

Land off Macclesfield Old Road, Buxton

Residential development comprising 32 dwellings

Planning Statement

Persimmon Homes North West

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1 Introduction

- 1.1 This document provides an overview of the development proposals for a site at Macclesfield Old Road, Buxton and considers the planning policy framework by which the full planning application will be determined. It also provides a summary of the significant social, environmental and economic benefits arising from the development of the site. A planning application was submitted for the site in June 2013 under reference HPK/2013/0299, which was eventually withdrawn. Since the withdrawal of the previous application, there have been significant changes made to the layout. The application is also supported by additional survey work. These are discussed in more detail in this statement.

2 The site

- 2.1 The application site is located to the south west of Burbage and Buxton, off Macclesfield Old Road. The site is on the edge of the existing settlement, surrounded by residential development. The north the site is directly bordered by the access road, Macclesfield Old Road. Further north and north west the land rises and is predominantly open countryside. To the west and south the site is bordered by open countryside and towards the east the site is bordered by residential development.
- 2.2 The site currently comprises a large detached residential building and several outbuildings. The external areas of the site are dominated by a mixture of gardens and overgrown areas with scrub and several mature trees. There is also an area of hard standing adjacent to the house for vehicle parking and the storage of rubble. The site boundaries are currently defined as being garden fences, dry stone walls, hedgerows, semi mature trees and mature trees.
- 2.3 The site is ideally located for generating sustainable travel being within 400m of existing bus routes with one hourly bus service to both Buxton and Macclesfield. The nearest bus stop is located on Level Lane. The proposed development will connect into existing pedestrian infrastructure via a footway located to the east of the access junction on the southern

side of the carriageway which continues along Macclesfield Old Road to the junction with Level Lane.

- 2.4 In terms of the road network the site sits off Macclesfield Old Road, with easy access to the A53 Leek Road, which leads to Burbage, Buxton and Leek. The site is also within close proximity of the A54 which leads to Congleton and the M6 South and the A537 which leads to Macclesfield, Manchester and the M6 North.
- 2.5 This level of access and accessibility to the wider settlement and surrounding communication network makes the proposed development site a sustainable development site. The application site offers potential to provide some ecological value, however the site is considered to be in general un-kept or maintained and therefore lacks visual amenity, ecology and biodiversity value. There are opportunities through the development proposals to provide and enhance ecology and biodiversity within the site, whilst retaining existing features such as the trees and hedgerows within the site and around the parameters.

Site Opportunities

- 2.6 The primary site access shall be via the existing road off Macclesfield Old Road. The site access will be designed around the retention of existing trees; therefore it gives scope for an attractive tree lined private development site access road. The road surface for the entrance road will be specially designed, in permeable block paving to ensure the retention of the existing trees and allow for a no dig detail along the stretch of the entrance road. The group of existing trees along the sites access point from Macclesfield Old Road vary in quality and ecological value and will provide significant visual value to the entrance of a proposed development. As such they are retained as part of the development proposals.
- 2.7 The views across the valley and surrounding moorland from the site have been enhanced through the positioning of plots. The redevelopment of this

site also provides the opportunity to improve the existing unsightly appearance of the site.

3 Proposed Development

- 3.1 The application seeks full planning approval for residential development, comprising 32 family homes, access and associated works. The application area comprises of 1.28 hectares (3.16 acres). The density equates to circa 25.02 units per hectare. Generally this is a low density scheme, which is not dissimilar to the densities found within the immediate vicinity including the adjoining housing development to the east on Anncroft Road. In fact the proposed density is actually lower than the recent Miller/Gleeson development off Leek Road. The tree lined approach to the site will add to the feeling that this is a low density high quality scheme.
- 3.2 Persimmon proposes 10 affordable homes; 7 No. rented and 3 No. intermediate which will be delivered in partnership with an affordable housing provider. This equates to a 30% affordable housing provision, which is in line with the current planning policy requirement.
- 3.3 The primary entrance is made up of a series of elements and announces the arrival into the site. This gateway has been developed in order to create an attractive entrance feature to the site, whilst retaining a large percentage of the existing trees on site, creating a tree lined access road into the development. In combination these elements form a strong green frontage to the development and approach to the site.
- 3.4 The development will be served by way of a key spine route which will distribute and disperse traffic into the heart of the development, with a variety of houses along the length. Building lines shall be consistent, and the sloping topography of the site will ensure views of the landscape from the majority of the proposed development.

- 3.5 The site shall be defined by not only the architecture, but also the landscape and streetscape. Street trees shall be planted on property boundaries to form a strong avenue and add to the character and enclosure of the routes
- 3.6 A number of corner turning properties sit along the main spine road. These will be highlighted at key points to ensure presence along the street scene and introduce character and passive surveillance within key areas of the proposed development.
- 3.7 The amenity of existing and future residents of the development and surrounding neighbourhoods will be protected as part of the masterplan. Existing neighbours are not overlooked by the development. In terms of overlooking between new properties, the proposals will follow best practice, striking the balance between urban design and guideline overlooking distances.
- 3.8 The layout responds to Secure by Design principles in terms of maximising the opportunities for overlooking of the streetscape and public realm from habitable rooms. The streets and spaces are designed to be legible in terms of movement and their public, semi-private or private nature. All spaces, streets and paths will be lit to a suitable standard as agreed with the local authority. Pedestrian/Cycle routes are safe, secure, overlooked and direct to ensure they reflect the aspirations for the reduction of the occurrence and perception of crime.

Amendments from previous submission

- 3.9 As mentioned above, an application was previously submitted at the site under ref. HPK/2013/0299, however, this was withdrawn in August 2013. There have been various changes made to the layout from the previous submission:
- The 3 storey 'Lewis' housetype has been removed from the mix and replaced by smaller dwellings, which are more in keeping with the character of the local area. All of the proposed housetypes are now 2 storeys;

- The internal road arrangement has been amended, creating a simpler layout which includes a centralised focal point/feature square with character reflecting that of the local vernacular;
- Increased surveillance over the highway and pedestrianised areas;
- The amenity of the neighbouring property (No. 109) has been considered. A smaller housetype is now proposed at plot 1, which would be set back and positioned at an angle to this neighbour. A single storey garage, also at an angle, would be between No. 109 and the dwelling at plot 1, reducing any perceived overbearing impacts;
- General areas of landscaping has increased and there is further open space to the southern part of the site, which would give the development a softer aspect from the surrounding countryside;
- Existing stone wall and landscaping at the entrance will be retained. Properties will now face onto the access drive creating a welcoming entry statement;
- Some of the plots now front on to Macclesfield Old Road, creating an improved street scene and achieving a more friendly outlook to existing neighbouring dwellings;
- The housetype mix has been amended to be more in keeping with the surrounding dwellings. Housetypes have been upgraded to include stone elevational treatments, incorporating stone heads and cills detailing. The revised scheme is much more in keeping with the character of the surrounding area.

