

Planning, Affordable Housing and Housing Mix Statement

For Barratt Homes Manchester | 23-508

Construction of 15 dwellings – Land off Heathfield Nook Road, Buxton

Project: 23-508
Site Address: Land off Heathfield Nook Road, Buxton
Client: Barratt Homes Manchester
Date: 02 November 2023
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Approved by: John Coxon

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Appendices

EP1. Executive Summary, prepared by Roger Hannah



1. Executive summary

- 1.1 This planning statement is prepared in support of a full planning application for the construction of 15 dwellings at land at Heathfield Nook Road. The application is submitted on behalf of our client, Barratt Developments PLC.
- 1.2 The proposal relates to residential development in the built up area boundary for Harpur Hill and therefore under the terms of Policy H1 it is acceptable in principle. The principle of residential development in this location has also been accepted by the Council through the granting of consent for the wider scheme.
- 1.3 The site is located within Harpur Hill, which falls within the urban area of Buxton. Policy S2 of the Local Plan identifies that Buxton is a market town, and as such will be the main focus for housing, employment and service growth.
- 1.4 Whilst the land was identified for community facilities under the planning permission for the wider site, it has been marketed for community uses without interest. Furthermore, the applicant is proposing to provide funding for off-site recreational facilities by amending the existing Section 106 agreement through a Deed of Variation. It is understood that the provision of new changing facilities on the adjacent playing field (Haslin Football Pitch) is the Council's preferred option for where the contribution would be spent. The proposed development therefore accords with Policies CF3, CF4 and CF5 of the Local Plan, and would allow High Peak Council to invest in community facilities in the local area to the benefit of the local community.
- 1.5 Technical assessments are submitted with the application, demonstrating that the proposed development would have an acceptable impact in terms of transport, noise and flood risk.
- 1.6 Therefore, the proposed development complies with the development plan as a whole and would deliver a range of significant benefits. The application should be approved without delay.



2. Context

Site location and description

- 2.1 The application site is located to the north-east of Burlow Road and the north-west of Heathfield Nook Road, Harpur Hill, Buxton. The site is located within the settlement boundary for Buxton.
- 2.2 Planning permission was granted for 275 dwellings under the reserved matters application ref. HPK/2017/0613, pursuant to an outline approval, in 2018 for two parcels of land at land at Burlow Road and Heathfield Nook Road. The land within this application forms part of Site A of the approval. The construction of the surrounding dwellings approved under the reserved matters application are in a late stage of construction. The application site is currently used as the site compound for the development.
- 2.3 The site is bordered by new housing to the west and north, the railway line to the east and the area of green infrastructure / SUDS ponds to the south. The Haslin Football Pitches are located to the south of the site, beyond the SUDS ponds.
- 2.4 Current site operations are nearing completion with BDW looking to vacate the site in March 2024. Should the Council be minded to approve BDW's application for a further 15 homes this would allow site operations to continue until late 2024. This is important to the applicant: a delay in determining this planning application risks losing the current Contractors from site when build ends. Operationally, Barratt seeks to retain that workforce and the local benefits that this brings.

Relevant planning history

- 2.5 We have undertaken a planning history search on the Council's website. The available planning history is as follows:
 - **HPK/2022/0281** – Variation of condition 2 of HPK/2017/0613 to vary the approved plans in respect of approved plots 127-136 – approved 11/11/2022
 - **NMA/2021/0013** - Non material amendment relating to HPK/2017/0612 to amend condition 10b – approved 08/07/2021
 - **NMA/2020/0014** – Non-material amendment to Condition 10 b) (hours of work – construction and associated delivery and lighting) until 13/05/2021 in respect of HPK/2017/0612 to hours and details as set out in covering letter dated 3rd August 2020 – approved 14/08/2020
 - **NMA/2019/0006** – Non-material amendment in relation to HPK/2017/0612 and HPK/2017/0613 Looking to rehand the dwelling and garage to Plot 268, Change of materials for Site A and B – approved 10/06/2019



