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From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: John FarrellMeridianFlow AI

From:
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Submission: Neither

Comments: Re: Planning Application HPK/2026/0228 Ć Springs Shopping Centre Redevelopment

I wish to provide comments on this application.

I recognise the need for regeneration within Buxton town centre and accept that the existing shopping centre model is facing significant challenges. Retail habits have changed substantially over recent decades and there is a strong case for introducing a broader mix of uses within the town centre.

However, I am concerned that the application places considerable emphasis on immediate regeneration outcomes without sufficiently demonstrating how the scheme will support Buxton's long-term adaptability and resilience.

Buxton occupies a unique position within the Peak District. Its value is not derived solely from retail activity or housing provision but from a combination of heritage, landscape, cultural identity, visitor appeal and quality of place. These characteristics contribute significantly to the local economy and distinguish Buxton from larger towns and cities.

For this reason, I believe the key question is not simply whether redevelopment should occur, but whether this particular redevelopment strengthens the qualities that will allow Buxton to thrive over the coming decades.

The application proposes a substantial residential-led scheme. Whilst town-centre living can bring benefits, I would welcome greater evidence regarding how the development supports the long-term vitality, flexibility and distinctiveness of the town centre rather than simply replacing one land use with another.

The future is increasingly uncertain. Changes in technology, working patterns, education, transport and demographics are already altering how people choose where to live and work. Attractive, well-connected market towns such as Buxton may become increasingly desirable as people place greater value on quality of environment, community and access to nature.

Against this backdrop, I would encourage the Council to consider whether the scheme creates conditions that enhance Buxton's ability to adapt to future change.

In particular, I would welcome further clarity regarding:

- ¿ How the development supports long-term town-centre vitality and independent businesses.
- ¿ How the proposed commercial spaces can adapt to changing economic conditions over time.
- ¿ How the scheme contributes to environmental resilience through energy efficiency, renewable energy generation, biodiversity enhancement and climate adaptation.
- ¿ How public spaces within the development will support community life, cultural activity and social interaction.
- ¿ How the design responds to Buxton's distinctive character and heritage significance beyond compliance with minimum planning requirements.

I am not opposed to redevelopment of the site in principle. However, given the scale of the proposal and its prominence within the historic heart of Buxton, I believe the Council should be satisfied that the scheme does more than deliver housing and regeneration in the short term. It should also demonstrate how it strengthens Buxton's long-term resilience, adaptability and identity for future generations.

The former Springs development reflected assumptions about the future that no longer hold true. It would be unfortunate if a project of this scale were approved without sufficient consideration of how Buxton may evolve over the next 25 years.

I therefore ask the Council to give careful consideration to the long-term strategic implications of the proposal alongside its immediate regeneration benefits.

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