3.10 In addition to the changes made to the layout, further survey work has been carried out. These include:

- Updated Ecological Assessments including surveys of the River Wye and further bat surveys;
- The Flood Risk Assessment and Drainage Strategy has been updated to address concerns raised by the Environment Agency;
- An Archaeological Assessment has been carried out.

The supporting reports are discussed below:

Transport Note

- 3.11 The Transport Note has considered the proposal to develop 32 residential dwellings. From the analysis the following conclusions have been made:
- The trips generated as a result of the proposals will be minimal and will have no material impact on the adjoining highway network;
 - Considering its location, the site is accessible by non-car travel modes including public transport, walking and cycling, thus complying with current policy and guidance; and
 - Suitable vehicular site access arrangements can be provided via Macclesfield Old Road and designed in line with the 6 'C's Design Guide.
- 3.12 With consideration to the above, there should be no highways related issues that would prevent this development being approved.

Phase 1 Ground Investigations Report

- 3.13 A review of the historical information, the current site conditions and the anticipated shallow ground conditions at the site, based on available data, indicates that the potential for contamination to be present on the site is very low. However, some localised contamination may be present associated with the activities undertaken in the outbuildings as well as a potentially in-filled pond. In addition, potential risks associated with landfill gas have been identified, although the potential risks are again considered to be low. The site is located in an area that is affected by radon gas and appropriate gas protection measures should be incorporated into the design of all new builds.
- 3.14 Specialist advice will be sought prior the site clearance and demolition works with respect to asbestos which was noted to be present on several buildings on site and risk associated with ground stability should be adequately assessed.

Flood Risk Assessment

- 3.15 The site is wholly within Flood Zone 1 and is considered to be at a 'low' risk of flooding from fluvial and tidal sources. The NPPF requires that planning applications for development proposals within that exceed 1ha be accompanied by a Flood Risk Assessment. The residential nature of the development proposals means the classification of the site is 'more vulnerable' from the NPPF. The Flood Risk Assessment (FRA) has reviewed all sources of flood risk to both the proposed development and to the existing adjacent development as a result of the proposals, including; fluvial, tidal, pluvial, groundwater, sewers and flooding from artificial sources. An internet based search for flooding events did not recall any historical flooding in the immediate site area. Consultation with various interested parties has also failed to identify any historical flooding of the proposed development area.
- 3.16 As a result of the relatively low flood risk from all of the sources reviewed, the principle focus of the Flood Risk Assessment is on the effective management of surface water drainage.
- 3.17 Based on the ground conditions identified from both mapping data and intrusive ground investigation, it can be considered that infiltration drainage will not provide a suitable means of surface water disposal for the flows generated by the proposed development.
- 3.18 The River Wye is located just to the south of the boundary of the proposed development which is considered the primary means of surface water disposal and will mimic the pre-development flow of surface water. The proposed surface water discharge rate will need to be restricted to rates no greater than the pre-development scenario.
- 3.19 The report addresses the concerns raised by the Environment Agency during the previous application and is considered appropriate in accordance with the NPPF.

Landscape and Visual Impact Assessment

- 3.20 The varied topography of the area combined with tree cover and existing residential buildings mean that the proposed development would have a slight impact on existing landscape character, with the removal of an existing property and associated outbuildings and the construction of several new properties in their place. There are currently several mature trees in the east of the site which reduce views into and out of the proposed development area and it is anticipated that the majority of these trees can be retained through careful design.
- 3.21 Given the location of the development at the edge of the Peak District National Park and an existing residential area, it is inevitable that the development will be seen from public vantage points. Development will be located in land currently occupied by a residential dwelling and associated outbuildings; therefore visual impact upon the immediate surrounding area is considered to be slight and will not detract from the openness of the countryside.
- 3.22 The site is currently occupied by a residential dwelling and associated outbuildings. The perimeter of the site is enclosed by dry stone walls, neighbouring residential properties or mature trees. The development area is at the western end of the Burbage neighbourhood of Buxton. The largely residential area of Burbage is situated in a stream valley with high-ground to the north, south and east which supports areas of dense woodland cover. There are several mature trees located within the residential areas and mature trees are found on, and surrounding, the site. Consequently, the proposed development site is hidden from view from many areas of Buxton as well as much of the high ground to the west and east. The development site and surrounding area has moderate vegetative cover and is seen in the context of the adjoining residential area, which assists in enabling the proposed development to blend within the adjoining landscape character.
- 3.33 The proposed retention of the boundary drystone walls conserves the well defined field pattern distinguishable within the landscape character area

and the proposed retention of the majority of the existing mature trees will reduce views of the site from the east and from Macclesfield Old Road in. With minimal removal of vegetation and retention of the existing site boundaries, the overall impact on landscape character resulting from the proposed development would be moderate adverse during construction to slight adverse upon completion of the development. It is anticipated that there will be additional planting schemes incorporated into the design, including trees and large shrubs, which will ensure that there will be additional screening of the new development, thus reducing the magnitude of impact of the development. Overall the development will not adversely disturb the pattern and composition of existing vegetation on site. Most of the existing features which are important to the local landscape character will be retained, incorporated into the development and will be protected during construction.

- 3.34 The retention of vegetation, including mature trees, will also contribute to the screening of the proposed development thus minimising the magnitude of impact and preventing the erosion of the character of the area. The site is not located within Buxton Conservation Areas according to the High Peak Borough Council Conservation Area Map.