- **DOC/2018/0090** – Discharge of conditions 4, 5, 8, 11, 12, 13, 19, 20 and 22 relating to HPK/2017/0613 – approved 25/08/2020
- **DOC/2018/0066** – Discharge of conditions Ref HPK/2017/0612 6,10,11,12, 16,17,18,19 – Awaiting decision
- **HPK/2017/0613** – Application for the approval of reserved matters following outline approval relating to HPK/2014/0403 and the discharge of conditions 12, 14 and 15 of HPK/2014/0403 – approved 20/07/2018
- **HPK/2017/0612** – Variation of condition 4 of outline consent HPK/2014/0403 to amend the approved plans relating to indicative landscape masterplan, access and location of community facilities/crèche – approved 10/07/2018
- **HPK/2014/0403** – Outline Planning Application for Residential Development for up to 275 Dwellings, Public Open Space, Crèche, Sports Pavilion, Access & Associated Infrastructure – approved 11/11/2014
- **HPK/2013/0533** – Application for outline permission for residential development of up to 275 dwellings, public open space, a creche, sports pavilion, access & associated infrastructure – refused 20/01/2014.

2.6 The key parts of the planning history relevant to this application, namely the provision of the community facilities through planning permission HPK/2014/0403, are discussed in section 5 of this statement.



3. The application proposals

- 3.1 The application seeks full planning permission for the development of the site for 15 dwellings. The proposals would comprise the construction of the dwellings, with associated landscaping and infrastructure. The proposed site plan is located below:



- 3.2 In line with Policy H3 of the Local Plan, a mix of housing is proposed to suit local market needs. The additional dwellings would be 2, 3 and 4 bed houses. A breakdown of this is shown in the following table.

HOUSING TYPE	NUMBER OF BEDS	QUANTITY OF HOUSING TYPE
Terraced	2	10
Semi-Detached	3	2
Detached	3	1
Detached	4	2



4. Policy context

- 4.1 Section 38 of the Planning and Compulsory Purchases Act (2004) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

Development plan context

- 4.2 The development plan comprises the High Peak Local Plan, which was adopted in April 2016. The relevant policies of the Local Plan are listed below:

- Policy S1 - Sustainable Development Principles
- Policy S1a – Presumption in Favour of Sustainable Development
- Policy S2 – Settlement Hierarchy
- Policy S3 – Strategic Housing Development
- Policy S7 – Buxton Sub-area Strategy
- Policy EQ5 – Biodiversity
- Policy EQ6 – Design and Place Making
- Policy EQ8 – Green Infrastructure
- Policy EQ9 – Trees, woodland and hedgerows
- Policy H1 – Location of Housing Development
- Policy H3 – New Housing Development
- Policy H4 – Affordable Housing
- Policy CF3 – Location Infrastructure Provision
- Policy CF4 – Open Space, Sports and Recreation Facilities
- Policy CF5 – Provision and Retention of Local Community Services and Facilities
- Policy CF6 – Accessibility and Transport
- Policy CF7 – Planning Obligations and Community Infrastructure Levy

Other material considerations

National planning policy and guidance (the Framework)

- 4.3 The following sections of the Framework are considered relevant to the application:



- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

Supplementary Planning Guidance/ Documents

4.4 The relevant Supplementary Planning Documents (SPD) are as follows:

- Developer Contributions SPD (2023)
- Water in Buxton SPD (2021)
- High Peak Design Guide SPD (2018)
- Residential Development SPD (2005)
- Housing Needs in High Peak SPD (2007)
- Landscape Character SPD (2006)
- Planning Obligations SPD (2005)

High Peak Local Plan Review

4.5 High Peak Council has commenced a review of its Local Plan. An initial Regulation 18 consultation (Early Engagement) took place between 19th January and 3rd March 2023. It is noted on the Council's website that they intend to consult on an issues and options paper for the Local Plan later on in 2023. The Local Plan Review is at a very early stage and can only be afforded very limited (if any) weight in the determination of this application.



