

Location	No of dwellings	Phase
<i>Foxlow Farm, Ashbourne Road, Buxton (B20,B21,B22) [Policy DS20]</i>	<i>0(440)</i>	<i>E/M</i>
<i>Harpur Hill College Campus (B27)</i>	<i>105</i>	<i>E</i>
<i>Station Road, Buxton (B31) [Policy DS22]</i>	<i>30</i>	<i>M</i>
TOTAL PROVISION ON ALLOCATED SITES	815	

Sites marked * are industrial legacy sites identified in Policy E5 for redevelopment including housing

Sites with [Policy DS] refer to Strategic Development Sites policies

Sites with a 0 in the number of dwellings column had planning consent for housing development upon the publication of the main modifications to the Local Plan. A zero figure is specified to avoid double counting in the Housing Trajectory (Appendix 2) where the number of dwellings with planning consent is stated alongside the projected number of homes to be delivered on allocated sites. In the event that these permissions lapse, indicative housing capacity figures for these sites are provided in brackets and in the corresponding Strategic Development Site Policy in Chapter 6.

Supporting guidance

- National Planning Policy Framework: 2012
- Strategic Housing Land Availability Assessment: 2014
- Strategic Housing Market Assessment: 2014
- Strategic Housing Needs Survey

New Housing Development

5.144 Meeting the assessed housing needs of local people is an important consideration in the plan. This is not only new homes, but the type, location and the mix of house types to create vibrant and inclusive communities

5.145 This policy will ensure that an appropriate range and mix of new homes are provided, including affordable housing for the needs of the current and future population. This can include flats, apartments, first time buyer and family homes and will be informed by the Housing Needs Survey.

5.146 As the population is ageing, consideration will need to be given to the needs of the elderly and this may mean sheltered, extra care or supported housing is required.

5 Development management policies

5.147 In order to address the changes in population structure, new homes should where possible, be designed to provide flexible, accessible accommodation that is capable of future adaptation to meet the differing and changing needs of households as they experience life events. Accordingly, new developments should aim to meet the needs of an ageing population by adhering to the optional technical housing standard for access and the new nationally described space standard.

Policy H 3

New Housing Development

The Council will require all new residential development to address the housing needs of local people by:

- a) Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4
- b) Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents
- c) Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality
- d) Ensuring new residential development includes a proportion of housing suitable for newly forming local households
- e) Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.

Supporting guidance

- National Planning Policy Framework: 2012
- Strategic Housing Land Availability Assessment: 2014
- Strategic Housing Market Assessment: 2014
- Strategic Housing Needs Survey