Tree Constraints Report

- 3.35 The tree survey has identified and reviewed 34 trees in total across the Buxton site. Trees are categorised depending on quality and life expectancy. There is 1 tree on the site which is classified as category A – determined to be a high quality specimen with a 40+ years life expectancy. 23 trees onsite were classified as category B – with moderate quality and a life expectancy of 20+ years. The final 10 trees were classified as category C – with a poor quality and a life expectancy of 10+ years. Development should seek to retain the mature avenue along the current drive and the other mature trees concentrated to the north and eastern side of the site. Opportunities to increase the developable footprint are available through the loss of Category C trees.

Ecology Assessment

- 3.36 An ecological survey of the site was undertaken by Ecologically Bats in 2008, which incorporated a building inspection and subsequent emergence surveys for bats and barn owl and additional scoping for protected species. The survey confirmed the presence of roosting bats. No other evidence of protected or notable species was noted in 2008. An ecological update survey undertaken by NLG Ecology in December 2012 comprised of mapping and describing habitats across the application site, combined with building inspections for bats and barn owl, including an internal inspection of an existing dwelling (B1). Evidence of bats was found in the form of scattered droppings (c.10) and c. 4 pairs of feeding remains. An updated Phase 1 and Habitat and Bat Survey was carried out in August 2013. Three bat activity surveys (2 dusk and 1 dawn) were conducted within the core survey months (between May and August 2013) to establish the use of the buildings by bats. No further bat evidence was observed during these surveys.
- 3.37 No other evidence of protected species was identified, although habitats on site are capable of supporting breeding birds. In terms of habitats, mature trees on site represent good examples of their type, forming a distinctive attribute to the local context and being characteristic of the wider landscape. The remaining habitats are considered to support common and widespread plant species, although they do form direct habitat connections to the wider landscape.
- 3.38 In terms of habitats, mature trees on site represent good examples of their type, forming a distinctive attribute to the local context and being characteristic of the wider landscape. The remaining habitats are considered to support common and widespread plant species, although they do form direct habitat connections to the wider landscape.
- 3.39 Given that the habitats have potential to support birds during the breeding season (March- August, inclusive), any future site clearance or demolition works would need to take place outside of the breeding bird season. Opportunities exist to enhance the sites biodiversity as an integral part of

the development; i.e. provision bird nest boxes and features of potential value to roosting bats. Landscape planting could incorporate native species typically characteristic of the local landscape.

- 3.40 TEP carried out a Water Vole and White Clawed Cray Fish Survey on the River Wye; no evidence of these species was identified.
- 3.41 TEP also carried out and updated Assessment in September 2014 of the Likely Significant Effects upon European designated sites. This concludes that the proposed development will not result in direct loss or disturbance of any habitats important for the Peak District Moors (South Pennine Moors Phase 1) SPA qualifying bird species. Any impacts on these bird species through indirect disturbance or habitat degradation through any increase in visitor pressure will be negligible.
- 3.42 The proposed development will not result in a direct loss of any of the habitats which are qualifying features of the South Pennine Moors SAC. Any negative impacts on these habitats through erosion, fire risk or pollution are assessed as negligible.
- 3.43 There will be no likely significant effect upon the Peak District Moors (South Pennine Moors Phase 1) SPA or the South Pennine Moors SAC as a result of the proposals.

Construction Phase Management Plan

- 3.45 The construction phase of the Macclesfield Old Road project needs to be carefully controlled so as not to have significant impacts on the environment and the local community. Both Persimmon and the construction contractor have key responsibilities in ensuring that these environmental impacts are controlled adequately. The construction phase management plan outlines the key ways in which construction will be carried out in a controlled manner detailing how project organisation and responsibilities, project communication and coordination, training, operational control, checking and corrective action and environmental

control measure have been considered and would be implemented through the construction of these proposals.

Desk Based Archaeological Survey

- 3.46 Arc Heritage have carried out an archaeological survey. This concludes that there is no evidence of activity within the Site prior to the mid-19th-century. The Site's position is similar to that of Lismore Fields, Buxton, which produced evidence of extensive prehistoric activity, including the site of three Neolithic houses. Previously unrecorded sub-surface heritage assets within the Site therefore cannot be ruled out. Deep ground excavation is not known to have taken place within the Site beyond the footprints of the buildings and the site of the well. Any sub-surface heritage assets that survive in these areas may therefore be preserved in good condition.
- 3.47 The Site lies immediately to the south of Macclesfield Old Road, which was constructed as a turnpike road in 1759. No activity is known within the Site itself prior to the construction of a vicarage, which was commissioned by the Duke of Devonshire and built in 1859. The vicarage was destroyed by fire in 1907 and had been replaced by West Hills, the present-day bungalow within the Site, prior to 1973. Sub-surface heritage assets associated with the former vicarage may survive beneath the bungalow. Building B, one of the outbuildings along the western site boundary, is likely to have been contemporary with the 1859 vicarage. Building A was constructed between 1906 and 1922.
- 3.48 Both structures have been altered and further 20th-century outbuildings have been constructed to the south. The latter are not of historic, archaeological or historic significance.

Further Reports

- 3.49 The application is also submitted with the following additional reports:
- Design and Access Statement – which sets out the design principles that make up the proposed indicative layout for the application;

- Affordable Housing Statement – sets out the proposals in terms of affordable housing ;
- Statement of Consultation – sets out the consultation and engagement which previously took place with local residents and stakeholders;
- Draft Heads of Terms - provides an overview of the elements to be included within the S106 agreement, should planning approval be obtained.

4 Planning Policy Critique

- 4.1 This section of the report sets out the planning policy in which the application will be determined. A detailed summary of the relevant planning policy at all spatial levels and relevant local activity is outlined.

National Planning Policy Framework

- 4.2 The following aspects of the National Planning Policy Framework (NPPF) are considered to be of particular relevance:

Sustainable Development and Delivering a Wide Choice of High Quality Homes

- 4.3 The NPPF states there are 'three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation;
 - A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - An environmental role – contributing to protecting and enhancing our natural, built and historic environment.
- 4.4 In order to achieve these independent roles alongside each other and the presumption in favour of sustainable development, the NPPF outlines the

following 12 core principles which are intended to underpin both plan making and decision taking:

- *Be genuinely plan-led;*
- *Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;*
- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *Take account of the different roles and character of different areas;*
- *Support the transition to a low carbon future in a changing climate;*
- *Contribute to conserving and enhancing the natural environment and reducing pollution;*
- ***Encourage the effective use of land by reusing land that has been previously developed (brownfield land);***
- *Promote mixed use developments;*
- *Conserve heritage assets in a manner appropriate to their significance.*
- *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling; and*
- *Take account of and support local strategies to improve health, social and cultural wellbeing.*

4.5 The NPPF sets the principle 'every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth'. 'At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision taking'.

