

Planning application for of 15 dwellings at land at Burlow Road and Heathfield Nook Road, Burlow Road, Harpur Hill, Buxton, Derbyshire

Ref: HPK/2023/0488

Economic Development Statement

The proposal is for outline planning permission for development of 15 units of residential accommodation.

Extract from Design and Access Addendum 2023

“An outline planning permission (HPK/2014/0403) with a subsequent S.73 application (HPK/2017/0612) was granted by High Peak Borough Council for up to 275 dwellings split over two sites in November 2014. A reserved matters planning application (HPK/2017/0613) was submitted to High Peak Borough Council in November 2017. The reserved matters application presented the detailed material of layout, scale, appearance and landscaping for subsequent approval, which was granted in July 2018. As part of the outline application, a portion of the site was to be allocated for a community centre and crèche. Following 2 marketing campaigns, attempts to find a third party contractor to construct the community centre and crèche has been unsuccessful therefore this application seeks to redesign this area to dwellings. The purpose of this addendum to the original Design and Access Statement is to respond the changes within this re-plan area and seek approval for the additional 15 dwellings.

Aim 1 of the 2023-2027 Borough Plan is Supporting our Communities to create a healthier and safer High Peak. A community centre and crèche would align with this aim. The design and access statement comment that there were 2 unsuccessful marketing campaigns to find a third party contractor to construct the community centre and crèche. The D&A statement does not address why a contractor could not be directly commissioned for the design and build of these community assets.

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 relied upon the data supplied by the applicant and used the Council’s approved multipliers to prepare these comments.

The proposal for development of 15 dwellings on land at Burlow Road and Heathfield Nook Road provide the following outputs:

- The new householders occupying each new house 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 15 units this is calculated at £138,036 per year.
- Each new house 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 16 direct jobs and 2 indirect jobs.

- The development will also generate approximately £2,940 council tax for the area per annum

Marc Briand
Regeneration Officer
5 January 2024