

Delivering the Right Types of Homes

- 8.11 Policy JP-H3 of PfE recognises the need for residential developments to provide an appropriate mix of dwelling types and sizes reflecting local needs, including specialised housing. This policy sets out what is required with Rochdale to meet local needs and provide a choice of suitable homes.

Policy H2 - Delivering the Right Types of Homes

We will deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough. To do this we will:

- a. Ensure new development provides an appropriate mix of housing types, agreed with the Local Planning Authority, that takes account of local needs and aspirations;
- b. Deliver good quality affordable housing, including larger family homes, to satisfy the requirements of policy H3;
- c. Ensure that the supply of larger and higher value housing in the borough is improved to provide a more balanced housing stock;
- d. Require a high standard of design and layout that produces attractive places, which are energy efficient and resilient to a changing climate (Policies PE1, S1, S2);
- e. Promote densities, in accordance with PfE policy JP H4, that make efficient use of land, balances the need for a range of housing to widen choice in the borough, and reflects local character;
- f. Ensure all new dwellings are built to the nationally described space standards, and the “accessible and adaptable” standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable in accordance with PfE Policy JP-H3;
- g. Allow the alteration and extension of existing properties in accordance with Policy H8 and the Council’s Guidelines and Standards for Residential Development SPD;
- h. Support the provision of housing on appropriate sites to meet the needs of specific groups (Policies H4, H5 and H6); and
- i. Support the delivery of sites for self-build and community build projects to meet identified needs.

Places for Everyone Links:

Policy JP-H3 Type, Size and Design of New Housing

Policy JP-H4 Density of New Housing

Reasoned Justification

- 8.12 Delivering the right types of homes in the right locations is important to create inclusive and sustainable communities.
- 8.13 Providing the right mix of homes on a site not only helps to meet housing needs but also creates diversity within a scheme to broaden the appeal of the site and deliver more varied and attractive layouts. What constitutes an appropriate mix on a site should be based on the most up to date evidence set out in the Council’s Housing Need Assessment (HNA). This will also include delivering good quality affordable housing in

accordance with policy H3. A key aim, as set out in the affordable housing policy, is the need to deliver larger, family homes as part of the mix of affordable housing.

- 8.14 Within the borough there is currently a disproportionate amount of properties in Council Tax bands A and B. In ensuring that all housing needs are met across the borough it is important that larger, higher-value homes are also provided to create a more varied housing stock and support economic growth. The types of higher value houses can vary but are generally characterised by homes that are situated in well-landscaped settings, with spacious plot sizes and larger internal floorspaces. They can also include smaller properties which are built to a high specification incorporating the latest technologies.
- 8.15 The precise mix of housing on a site should be determined on a site-by-site basis taking into account the latest evidence as well as the site location (including density requirements set out in PfE Policy JP-H4), site characteristics and the nature of the surrounding area. In the case of small sites, again these will be considered on a site-by-site basis and may contribute to some of the more specific needs identified for that area rather than the full range.
- 8.16 In applying the density requirements set out in PfE policy JP-H4, the Council will have regard to the potential justifications for lower densities as set out in that policy.
- 8.17 As well as providing the right type of homes to meet housing needs it is important that homes are well-designed, built at appropriate densities and meet nationally prescribed standards for internal space and accessibility. Delivering such homes not only creates more attractive and inclusive places but also ensures that homes meet the requirements for modern living and meet the needs of the occupants as they vary over time.
- 8.18 The provision of an appropriate mix of housing must also consider the need for specialist and supported accommodation. The location of such housing will depend to some extent on the type of provision and the client group that the provision is for. However, the general expectation is that specialist and supported accommodation should be in sustainable locations with reasonable access to community and support facilities (either on or off site), shops and services and public transport connections. The creation of multi-generational communities will be supported.
- 8.19 The delivery of smaller sites is important in terms of overall delivery and making the best use of land available for development. These smaller sites often provide opportunities for self-build and community build projects. The Council maintains a self-build register in accordance with national requirements. The current level of interest, and locational requirements, in terms of self-build does not justify a specific percentage to be specifically required on sites within the borough. It is considered that the existing small and medium sites within the housing land supply provide sufficient opportunities to deliver self-build and community build homes.