

Outline application for 5 dwellings on site of Old School Canteen, Shepherd Street, ST8 6HZ

Ref: SMD/2025/0481

Economic Development Statement

14/1/2026

The proposal is to remove the remains of the existing building and hard landscaping construction of five new urban town houses

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 council would usually expect evidence of marketing for commercial premises conversion to residential. Given that the building is reported by the applicant as being semi derelict with no roof and a planning application ref SMD/2017/0335 for 5 residential properties was approved 18/7/2018 this requirement could be waived.

The proposal for development of 5 dwellings on the site of Old School Canteen, Shepherd Street, Biddulph will 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. For Staffordshire Moorlands this equates to £9,388 per household. For this development of 5 units this is calculated at £46,940 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 5.35 direct jobs and 0.7 indirect jobs.
- The development will also generate approximately £919 council tax for the area per annum

Regeneration Officer

Staffordshire Moorlands District Council