4.6 Para 14 of the NPPF states that;
'For **decision-taking** this means: approving development proposals that accord with the development plan without delay.'

4.7 Para 49 of the NPPF states that:

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

4.8 It has been accepted by the Council and by Inspectors through recent appeal decisions (for example Land off North Road ref. APP/H1033/A/13/2205644 and Land at Dinting Road and Shaw Lane ref. APP/H1033/A/13/2204114) that a five year supply of deliverable housing land cannot be demonstrated by the Council. As such, paragraph 17 and 49 of the NPPF must apply, which states 'housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'. Therefore, the key issue is whether there are any significant adverse impacts arising from the proposal that would weigh against the presumption in favour of sustainable development. Persimmon considers the site to be a 'deliverable' housing opportunity, sustainably located in close proximity to Buxton town centre which has various services, amenities and transport links. The NPPF has a stated aim for local authorities to 'to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'. The proposed development will significantly boost the supply of new homes within Buxton, whilst also making a full 30% affordable housing contribution.

Strategic Plan Making and Localism

4.9 In principle the proposal represents a positive contribution towards sustainable development within Buxton and High Peak and an opportunity to make a contribution to the housing needs of the area whilst according with the key principle of the NPPF that 'planning should be genuinely planned, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future

of the area'. Indeed, as opposed to other developments being proposed locally around High Peak, in the local context the subject site cannot be considered of a scale that is of strategic significance to the future development of Buxton and would not therefore pre-empt any local strategic planning process. For instance, on the recent appeal decision (Manchester Road, Chapel-en-le-Frith reference APP/H1033/A/11/2159038) the inspector concluded that the development for 105 residential units 'would not be so substantial as to prejudice the emerging local plan.' (Para 19 of the Appeal Decision Notice).

Promoting Sustainable Transport and High Quality Design.

- 4.10 In accordance with the NPPF, this application is supported by a Transport Note, which outlines the opportunities for sustainable transport modes and the safe and suitable access for all associated with the proposal. The promotion of sustainable transport through the prospective development can be demonstrated through the inclusion of a bike shed for each property, which will significantly encourage cycling within Buxton. Furthermore, movement through the site for pedestrians will be conserved and enhanced through the incorporation of pedestrian and cycle routes within and around the proposed development. In terms of the impact of the proposal on the existing highway network, the proposals will result in minimal traffic generation.
- 4.11 The NPPF outlines that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The design of the proposal responds to Secure by Design principles in terms of maximising the opportunities for overlooking of the streetscape and public realm from habitable rooms. Pedestrian and cycle routes sharing a relationship with the scheme are safe, secure and overlooked. All of the properties within the scheme will be built in accordance with the Code for Sustainable Homes Level 3.

Promoting Healthy Communities

- 4.12 The development proposed wholly fulfils the criteria within the NPPF for the planning system to 'play an important role in facilitating social interaction and creating healthy, inclusive communities'.

Emerging High Peak Local Plan

- 4.13 For the purposes of this application, the development plan comprises the saved policies of the High Peak Local Plan adopted in 2005. The new Local Plan was submitted to the Secretary of State on 28th August, however, in view of current uncertainty around the final form of the new Local Plan, little weight can be given to the emerging draft at this stage. In any case, it seems clear that the likely housing requirement of the new plan will require the allocation of land outside current built-up area boundaries. The proposed development site is considered to be deliverable and located within a sustainable location. This is recognised by the representation made from Persimmon through the consultation of the Council's Issues and Options Paper.

High Peak Borough Local Plan

- 4.14 The development plan for the subject site location includes saved policies from the High Peak Borough Local Plan; the following section illustrates how the proposed development is in accordance with the relevant policies.
- 4.15 According to the High Peak Proposals Map the site lies outside but immediately adjoining the Built up Area Boundary, and is washed over by open countryside. The built up area boundary runs along the southern and eastern boundary of the site. The site is predominantly previously developed land. At present a section of the site is occupied by a bungalow and outbuildings which are considered to be in a desperate state of repair.

Principle of Development

- 4.16 Policy H1 'Principles of Housing Provision' outlines the priority of sites in which planning permission for housing will be given. Stating that, 'Planning permission will be given for new housing, giving priority to the redevelopment of previously developed land.' It is considered that the proposed development would see the redevelopment of a part brownfield site, at the edge of an existing settlement, in a sustainably located residential area. Furthermore the provision of housing is important in maintaining the viability of existing local services and facilities although the scale of development will be limited to that which is necessary to meet local needs. Given the pressing need for new homes across High Peak and the limited delivery of new homes locally in recent years, the proposed development should be considered favourably.

Housing Development in the Countryside

- 4.17 According to the current High Peak Borough Local Plan Proposals Map, the subject site is largely subject to Open Countryside policy. Policy OC1 'Countryside Development' makes provision for the delivery of new homes on sites subject to Open Countryside policy, subject to various restrictive criteria. The proposed development is a departure for Policy OC1, however, given the lack of a satisfactory deliverable land supply, the NPPF states 'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites,' therefore the presumption in favour of sustainable development should apply. Furthermore, paragraph 6.1 recognises 'it is important to make adequate provision for new housing to ensure that all sections of the community have access to a decent home and to maintain the momentum of economic growth.' Given the prolonged housing land supply shortfall, in the context of the NPPF it is fair to say there is an urgent need to deliver new homes.
- 4.18 In regards to the above provisions, the proposed development is in close proximity to the services, amenities and transport connections available

within Buxton; it is a sustainably located site. Furthermore, there is a limited supply of previously developed land within Buxton.

Provision of Affordable Housing

- 4.19 Policy H9 'Affordable Housing for Local Needs' describes that, 'The Council will negotiate with developers to ensure the provision of a proportion of affordable housing for local needs, within new residential development.' This provision of affordable housing within a development proposal is a material consideration when determining a planning application. The proposed development makes a much needed 30% contribution to the affordable housing supply. In addition Persimmon is also offering their helping hand product, a shared equity scheme.

