



Bob Phillips
High Peak Borough Council
PO Box
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BUXTON
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02-07-2026

Dear Bob Phillips

**Arrangements for Handling Heritage Applications Direction 2021 & T&CP
(Development Management Procedure) (England) Order 2015 & Planning (Listed
Buildings & Conservation Areas) Regulations 1990**

**Spring Shopping Centre & Land , South of Station Road , Buxton , Derbyshire
Application No. HPK/2026/0229 & HPK/2026/0228**

Thank you for your letters of 2026-06-11 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice.

Advice

Historic England is committed to the future economic prosperity of our historic towns as places to live and work in green, safe and thriving environments with easy access to sustainable transport. Buxton needs homes and a town centre population to support its shops, services and cultural spaces. The redevelopment of the Springs offers great opportunities.

We are supportive of this scheme and refer you to the expertise of your heritage advisers on archaeological matters and the detailing of works to historic buildings and new build. The quality of materials and workmanship will be crucial to the long term success of this project. We would strongly support the inclusion of new museum facilities within this vision which is urgently required both for public and research access to collections and as a repository for future discoveries and archive.

Recommendation

Historic England recommends that your Council should approve these applications,

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which would positively support a viable future for the town's conservation areas and listed buildings with minimal negative impacts upon their significance, unless it finds that other considerations would outweigh this benefit.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the applications in their current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

T Allen

Tim Allen

E-mail: [REDACTED]