



Where we live and the types of homes we live in



The provision of new homes is vital to the future of Stockport as a place that people are able to afford to live and want to work in. Where we deliver those houses, the type of housing that is provided, and the associated open space and other green infrastructure provided, is as important as the number of homes that are delivered. Such provision, alongside other services and land uses, is vital to delivering sustainable development across the borough.

Housing

Current context

5.1 As set out in the National Planning Policy Framework, all local authorities need to identify a local housing target and to plan for its delivery over the plan period.

5.2 The emerging work on the Greater Manchester Spatial Framework (GMSF) will set the overall housing figure for Stockport, and will provide large-scale housing allocations where necessary. At this stage, Stockport's requirement is 19,300 additional new dwellings between 2015 and 2035, although it is subject to change. This works out at 965 dwellings per year. Our current Core Strategy housing target is around 480 dwellings per year and national guidance means that we need to find a way to deliver that revised figure.

5.3 To deliver the homes identified in our housing target, we want to optimise the amount of housing we deliver on brownfield land; this approach reflects government's guidance and the recent Housing White Paper. It is something we have been able to do successfully for many years, due to policies which have restricted development on greenfield land.

Planning for the future

5.4 Our housing target is still being developed and we are working hard to identify more brownfield sites and look at ways to make best use of that land in terms of the number of homes it can deliver. However, the need to deliver housing in the future is likely to put pressure on land which has not previously been needed for that purpose. Therefore we need to think about which land that should be, Green Belt land or the open spaces that serve the populations already living in our built-up areas. We consider Green Belt and existing open space in another section, but if such release is required, then we will need to assess which land to use, looking at a number of factors relating to health, environmental constraints, other benefits of open space and the purposes of Green Belt.

5.5 Providing new homes also needs to consider the delivery of the right types of housing in the right locations, and the different sizes and types of housing that meet the various needs of people who want to live in Stockport. The delivery of housing via higher density development can help to deliver those numbers and limit the loss of green space, but this has to be balanced against delivering neighbourhoods and environments in which people are able to live healthy lives.

5.6 The right type of housing also includes the provision of affordable housing. Stockport already has an affordable housing policy which has helped deliver around a third of all residential development as affordable dwellings since 2011. The government is likely to change the definition of what an 'affordable' dwelling actually is, so we will need to think about how to adapt our approach to make sure that the genuine needs of people are met. This means we need to find a way to deliver the right number of affordable houses, that are also the right type.

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5.7 Recent changes to national legislation mean that the council now needs to help find ways to deliver plots for those who wish to self-build their own home, something the government has identified as an important element of delivering housing. We have a [self-build register](#) to which people can add their details and this will help us work out how much demand there is for this type of housing. We will then need to work out how we best deliver land to try and meet that demand.

5.8 Stockport has an ageing population and that means that there is a need for suitable homes to support people who need varying levels of specialist provision, whether that is adapted homes or residential or extra-care housing. The provision of suitable market housing for those who wish to move to smaller properties to suit their needs would have the benefit of freeing up larger properties for families who need them.

5.9 The government has set national standards for housing space and national guidance says we should consider whether there is need for standards to be applied in our area, including the impact of applying standards in terms of the viability of schemes. Through our existing policies we currently require homes to meet the '[Decent Homes Standard](#)' and seek to achieve '[Lifetime Homes Standard](#)' in new housing. As home working continues to increase, there is a need to assess whether this presents any challenges or opportunities for house design which we should address. Elsewhere in this document we consider the importance of design, and this is relevant to housing in terms of quality standards both from a visual and environmental perspective.

5.10 There is an identified need for Gypsies, Travellers and Travelling Showpeople and the council should make provision for that need through the identification of land for sites, including the application of fair, realistic and inclusive policies. We currently have no allocations for such sites, but do have a criteria-based policy to deal with sites if they come forward for development. Established formal sites result in better overall management of the need which exists.

5.11 In addition to the delivery of all these different types of housing, it is important that we deliver the different things that make people want to live in an area. The Stockport Local Plan will look at a lot of different issues in that regard but one of the items which can be directly related to the development of housing is open space.

Open space provision for new homes

Current context

5.12 The NPPF emphasises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

5.13 The recent open space study has made a recommendation that the wider benefits of open space sites and features regardless of size should be recognised as a key design principle for any new development.

Planning for the future

Area of open space within residential development



5.14 Whilst levels of open space in the built-up area vary across the borough, overall Stockport does not have enough publicly accessible open space and some of what it does have could be of a better quality to encourage its use. Future need for open space will arise from the population increases from potential housing growth areas and developments. There is a policy in the existing Stockport Development Plan which requires developers to provide open space in new developments. This policy currently has a focus on children's play space and recreation, with other types of open space such as

allotments and amenity space, being given less attention. Advice for these different types of open space is provided in a number of guidance documents including the 'Sustainable Design and Construction', 'Recreational Open Space Provision and Commuted Sums' and 'Design of Residential Development' Supplementary Planning Documents; thereby leading to confusion.

Question 9

Where should new housing and places to live be located?

Question 10

What should be the balance of new housing types, sizes, development design and density?

Question 11

If you have struggled to find a home in Stockport, what have the problems been and how do you think the planning process can help with these issues in the future?

Question 12

Do you have any other comments about housing provision in Stockport?