

Resubmission of HPK/2017/0232 to Convert former White Lion Public House (Grade II Listed) into 13 apartments at Holker Road, Buxton

Ref: HPK/2023/0064

Economic Development Statement

The proposal seeks consent for the conversion of a grade II listed former public house into 13 apartments.

Residential development will impact on the local economy in terms of jobs and purchasing of supplies and services. In order to assess the economic impact of this development, we have used the Council's approved multipliers to prepare these comments.

The proposal for conversion of the former public house into 13 apartments will provide the following outputs:

- The new occupant of each new apartment will spend some of their income locally through shopping and use of local services. National research has identified that 34% of all household expenditure is spent at district level or below. For this development of 13 units this is calculated at £119,631 per year.
- Each new unit will generate direct jobs within the construction industry or associated supply chain, of which 25% are likely to be locally based. Indirect Jobs are also generated by local spend in shops and services. This is calculated at an additional local job for every seven new homes. Using these multipliers the development will generate 13 direct jobs and 2 indirect jobs.
- The development will also generate approximately £2,547 council tax for the area per annum

In addition to the above, it is worth noting that the former White Lion has been a priority building for grant aid within the Council's Heritage Action Zone for Buxton (HAZ). HAZ officers have worked hard with Historic England and the owners to carry out urgent repairs and restoration of the building. Since December 21 the project has received £289,294 of funding from Historic England (with smaller contributions from HPBC and the owner). The funding was specifically targeted towards the following elements primarily to stop its continued deterioration and growing concerns over the structural stability of the buildings:

1. Structural repairs and consolidation
2. Roof repairs (including chimney stack repairs and rainwater goods
3. Timber repairs
4. Stone and repointing repairs
5. Asbestos removal

6. Removal of all inappropriate paintwork
7. Repairs to all traditional joinery details
8. Reinstatement of the ground floor bay on the front elevation.

The works are now complete and whilst still vacant the building has been repaired and restored to a point that it now visually contributes positively to the character of the conservation area and is reflective of its listed status. Subject to its reuse it will be removed from the local Buildings at Risk Register (held at County level). Given the significant amount of public funding towards this buildings it is important that a future new and appropriate use is secured.

One of the outputs of the Buxton Future High Street Fund (FHSF) is the creation of additional living accommodation above retail units and so increase the night time economy along Spring Gardens. The conversion of the White Lion also contributes towards this output.

Jo Brooks
Regeneration Officer
16 May 2023