5. Planning considerations

Principle of residential development

- 5.1 The site is located within Harpur Hill, which falls within the urban area of Buxton. Policy S2 of the Local Plan identifies that Buxton is a market town, and as such will be the main focus for housing, employment and service growth.
- 5.2 The proposal relates to residential development in the built up area boundary for Buxton and therefore under the terms of Policy H1 it is acceptable in principle. The principle of residential development in this location has also been accepted by the Council through the granting of consent for the wider scheme. The key issue therefore is the change in the scheme from land earmarked for community facilities to housing. This is addressed below.

Community facilities

- 5.3 The Section 106 agreement attached to the outline planning permission under reference HPK/2014/0403 does not place an obligation on the developer to build the community facilities but requires the developer to market and use reasonable endeavours to dispose of the land for that use. The applicant has marketed for community uses without interest. The applicant is therefore seeking to repurpose the land for housing, whilst making a financial contribution to ensure that community facilities can be delivered elsewhere in the local area.
- 5.4 The High Peak Local Plan provides guidance in relation to the provision of local infrastructure, recreation and local community facilities within policies CF3, CF4, CF5. The following sections discuss how the proposed development is in accordance with these Local Plan policies.

Policy CF3 – Local Infrastructure Provision

- 5.5 Policy CF3 relates to local infrastructure provision and states that new development will only be permitted where the infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it. It notes that new development should be suitably located and supported by appropriate complementary measures to ensure accessibility to services and jobs and the health and well-being of local communities.
- 5.6 It is important to note that there has been a significant material change in circumstances since the original consent was granted. Harpur Hill Village Hall is proposed to officially open on 11th November 2023. This is located within the old St John's Ambulance station in Harpur Hill, which had previously always been



available for local use at evenings and weekends. Following the closure of the station in 2021, the premises have been bought by a local buyer and they have been taken over by a community steering group.

- 5.7 The Harpur Hill Village Hall's website notes that the hall will be able to accommodate events such as fitness/art classes, training courses, various workshops, family functions, birthday parties and more. The hall includes a kitchen, accessible ramp and toilet and parking spaces.
- 5.8 Clearly, the outline planning permission for 275 dwellings was prior to the development of the new village hall and was deemed compliant with CF3 in any event, but the presence of a new village hall is a significant material consideration. The new Village Hall will be located just 1km from the site, meaning that it would be highly accessible to the proposed future occupants. Whilst the application site will not be utilised as a community facility, there is a community meeting room within very close proximity, meaning that the health and wellbeing of the local community will still be supported.
- 5.9 In addition, there are other community facilities in Buxton (Connex Community Support and Fairfield Adult Education Centre).
- 5.10 Therefore, the site would be well served by community facilities and the land for the community centre is no longer required. This is also confirmed through the marketing of the site for community uses, without interest. The proposal would therefore comply with Policy CF3.

Policy CF4 – Open Space, Sports and Recreation Facilities

- 5.11 Policy CF4 of the Local Plan is in relation to open space, sports and recreation facilities. It notes that the Council will seek to protect, maintain and where possible enhance existing open spaces, sport and recreational building and land. It states that the Council will encourage improvements to existing recreation, play and sports facilities within communities.
- 5.12 There is an opportunity on land adjacent to the application site (Haslin Football Pitch) to provide new sports and recreation facilities in lieu of a facility on the application site. It is understood that this is the Council's preferred option for where the proposed Section 106 contribution would be spent. This would be logical as the playing fields are directly opposite the site and are well used. It would be more logical for the new facilities to be located on the playing fields rather than on the application site, which is physically disconnected from the playing fields and requires users to walk along a section of estate road to access the new facility.
- 5.13 The provision of new changing facilities or other recreation investment at this site would therefore have clear benefits for the wider community. Ultimately where and how that contribution would specifically be



spent is a matter for the Council, but the Section 106 agreement would ensure that it must be spent on facilities in the local area that can be delivered.