The Standard of New Development

- 4.20 Policy GD4 'Character, Form and Design' outlines aspects of development that will be expected to be of an acceptable standard, if they are to be successfully permitted. The specific aspects are the following:
- Design
 - Scale
 - Layout
 - Density
 - Form
 - Height
 - Colour and materials of construction
 - Landscaping
 - Sympathetic to the local character
- 4.21 The proposed scheme will be exemplary in regards to each of the above considerations, whilst the following additional reports will be submitted to support the application:
- Design and Access Statement
 - Affordable Housing Statement
 - Statement of Community Involvement
 - Transport Statement

- Ecology Assessment
- Tree Survey

4.22 In accordance with policy GD4, the design of the scheme, includes a strong green tree lined gateway, relates positively to existing development and forms part of the strong entrance to the scheme. Furthermore, the design of the scheme will consist of features that ensure a secure, amenable and sustainable quality of life.

4.23 In addition to satisfying the design consideration requirements of policy GD4, the proposed development is broadly in accordance with policy GD7. Policy GD7 outlines how the Council intend to deliver new development which considers the impact of crime and crime prevention. 'Development proposals should ensure that aspects of its design, layout and landscaping have been considered to provide safe and secure environments, minimising the opportunity for crime to be committed.' The proposed development has been considered against all aspects of Policy GD7, ensuring that there is adequate passive surveillance throughout the scheme, without impacting on residents amenity and privacy. Furthermore the development will deliver attractive and safe spaces through design based on security and amenity. Additionally, through provision of cycle infrastructure and pathways, reduced reliance on private cars will provide enhanced active and passive surveillance throughout the site.

4.24 In accordance with policy GD6 'Landscaping', the proposal will secure high quality, well designed landscaping through the delivery of a landscaped gateway to the site, integrating existing features and the use of native species.

4.25 In line with policies GD5 and H11, which concern the effects of any development on amenity and health, the amenity of neighbouring and prospective future residents of the development has been protected through the design process. Properties neighbouring the site are not overlooked and best practice will be adhered to in regards to how prospective future properties relate to each other within the site. The proposed development is fully in accordance with requirements contained

within saved policies of the High Peak Local Plan concerning movement within and around the scheme, for instance in regards to accessibility, cycling measures and pedestrian measures. In regards to policy TR4 'Traffic Management' the proposed development will be successfully designed to ensure that 'the capacity and design of the transport network serving the site will reasonably accommodate the anticipated increase in travel without materially harming highway safety or local amenity.' 'Proper consideration has been given to the needs of pedestrians, cyclists and public transport users as well as those of car users. Furthermore, a Transport Note is submitted as part of the application, which identifies the proposed development, will result in minimal traffic generation. It is also intended that each plot will contain a travel pack, encouraging use of public transport, walking and cycling routes.

- 4.26 In accordance with policy OC10 'Trees and Woodland', sufficient information to enable assessment of the potential impact on trees within and surrounding the site has been ascertained through a Tree Constraints Report undertaken to inform the application. The findings have informed the design of the scheme, which will deliver a sympathetic relationship between existing ecological features within and adjacent to the site. The Ecology Assessment accompanying this application suggests the trees and hedgerows around the parameters of the site provide an important habitat for bats and birds. In the spirit of policy, the proposed scheme will seek to maximise opportunities to improve and enhance wildlife habitats through increasing the extent of native shrubs and trees via additional planting and improvements to hedgerows.

Supplementary Planning Documents

Landscape Character Supplementary Planning Document 2006

- 4.27 New development should seek to enhance the landscape, local character and the natural ecosystem. It should be sympathetic to the existing land form, settlement pattern and individual buildings. It should seek to retain the existing ecosystem by returning surface water to the soil, retaining hedges and trees, recycling wastes and avoiding pollutants.

- 4.28 The proposed application is submitted with accompanying landscaping visual impact assessment detailing in depth the impact of the development proposals on landscape character. The landscaping details relating to the proposed application will be addressed by condition and will outline how the landscaping within the development will enhance the landscaping and biodiversity value across the site, whilst providing necessary mitigation in order to protect existing landscaping features. Also submitted with the application, is a detailed tree survey, highlighting the trees which are currently on site, their locations and the value of each tree in terms of visually and physically. The tree survey, along with the landscaping details address how the development proposals have been carefully considered in order to retain existing landscaping features, whilst provide extra features which will be sympathetic the sites edge of settlement location. A drainage strategy is also submitted with the application, which fully outlines the drainage proposals for the proposed development.

Housing Need in the High Peak Supplementary Planning Document 2006

- 4.29 The 2006 Housing Needs Survey identified a shortfall of 317 affordable housing units per annum over the next five years in the High Peak Borough (and notwithstanding this there are also recognised shortfalls in the provision of affordable housing across the Borough with the Council's AMR 2010-11 stating that a total of 268 affordable homes have been delivered within the Borough (including Peak Park) in the past 7 years: during which time the annual need varied between 443 and 591). Priority will be given to securing affordable housing according to the following order of preference:
1. On site provision of housing to rent
 2. On site provision of intermediate housing combined with housing to rent
 3. On site provision of intermediate housing
 4. Contribution (financial and/or in kind) to the provision of housing to rent on an alternative site in the locality.
 5. Contribution (financial and/or in kind) to the provision of intermediate housing combined with housing to rent on an alternative site in the locality.

6. Contribution to the purchase of existing market housing and its conversion to housing for rent.

- 4.30 The proposed development is inclusive of 30% on site affordable housing provisions, in full accordance of up to date affordable housing policy. The Housing Needs SPD identifies the recommended size of affordable dwellings, along with discussing the implied price of affordable housing. The Housing Needs Survey 2006 links price to actual weekly rents. As a generalisation, the range of income needed to afford social rent is £10,000- £17,500 with £17,500 and above needed to afford intermediate housing.
- 4.31 This SPD states that the Housing Needs Survey 2006 found that Social Rented housing is by far the most important of the tenures required and should account for 80.5% of provision. Shared Ownership can account for 19.5% of affordable housing need at an open market value of 50%; Sub Market Renting is affordable to 11.6% of those in need if provided at 75% of Open Market Rents; No more than 3.3% of households can afford discounted sale housing and the level of discount will need to be above 25% if this kind of provision is to play any part in affordable housing supply in the Borough. It is considered that the proposed development will provide 80% (8 No.) Social rented units and 20% (2 No.) shared ownership units, which are considered to be in line with the current local plan policy.

