

PLANNING APPLICATION HIGH PEAK HALLS, BRIDGE STREET, BUXTON, SK17 6BB

REF: HPK/2025/0486

Economic Development Statement

6/1/2026

Proposed development - Partial demolition and conversion of existing purpose-built student accommodation to create a 70-bedroom Travelodge hotel (Use Class C1)

To assess the economic impact of this pre application enquiry, we have relied upon the data supplied by the applicant and used the Council's approved multipliers to prepare these comments.

The proposal for 70 hotel rooms and 10 FTE jobs with an increase of 29 parking spaces to 60 total will provide the following outputs:

1. Staying visitors in the High Peak typically stay 3.17 nights spending on average £396.84 per visit compared to £51.98 per day visitor (STEAM data 2024).
2. Assuming there is no overall increase in visitor numbers, the conversion of a day visitor to a staying visitor will have an average boost to the local economy of £344.86 per visitor
3. The council would benefit from an increase in NNDR from the proposal and economic benefits from the construction stage of the application.
4. National research on re-spend of employees has identified that between 4.5 per cent and 9 per cent of an employee's overall weekly household spend is spent close to their place of employment. In High Peak this would equate to £1,394 per employee or an additional £13,940 per annum

The Tourism Strategy for High Peak 2022-27 states that:

Priority for Growth: Focusing on a small number of priorities is much more likely to lead to positive outcomes. Four areas of opportunity will provide that focus for High Peak.

The four areas of opportunity are:

1. Towns & Villages – creating destination hubs and reasons to linger
2. Cycling & Walking – developing routes, trails, packages and events
3. Creators & Makers – supporting events, workshops, courses and opportunities to buy
4. Accommodation – extending the range and type

Further detail in the strategy states that an accommodation aim should be to *“extend the range and choice of quality accommodation to attract new audiences to stay overnight*

The proposal to create additional 70 hotel rooms within Buxton town centre would align with Opportunity 1 & 4.

Regeneration Officer
High Peak Borough Council