Policy CF5 – Provision and Retention of Local Community Services and Facilities

- 5.14 Policy CF5 of the Local Plan relates to the provision and retention of Local Community Services and Facilities. It states that the Council will support proposals which protect, retain or enhance existing community services or provide new facilities. The policy notes that the Council will resist proposals involving the loss of community assets and facilities.
- 5.15 The community facilities were initially included in the first outline application at the site which was refused under reference HPK/2013/0533. This applicants under this application were not Barratt Homes and their involvement in the site followed this.
- 5.16 It is important to note that the original scheme did not involve the loss of any community or sports facilities. Therefore, the community facilities which are currently consented appear to have been included by the applicant and presented as a benefit of development, rather than something that was strictly necessary to compensate for the loss of a specific community facility and/or address a specific planning policy requirement. This is relevant because the same level of community benefit can be realised through the provision of alternative facilities in the local area, even if those facilities are materially different to what has been previously consented. It is also necessary to recognise that circumstances have changed since the original application, with the development of the new Village Hall at the former ambulance station in Harpur Hill.
- 5.17 As noted above, this proposal will result in contributions to off-site recreational facilities through a Deed of Variation to the existing Section 106 agreement. The proposed development therefore has the potential to enhance the existing facilities at the Haslin Football pitches adjacent to the site in accordance with Policy CF5 of the Local Plan.
- 5.18 The proposal is therefore policy compliant and will encourage improvements to existing recreation, play and sports facilities within communities.

Housing mix

- 5.19 Policy H3 of the Local Plan states that the Council will require all new residential development to address the housing needs of local people through a number of provisions. It is also stated that new housing development should provide a range of housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types. It should contribute to the promotion



of a sustainable and inclusive community and ensure that new residential development includes a proportion of housing suitable for newly forming local households.

5.20 The suggested housing mix for future development in High Peak is set out in the Housing and Economic Land Needs Assessment (HELNA) that was published in September 2022. The recommendations from the 2022 HELNA in relation to the mix of market housing for both High Peak as a whole as well as Buxton are outlined in the table below:

	1-bed	2-bed	3-bed	4 or more bed
2014 SHMA	10%	45%	35%	10%
2022 HELNA High Peak	10%	37%	41%	12%
2022 HELNA High Peak (with market adjustment)	8%	32%	44%	16%
2022 HELNA Buxton	22%	32%	40%	6%
2022 HELNA Buxton (with market adjustment)	18%	27%	44%	10%

5.21 The housing mix proposed development under this application is set out in the table below.

	1-bed	2-bed	3-bed	4 or more bed
Housing mix proposed	0%	67%	20%	13%

5.22 However, the mix proposed on this site must also be viewed in the context of the wider site. The mix for the wider site, against the 2014 SHMA requirements (the evidence base at the time of that application) is set out in the table below.



Size	Total number	% proposed	%SHMA requirements
1 bedroom	9	3.2	10
2 bedrooms	51	18.7	45
3 bedrooms	117	42.5	25
4+ bedrooms	98	35.6	10
Total	275	100	100