Residential Design Guide Supplementary Planning Document 2

- 4.32 This SPD highlights the importance of understanding the setting, i.e. the landscape of the High Peak, its natural features and geology and therefore the materials and craftsmanship that is available from this landscape. It notes the importance of locally sourced, traditional materials. It states that local materials are not only appropriate in terms of colour, texture and scale but are important for the continuation and development of local crafts in High Peak. It notes the importance of settlement patterns, identifying three main street and settlement patterns that are characteristic of the High Peak:

- Irregular & Organic
- Linear Grid
- Axial & Picturesque

4.33 It states that the Council promotes new development, which adopts one of these approaches towards site layout in order to create new places, which are relevant to their locality. New housing development, which does not adopt one of these settlement patterns, will be out of character with the High Peak and unacceptable in design quality terms. This approach may be refined in response to more detailed context analysis to suggest other layouts relevant to their place. This SPD acknowledges the importance of designing more locally relevant layouts, creating the townscape first, then fitting the streets in and avoiding disconnected estate layouts and promote ease of walking.

4.34 The design of the scheme, including the entrance driveway, relates positively to the existing development and surrounding area. The carefully considered development consists of features which ensure a secure, amenable and sustainable lifestyle. The development proposal has also been carefully considered alongside a constraints and opportunities plan, which is incorporated within the Design and Access Statement. Details are provided to outline how the constraints and opportunities of the site have helped to develop a concept plan and then further develop to form the proposed development plans which form part of this application.

Planning Obligations Supplementary Planning Document 2005

4.35 New development, both commercial and residential, may place increased demands on existing services in the Borough in terms of, for example, social, educational, community, sport, recreation and leisure facilities and public transport provision. The Council will wish to ensure that private developers, where appropriate, make a contribution to meeting these community requirements. Planning obligations are secured through a S106 agreement. It is proposed that this development will provide 30% on site affordable housing contribution, in the form of 10 residential dwellings. The amount of developer contributions relating to education, highways and

open space/sports provision are expected to be negotiated throughout the application process.

Strategic Housing Land Availability Assessment

- 4.36 The aim of a SHLAA is to identify a supply of land and buildings with the potential to deliver residential development in accordance with the requirements of NPPF. The proposed development site, is identified for housing within the most recent SHLAA, 2014 (ref. AS007).
- 4.37 The Company has promoted this site as a deliverable opportunity, based on the following considerations:
- The site is available, being under the option of Persimmon;
 - The site is acknowledged as deliverable, and the housing land supply challenges faced by the Borough require such sustainably located edge of settlement sites to deliver new homes; and
 - The site is achievable and will viably accommodate new homes.

Analysis and Relevant Local Activity

- 4.38 Due to the lack of a satisfactory five year housing land supply, High Peak has witnessed a growing pressure to provide an up to date local plan in order to reduce the exploitation of the absent land supply. Indeed, the NPPF states where there is no satisfactory deliverable supply of housing, 'relevant policies for the supply of housing should not be considered up to date' and proposals should be judged in the context of the presumption in favour of sustainable development. As such, permission should be granted, unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;
 - Specific policies in this Framework indicate development should be restricted.
- 4.39 This effectively leads to a judgement as to whether the development proposed constitutes sustainable development. A key concern in the

context of the NPPF, which is especially relevant given the location of the proposed development and the rural character of the development site, is the idea that 'planning should be genuinely plan-led, empowering local people to shape their surroundings'. Indeed, a recent high profile appeal decision in High Peak concerning a large, edge of settlement Greenfield development in Chapel en le Frith should be acknowledged.

- 4.40 The Company agree that the strategic development of settlements across High Peak should be managed through the strategic plan making process and not pre-empted by a series of opportunistic, ad-hoc developments that are strategic in nature, taking advantage of the absence of a five year supply and delayed Local Plan production. However, the proposed application consists of only 32 homes (net increase of 31, as there is an existing property on the site); this is certainly not a strategically significant development that risks pre-empting High Peak's strategic planning process. Indeed the site is predominately brownfield and both the existing and emerging development plan encourages the reuse of brownfield sites.
- 4.41 In August 2012, an inspector completed their reconsideration of the Barratt Homes appeal at Chapel-en-le-Frith (consisting of 105 dwellings), resolving to allow the appeal. In their report, the Inspector notes that 'at 105 dwellings, the proposal would represent one-third of the total annual housing requirement of the RSS – that is, for 1 single year - for the Borough of High Peak. However, given the undershooting of housing targets in the recent past, the proposal would represent a lesser proportion of the cumulative outstanding requirement. In these terms the scale of the proposed development would not be so substantial as to prejudice the emerging local plan.' Given this proposal was sustained by no element of community support, is comparatively poorly related to the existing settlement boundary and sets a significantly high bar in terms of what nature of development should be considered strategic in the context of High Peak, Persimmon's proposals at Macclesfield Old Road must be considered an acceptable proposal.

- 4.42 Two recent appeal decisions in June 2014 for sites in Glossop (Land off North Road and Land at Dinting Road and Shaw Lane) have allowed housing developments in the open countryside. In both cases, the Inspectors gave substantial weight to the contribution of meeting the considerable shortfall in housing land supply (appeal ref. APP/H1033/A/13/2205644 and APP/H1033/A/13/2204114).

5 Associated Benefits

- 5.1 In the context of the Framework, the slow economic recovery and government spending cuts, this chapter highlights the huge economic advantages that can be derived from the development of this site. The Framework sets out how the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. It also aims to boost significantly the supply of housing.
- 5.2 Persimmon has developed an Economic Toolkit in order to provide a 'ready reckoner' of the direct and indirect economic benefits delivered from residential development. The model has been developed in conjunction with Nathaniel Lichfield and Partners who have provided economic data from verifiable sources. A copy of the toolkit and an explanation of how the figures have been calculated are provided in Appendix 1 of this report.

