

Matters 5

Neil Altoft

Rep id 143

The Housing Requirement

It's clear from the statistics published in the Ashfield housing needs assessment, and the Derbyshire County Council Policy and Research paper 2020, that the primary reason for the increase in housing need is driven by an ageing population. However, this is not reflected in the types and densities of properties defined in the Core Plan. Consequently, there is a perceived need to build on Green Belt.



A high percentage of the types of properties used to house this demographic can be at a considerably higher density and consequently massively reduce the pressure to build on Green Belt. Stanton could be a desirable new retirement village to meet the actual demand.

Local examples: a 4-storey apartment block could accommodate 82 2 bedroom apartments on the same footprint that would typically accommodate 28 small homes.



The above aerial views are at the same scale and show Parklands View, Derby next to a recent new housing estate in Long Eaton.

Other factors that would allow for an increased density at Stanton are a lower requirement for parking, lower peak-time traffic and no requirement for building schools.

Stanton is a Brown Field site that is not surrounded by existing buildings, so would not be restricted to lower density housing due to the usual planning requirement of maintaining the character of an existing area.

Similarly, the Core Strategy does not acknowledge the higher density options available for first time buyers in the town centres.

In summary, the Core Strategy is fundamentally flawed because it uses general “dwelling” numbers as its basis and expects that the specific types of housing would be specified later during the planning process. This inevitably leads to fewer dwellings of the appropriate type, not maximising density and unnecessary building on Green Belt.