- 5.23 Therefore, when viewed in isolation the scheme provides a greater proportion of 2-bedroom dwellings than the mix suggested in the SHMA. However, when viewed in the context of the wider scheme, which has provided less 2-bedroom dwellings than the previous or current SHMA recommendation, the proposal would assist in bringing the total mix delivered closer to the figures in the SHMA.
- 5.24 Market demand must also be considered. Barratt Homes have delivered approximately 500 homes in the High Peak in recent years. They therefore have an unparalleled understanding of the local housing market, and the particular demand seen in the High Peak. This proposed development has been specifically tailored to meet the local demand, in the context of the constraints and characteristics of the site. As the wider development reaches its conclusion Barratt anticipate seeing more demand for smaller 2-bedroom dwellings, which this development proposes to cater for.
- 5.25 It can also be noted that the application does not propose any affordable housing due to viability. This is addressed further below. However, the proposed 2-bedroom dwellings would be lower value market housing as a result of their size.
- 5.26 The proposed 2-bedroom dwellings have been popular at Barratt Homes' Hattersley Regeneration Area sites, which are located on the edge of the High Peak Local Planning Authority area. This is because this dwelling type is affordable for buyers who are seeking a foot on the ladder in an area where the affordability gap is an issue. For this reason, Barratt Homes believe that this proposed dwelling type will prove very popular at the application site.
- 5.27 In addition, the proposed mix on this smaller site cannot be viewed in isolation from all other development taking place within Buxton. The mix of housing will vary from site to site depending upon the characteristics and location of the site, and there will be variations in both directions from the suggested mix in the SHMA. For example, on Barratt's site at Hogshaw (current application), the proposed mix of housing includes more 3-bedroom dwellings than the suggested SHMA mix, largely as a response to the characteristics of that site.



- 5.28 Conversely, the design of the development (and resultant mix) on this application is also a response to the shape and location of the site, which is dictated by the previously proposed use. Policy S1 of the Local Plan is clear on the need to make effective use of land. The development seeks to maximise the use of this irregularly shaped parcel of land, whilst reflecting its location within the site as a corner plot.
- 5.29 Therefore, when considered in the round the proposal would contribute to a sustainable community at contribute to the promotion of a sustainable and inclusive community, and it would provide housing suitable for newly forming local households. The proposed development therefore complies with Policy H4.

Affordable housing

- 5.30 Policy H4 of the Local Plan requires the provision of 30% affordable housing with 80% being for rented purposes. The policy states that where the provision of affordable houses proposed is below the requirements set out above, the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.
- 5.31 Paragraph 58 of the Framework (NPPF) states:

“where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”

- 5.32 Paragraph 10-007 of the PPG states:

“Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.”

- 5.33 Paragraph 10-008 of the PPG states:



“The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, and site circumstances including any changes since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.”

- 5.34 Therefore, whilst national policy and guidance is clear that viability should be assessed at the plan-making stage, the guidance also recognises viability can be considered at the decision-making stage, for example where circumstances have changed since the Local Plan viability evidence was produced, or there is further information on infrastructure or site costs.
- 5.35 Viability experts Roger Hannah have prepared a financial viability assessment, which considers the financial impact of the proposed planning obligations. The assessment concludes that it is not viable to provide any affordable housing as part of the proposed development. The executive summary of this assessment is located at Appendix **EP1**.
- 5.36 Therefore, in accordance with Policy H4, the applicant has provided a financial appraisal which demonstrates that affordable housing is not viable as part of the proposed development.
- 5.37 The Council have indicated that funding for Changing Facilities to Haslin Football Pitches is their main priority and consequently the developer has directed all sums available for affordable housing and planning gain towards this. Some of the £350,000 available for the Changing Facilities could be directed to affordable housing and other planning gain but would result would be a potential funding shortfall thus risking the delivery of the Changing Facilities.
- 5.38 Furthermore, under this application 67% of the proposed housing will be 2-bed terraces and these plots would be lower value market housing as a result of their size. Based on their extensive experience of the local market, Barratt Homes consider that the proposed smaller 2-bedroom homes will attract buyers at different price points. Therefore, whilst they would not meet the definition of affordable housing in the Framework, they would contribute to meeting needs in the market by enabling lower income households to get on to the housing ladder.

Housing standards

- 5.39 Policy H3 notes that the Council will support dwellings that are designed to provide flexible accommodation and are delivered in accordance with Nationally Described Space Standards (NDSS) and to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. However, it is important to note that the policy states that the Council will ‘support dwellings’ that are delivered in accordance with NDSS or meet the M4(2) standard, the policy does not place a strict requirement for this which must be met in all cases.



5.40 In this case the proposed dwellings would not comply with the NDSS or M4(2), which is the same as the wider consented scheme. The applicant has also submitted evidence on viability, and therefore any amendments to the scheme would materially impact viability further. Furthermore, the proposed 2-bedroom dwellings have been designed specifically to be affordable market homes by nature of their size, and any increase in the size of the houses could impact upon their affordability.

