

**PLANNING APPLICATION Spring Shopping Centre & Land South of Station Road
Buxton
REF: HPK/2026/0228**

**Economic Development Statement – High Peak Borough Council Regeneration Service.
22/07/2026**

Application for Full Planning Permission for the repurposing of part of the existing Spring Gardens Shopping Centre, including partial demolition, and new development to create a series of development blocks to deliver residential units (Use Class C3) and commercial floorspace (to include flexibility for Use Classes E -commercial, F1 - learning and non-residential institutions, and Sui Generis - drinking establishments, cinema), new public realm and landscaping to include public squares and residential courtyards, new car parking and associated works.

The site area is 3.5 hectares.

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.

It is expected that the proposed use will create new employment opportunities, however the proposed number of new employees is not included within the application details. There are 377 or 337 full-time equivalent existing employees on the site, the proposed number of employees is not given in the application.

The proposed development will impact on the local economy in terms of jobs and purchasing of supplies and services. There will be a substantial number of temporary construction jobs and a boost to the local supply chain during the construction phase.

The mixed-use element will increase footfall and the vitality of the High Street as people who live and work locally, spend approximately 40% of their disposable income in the local area compared to average households (33.33%). This means that business investment which attracts a proportion of in-migration of new working age residents through re-location to the area, especially higher income earners, will have a greater positive impact on the local economy,

The covering letter states that the application will:-

- Create "new opportunities for living, working, shopping, and leisure in an environment that reflects the town's historic character and civic pride."
- "Celebrate the town's heritage, address the challenges of level change and permeability, and introduce a diverse mix of uses that will ensure the site remains active and economically resilient throughout the day and evening."

The plan (design and access statement) states it will create "Mixed-use / commercial space (9,166 sqm GIA, uses below).

The Springs Shopping Centre and Winster Place currently accommodates:

B, 00, Mezz commercial: 6,856.74m²

01 commercial: 2,963.01m²

Total existing commercial: 9,819.75m²

Total Development Commercial **9,403.56m²** (4,234.8m² new and 5,168.76m² retained)

The mixed-use nature of the commercial floorspace will include flexibility for Use Classes E - commercial, F1 - learning and non-residential institutions, and Sui Generis - drinking establishments, cinema). These uses are likely to have a higher employment multiplier than the current uses and have extended opening hours increasing footfall and attracting visitors in addition to the new residents.

The provision of flexible workspace opportunities, office-based employment and pop-up creative uses in the town centre will add further to the vitality of the High Street.

The development will support Buxton's retail and hospitality sectors by drawing more people into the town centre especially through the development of the evening economy. Developments which will increase the propensity of visitors to stay overnight, by providing new larger scale attractions, festivals and multi-day events should be considered to increase number of staying visitors.

- Spend per day of a day visitor: Steam data for 2015 identified that a day visitor to High Peak spent on average £35.16 per day.
- Spend per visit of a staying visitor was £213.23 per visit (or £66.63 per day based on an average 3.2 days).

It is recognised by the Council that economic investment in the Borough such as investment in new premises, has positive wider impacts on the local economy, including through stimulation of the supply chain.

As well as there being a well-recognised positive economic impact of development, there is also a recognised downward or 'reverse' cycle whereby the lack of new direct investment in an area's economy leads to a negative impact on the social and economic health of the area and increased expenditure for public sector.

This reverse multiplier is particularly evidenced in communities which have not seen investment in housing or business growth as over time the increased withdrawal of spending by householders and businesses leads to an increasing lack of monetary flow which has a significant detrimental impact on the High Street (both in terms of high street occupancy and quality of shops).

In view of this there would be a positive economic benefit from the proposed development which should be considered in line with planning policy.

Regeneration Officer
High Peak Borough Council