



AshtonHale

High Peak Borough Council

Planning and Building Control
Buxton Town Hall
Market Place
Buxton
SK17 6EL

Submitted via Planning Portal: PP-14478538

5 May 2026

Dear Sir / Madam

Full Planning Permission and Listed Building Consent Application for Proposed Redevelopment of the Springs Shopping Centre and Land South of Station Road.

AshtonHale has been instructed by Capital & Centric (Atomic) Limited and High Peak Borough Council ("the Applicant") to submit applications for full planning permission and listed building consent for redevelopment of Springs Shopping Centre and land south of Station Road in Buxton Town Centre ("the site"). The description of development for the applications, as set out on the application forms, is:

Full Planning Permission

"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."

Listed Building Consent

"Listed Building Consent for internal and external alterations to Winster Place in relation to the delivery of new residential units (Use Class C3) at upper floors, refurbished commercial units (Use Class E) at ground floor, and associated works."

The application forms were submitted via Planning Portal (ref: PP-14478538) on 5 May 2026 and a schedule of all supporting documents is attached to this covering letter. Payment of the planning application has been made directly as agreed.

The proposed development has a sensitive yet ambitious vision to transform the heart of Buxton into a vibrant, inclusive, and sustainable mixed-use neighbourhood. The proposal re-establishes connections between the Buxton Station, Spring Gardens, and Buxton's key heritage landmarks, while creating new opportunities for living, working, shopping, and leisure in an environment that reflects the town's historic character and civic pride.

The proposals are guided by a clear ambition: to create a new urban quarter that combines the energy of contemporary town living with the grace and architectural richness that define Buxton. The proposals 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 Applicant has carried out significant consultation with the Local Planning Authority, key stakeholders, and the local community through a detailed and thorough programme of meetings and events prior to this formal planning submission. The proposals have developed in response to the feedback received which has resulted in a high-quality and fully considered mixed-use scheme.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please contact me or my colleague Louisa McCarthy (louisa.mccarthy@ashtonhale.co.uk).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neil Lucas', with a long horizontal stroke extending to the right.

Neil Lucas
Director

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