Amenity

- 5.41 Policy S1 of the Local Plan states that the Council should seek to secure developments that provide a high standard of amenity for all existing and future occupants of land and buildings.
- 5.42 The application proposals would maintain adequate separation distances between the existing dwellings of the wider scheme and the proposed dwellings. The proposals ensure that there is a satisfactory level of privacy, outlook and natural lighting for all existing and future occupiers of the overall scheme and is therefore in accordance with policy S1 of the Local Plan.



Design considerations

5.43 Section 12 of the Framework: *“Achieving well-designed places”* states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

5.44 Policy EQ6 of the High Peak Local Plan states that:

“All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.”

5.45 The design layout has been carefully put together to respond to the local context and the surrounding built character. The proposed dwellings would sit comfortably within the setting and respect the character and appearance of the surrounding area. The scale of the development and layout would ensure there would be no adverse impact on the character and appearance of the area.

5.46 The design of the proposed house types, including the use of darlstone walling, has been tailored to reflect the existing developments in the area and the previously approved dwellings as part of the wider scheme. A variety of house types have been utilised in order to create enclosure to the street scene as well as creating architectural interest and variety in the street scene.

5.47 Within the committee report for application ref. HPK/2017/0613, it was noted that the community facilities provided active frontages by facing towards the main spine road. The proposed dwellings under this application are proposed to face on to the main spine road, with plots 286-290 also providing natural surveillance from the rear of their properties to the track allowing farm access.

5.48 The proposed development is in accordance with the High Peak Design Guide Supplementary Planning Document, Building for Life 12 standard and Policy EQ6 of the Local Plan.

Access, traffic, highways and parking

5.49 Each of the proposed dwellings would benefit from dedicated off-road parking, in accordance with the parking requirements for new housing developments as set out within the High Peak Residential Design SPD.

5.50 The application is accompanied by a Technical Note prepared by SCP which concludes that the proposal would result in reduced traffic movement compared to the approved scheme of the community centre and crèche. The note therefore concludes that there is no highway-related reason to withhold planning permission for the scheme.



Landscape, trees and ecology

- 5.51 Policy EQ9 of the Local Plan states that the Council will require new developments where appropriate to provide tree planting and soft landscaping. The application is supported by a hard and soft landscaping scheme prepared by Barratt Homes.
- 5.52 The existing site is being utilised as a construction compound and therefore the proposed landscaping, trees and ecology will be a great improvement in comparison to what is currently on site.

Benefits of the proposed development

The delivery of new housing

- 5.53 Key Issue 7 of the High Peak Local Plan relates to meeting local housing needs. It notes that meeting local housing needs is a challenge for the creation of sustainable communities.
- 5.54 The site is located within the settlement boundary in the Harpur Hill Local Centre. The delivery of new housing on a site in the settlement boundary within the defined built up area boundary of a larger village is a significant benefit.
- 5.55 The Local Plan notes that there should be a strategic approach to development and that the Council will *“provide modest development within the larger villages, of an appropriate scale, where opportunities exist to contribute towards the overall requirements.”*
- 5.56 The proposed development would support Policy S2 which notes that in larger villages *“a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.”*

Economic benefits

- 5.57 Paragraph 8a) of the Framework states that the economic objective is:
- “to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”*
- 5.58 The proposed development would assist in meeting the economic objective as during the build programme, construction related jobs and indirect jobs would be created. This would benefit local contractors and suppliers. The proposed development would help contribute to ensuring the Borough has



a stable workforce in terms of ability and age. Once occupied, the residents of the scheme would spend money in Harpur Hill, Buxton and other towns in High Peak. The proposed development would therefore generate significant spending in the Borough, which would help create full time jobs in the local retail and leisure sectors.

- 5.59 In addition to the above, the proposed development would deliver a New Homes Bonus and Council Tax income for the Council.