Construction

- 5.3 It is widely recognised that spending on construction and infrastructure significantly benefits the UK economy. Whilst this proposal is not regionally significant in scale, the development will have positive economic effects on the local economy, not only through direct job creation but also through the supply of good and services to the construction activity on site. The total gross investment value for a scheme of 32 dwellings is £9,118,720.
- 5.4 Persimmon estimate that 36 direct FTE (Full Time Equivalent) construction employment person years will be created by the development of this site. Of the 36 person years, Persimmon estimate that 13 FTE construction employment years will be for the vulnerable apprentice age group.

Operational Impacts

- 5.5 Persimmon estimates that the creation of 32 dwellings at Macclesfield Old Road will deliver an additional £357,082 total potential spending power within the retail sector (per annum). This figure was calculated by research undertaken on expenditure on food, drink, clothing and footwear,

householder goods, and services. This figure is not a national average, but a regional figure taking account of regional variations based on Office of National Statistic research. The additional spending within the local economy will create an estimated 1 new FTE positions within the retail sector.

- 5.6 Persimmon also estimates an additional £233,684 potential spending power within the leisure sector (per annum) as a direct result of the Macclesfield Old Road development. Persimmon estimates that this will have a spin off, creating an additional 2 FTE jobs within the leisure sector.

High Peak Council Fiscal Impacts

- 5.7 The New Homes Bonus matches funds council tax raised from new homes, with an additional amount for affordable homes for a period of 6 years. The intention of the fund is to reward those Local Authorities who welcome growth by providing them with the means to mitigate the effects new development have on public services and local amenities. The bonus does not override the planning framework in the determination of planning decisions, but is intended to ensure that the economic benefits of growth are returned to the local authorities and communities where growth takes place.
- 5.8 If approved, the Macclesfield Old Road site will generate a New Homes Bonus Payment of £276,288 for High Peak Council. Assuming an average council tax receipt of £1,439 per dwelling, High Peak Council would also receive a further £46,048 per annum in council tax from the development.
- 5.9 In summary the estimated headline economic benefits are:
- 36 FTE construction years will be created by the development
 - £357,082 additional spending power within the retail sector (per annum)
 - 1 new FTE positions within the retail sector.
 - £233,684 additional spending power within the leisure sector (per annum)
 - 2 FTE jobs within the leisure sector.

- New Homes Bonus Payment of £276,288 for High Peak Council
- £46,048 per annum in council tax for High Peak Council

Social Benefits

Family Homes

- 5.10 The Adopted Local Plan sets out the requirement for High Peak to build new homes for its growing population. New homes are needed to meet the demand for housing. The Macclesfield Old Road scheme can deliver 32 new family homes to fulfil the need within High Peak.
- 5.11 The housetype mix comprises two, three and four bed family homes, attracting first time buyers, retired couples, single person households and families to encourage mixed, vibrant and sustainable communities.

Affordable Housing

- 5.12 The scheme will deliver 10 new affordable homes. The affordable housing need for High Peak is highlighted in the Strategic Housing Market Assessment (2008). It was documented that 248 new affordable units each year are required between 2006/07 – 2010/11 including the following tenure:
- 80% social rented
 - 20% shared ownership
- 5.13 An Affordable Housing Statement has been prepared following consultation with High Peak Council. The statement sets out Persimmon's approach to affordable housing and the phasing and delivery strategy for the site.

Job Creation

- 5.14 A development comprising 32 homes will create a number of jobs within the construction industry, both directly and indirectly through the supply chain. To summarise the findings within section 5 of this report,

Persimmon estimate that the following number of jobs will be created by the development at Macclesfield Old Road:

- 36 FTE construction years both directly at the site and indirectly through sub contractors and the supply chain
- 1 FTE jobs within the retail sector
- 2 FTE jobs within the leisure sector

Open Space

- 5.15 Approximately 0.3 ha of open space and private woodland would be incorporated into the development. If necessary, Persimmon are willing to make a contribution towards open space and await feedback on this matter.

Education Contributions and Opportunities for Learning

- 5.16 If necessary, Persimmon are willing to make a contribution towards educational infrastructure.

In summary the estimated headline Social benefits are:

- 32 new family homes
- 10 new affordable homes
- New employment opportunities
- Financial contribution towards new or existing public open space
- Financial contributions towards education provision

Environmental Gains

Design and Sustainability

- 5.17 The Sustainability Statement sets out the sustainability credentials for the proposed scheme.
- 5.18 In summary the key sustainability benefits for Macclesfield Old Road are;
- All properties to be built to Code for Sustainable Homes level 3;
 - Sustainable urban drainage techniques - surface water distribution system via ponds and swales 100% energy efficient lighting and water limiting sanitary fixtures;
 - Bike shed, garden compost unit and rainwater butt for every home;
 - Home User Guide for every property;
 - 'A' rated appliances and 'A' rated Sedbuk boilers in all homes;
 - All timber is to be sourced from Forest Certification Scheme or a sustainable forestry initiative.

Ecological Enhancements

- 5.19 The ecology and biodiversity survey submitted with the application concludes that the value and quality of ecological features contained within the site and its parameters are varied. Where possible it is recommended that the development proposals should seek to retain and enhance ecological features. Additional native planting will be made throughout the development and within the public open space area to further enhance the biodiversity offer. Bat and Bird boxes will be incorporated into the scheme within the hedgerows and tree and within the properties.
- 5.20 Further details of the ecological and biodiversity enhancements are provided in the ecology and biodiversity report that forms part of this application.
- 5.21 In summary the estimated headline Environmental benefits are:
- All properties to be built to Code for Sustainable Homes level 3
 - 100% energy efficient lighting and water limiting sanitary fixtures

- Bike shed, garden compost unit and rainwater butt for every home
- 'A' rated appliances in all properties

5.22 All timber is to be sourced from Forest Certification Scheme or a sustainable forestry initiative:

- Sustainable Urban Drainage system utilising existing geological conditions
- Ecological improvements such as bat and bird boxes within trees, hedgerows and buildings.

