large vehicles within the cul-de-sac.

Space Standards & Design

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

Strategic Housing requires that the specification of each affordable home is exactly the same specification to that of the market sale archetype to ensure sustainability and provide a well-designed, quality home for long term occupancy. Strategic Housing would not deem 71.7m² large enough for a family home.

Strategic Housing do not support the properties without a front garden.

In addition, the stacked parking arrangement detailed on some of the affordable properties will lead to curb parking and likely block access to the pumping station.

Conclusion

Strategic Housing would expect the inclusion of social/affordable rent properties within this site to ensure suitable accommodation for the unprecedented demand from hard working families on low incomes.

Strategic Housing requests the inclusion of larger family homes for social/affordable rent to meet the exponential demand. Strategic Housing expects that affordable properties are integrated effectively across the span of the site.

Strategic Housing looks forward to the applicant's response and welcomes in-person discussion to ensure delivery of the most suitable and sustainable affordable properties for those in housing need.

In current iteration would seek the withdrawal of this application.

Strategic Housing
Rochdale Borough Council