Delivery of recreation facilities

- 5.60 As previously noted, the applicant is proposing to provide funding for off-site recreational facilities by amending the existing Section 106 agreement through a Deed of Variation.
- 5.61 It is understood that the provision of new changing facilities on the adjacent playing field (Haslin Football Pitch) is the Council's preferred option for where the contribution would be spent. The proposed development therefore accords with Policies CF3, CF4 and CF5 of the Local Plan, and would allow High Peak Council to invest in community facilities in the local area to the benefit of the local community.



6. Section 106 Agreement and Viability

- 6.1 The Section 106 agreement for the outline approval at the site included the provision of community facilities comprising a crèche, sports pavilion and community meeting room. The application would result in the site being developed for 15 new houses, rather than the previously approved community centre and crèche. However, as noted above, the applicant is willing to provide a contribution of £350,000 towards off-site recreation facilities, by amending the existing Section 106 agreement through a Deed of Variation.
- 6.2 Any other contributions will need to be demonstrated to meet the tests of paragraph 57 of the Framework and CIL Regulation 122. They therefore must be:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 6.3 The applicant will work with the Council to determine the need for and the level of any other contributions once any formal consultation responses have been received, in the context of the above tests and viability. The position in relation to affordable housing is addressed in Section 5 of this statement.



7. Conclusions

- 7.1 This planning statement is prepared in support of a full planning application for the construction of 15 dwellings at land at Heathfield Nook Road. The application is submitted on behalf of our client, Barratt Developments PLC.
- 7.2 The proposal relates to residential development in the built up area boundary for Harpur Hill and therefore under the terms of Policy H1 it is acceptable in principle. The principle of residential development in this location has also been accepted by the Council through the granting of consent for the wider scheme.
- 7.3 The site is located within Harpur Hill, which falls within the urban area of Buxton. Policy S2 of the Local Plan identifies that Buxton is a market town, and as such will be the main focus for housing, employment and service growth.
- 7.4 Whilst the land was identified for community facilities under the planning permission for the wider site, it has been marketed for community uses without interest. Furthermore, the applicant is proposing to provide funding for off-site recreational facilities by amending the existing Section 106 agreement through a Deed of Variation. It is understood that the provision of new changing facilities on the adjacent playing field (Haslin Football Pitch) is the Council's preferred option for where the contribution would be spent. The proposed development therefore accords with Policies CF3, CF4 and CF5 of the Local Plan, and would allow High Peak Council to invest in community facilities in the local area to the benefit of the local community.
- 7.5 Therefore, the proposed development complies with the development plan as a whole and would deliver a range of significant benefits, including the delivery of housing, the delivery of recreational facilities and other economic benefits. The application should be approved without delay.





EP1

Heathfield Nook Road, Buxton

Executive Summary

October 2023



RogerHannah

I. Executive Summary

Site	Heathfield Nook Road, Buxton	
Scheme	The development comprises of 136 residential dwellings. Our appraisal is for the construction of 15 dwellings only which comprises a mix of 2-, 3- and 4-bedroom homes across 0.71 acres (net).	
GDV	£3,170,000	
Base Build Costs	We have adopted a base build cost of £135 per sq ft exclusive of Part L, professional fees, contingency and abnormals.	
Abnormal Costs	£235,000	
Profit	20% on GDV across the private housing 8% on GDV across the affordable housing	
Benchmark Land Value	We have adopted a benchmark land value of £142,000	
Appraisal Results		Appraisal 1 – 100% Market Sale
	Benchmark Land Value	£142,000
	Residual Land Value	£122,611
Conclusion	The appraisal produces a residual land value of £122,611 which is below the assessed benchmark land value of £142,000 for the site. The scheme is therefore considered on the margins on viability with a S106 contribution of £350,000. Any further S106 contributions will negatively impact on the viability of the scheme. We therefore consider the proposed commuted sum. of £350,000 to be reasonable on this basis.	



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