6 Conclusion

- 6.1 The site is located within an area of Open Countryside as defined in the High Peak Borough Local Plan. Policies contained within the High Peak Local Plan (Saved Policies) prevent development from coming forward within the open countryside, therefore the key matters for consideration is whether there are other material considerations that outweigh these policies. The NPPF sets a clear direction that every local authority should be able to identify enough land to meet the housing requirement for 5 years. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 6.2 It is accepted that the Council does not have a 5 year supply of housing land, as required by the NPPF. In recent appeal decisions, the Council has accepted that it can only demonstrate a 3.8 year supply. Due to the inability of the council to identify a 5 year land supply, the presumption in favour of sustainable development applies (paragraph 49, NPPF), unless there are any adverse impacts that would significantly and demonstrably outweigh the benefits; or specific policies in the Framework indicate development should be restricted (paragraph 14 NPPF). The key consideration in the determination of this application is therefore whether there are any adverse impacts that would demonstrably outweigh the benefits of the proposal. A suite of technical reports demonstrate that there would be no adverse impacts associated with the development in terms of access and highways, drainage and flooding, ecology and biodiversity, landscape impact or ground conditions. Indeed the development delivers significant economic, environmental and social benefits as a direct result of the development, as outlined within chapters of this report. Equally the design of the proposed development will significantly improve the visual appearance of the site, removing the unsightly outbuildings and rubble and replacing them with attractive stone built housing which is sympathetic to the surroundings. Persimmon believes that the scheme design will add value in terms of place-making and will contribute to the attractiveness of Burbage as a place to live.

- 6.3 Overall, the combined weight of the contribution of the proposals to boosting significantly the supply of housing, contributing to the delivery of a wide choice of high quality homes including affordable housing and amounting to a sustainable form of development weighs more heavily in favour than any perceived adverse impacts. It is therefore respectfully requested that the Council approve this application.

Appendix 1: Persimmon Economic Toolkit

Economic Toolkit

15/09/2014


Nathaniel Lichfield
and Partners

PERSIMMON

Proposed residential development comprising 32 dwellings and associated infrastructure off Macclesfield Old Road, Burbage, Buxton.

Headline Impacts	
Site Specific Estimates	National Estimates (Residential Development Only)
£9,118,720 Total Gross Investment Value	<i>HBF Estimates of Construction Employment Impacts</i>
36 Direct FTE Construction Employment (Person Years)	48 Direct Employment (Person Years)
0 Total Direct Operational Employment	128 Indirect Employment (Person Years)
8 Total Indirect/Induced Employment	<i>Building a Recovery</i> , HBF (2010) estimates that house building activity creates and maintains 1.5 direct jobs for every property built. The report also suggests that each house constructed leads to up to 4 extra (indirect) jobs in the wider economy.
£590,767 Total Gross Potential Spending Power (p.a.)	<i>CLG Estimates of Construction Employment Impacts</i>
£276,288 New Homes Bonus Payment	128 Direct Employment (Person Years)
£0 Business Rate Receipts (p.a.)	64 Indirect Employment (Person Years)
	Government estimates are based upon the assumption that "every new house supports four jobs in house building and two more in related industries." Taken from a Statement to the House by Eric Pickles, 28th March 2011.
	This is also supported by a CLG press release, 30th March 2011, which stated that the development of six sites by the HCA would result in 3,000 homes being built, supporting as many as 18,000 jobs in construction and related industries.

NB: all blue cells require user inputs. In those instances where a blue cell is not of relevance to a particular scheme, a value of 0 should be entered.

Site Summary	
Land off macclesfield Old Road	Residential Development
High Peak	32 Residential Units
West Midlands	
<i>Employment Development</i>	<i>Community Uses</i>
0 B1[a] Office Floorspace NIA (sq.m)	0 Primary School Forms of Entry
0 B1[c]/B2 Industrial Floorspace NIA (sq.m)	0 Secondary School Forms of Entry
0 B8 Warehousing/Distribution Floorspace GEA (sq.m)	
0 Retail Floorspace NIA (sq.m)	

1. Construction Impacts	
<i>Investment</i>	
1.1 £5,000 Estimated Infrastructure Cost (£/unit)	
1.2 £9,118,720 Total Gross Investment Value	
<i>Employment</i>	
1.3 36 Direct FTE Construction Employment (Person Years)	
1.4 Direct FTE Construction Employment in Vulnerable Apprentice Age Group (Person Years)	13
1.5 236,884 Gross Value Added (GVA) of Direct Employment	
1.6 Indirect/Induced FTE Employment	4

2. Operational Impacts		
Residential Development		
Expenditure		
2.1	£357,082	Total Gross Potential Spending Power: Retail (p.a.)
2.2	£233,684	Total Gross Potential Spending Power: Leisure (p.a.)
Employment		
2.3	1	Potential Retail Employment (FTE)
2.4	2	Potential Leisure Employment (FTE)
Employment Development		
Employment		
2.5	0	Office Employment (FTE)
2.6	0	Industrial Employment (FTE)
2.7	0	Warehousing/Distribution Employment (FTE)
2.8	0	Lower Bound Retail Employment (FTE)
2.9	0	Upper Bound Retail Employment (FTE)
2.9	0	Educational Employment (FTE)
2.10	0	Total Direct Employment (FTE)
2.11	0	Indirect/Induced Employment (FTE)
2.12	0	Total Gross Employment (FTE)
3. LPA Fiscal Impacts		
Residential Development		
3.1	£46,048	Council Tax Receipts (p.a.)
3.2	£276,288	New Homes Bonus Payment
Employment Development		
3.3	£0	Business Rate Receipts (p.a.)

The Economic Toolkit has been developed for and on behalf of Persimmon Homes in order to generate an estimate of the headline economic benefits of development proposals. The Toolkit has been constructed using national averages and does not, therefore have regard to the specific local circumstances of a scheme, which is likely to be required by LPAs in seeking planning permission. The model assumes that 100% of residential development on site will be for market housing. In those instances where an element of affordable housing provision is proposed, it is recommended that any documents submitted to support the application build in appropriate adjustments.

The headline benefits generated by the Toolkit are all expressed in gross terms and are intended to demonstrate the intrinsic economic value of a proposed development in order to inform early stage discussions with LPAs, as well as community engagement exercises. The outputs do not, however, constitute a full economic impact assessment of a scheme. It is recommended that any documents submitted to support planning applications be supplemented with additional analysis to:

- Assess the net additional impact of the scheme; and
- Present the impacts within a short report that considers the local socio-economic context and articulates the wider qualitative arguments supporting the proposals.