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Planning Officer
High Peak Borough Council
By email only; customer-services@highpeak.gov.uk

July 8th 2026

Dear Mr Bob Phillips,

HPK/2026/0228

Spring Shopping Centre & Land , South of Station Road , Buxton , Derbyshire

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

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of The Slopes, a Grade II registered park and garden included by Historic England on the Register of Parks and Gardens of Special Historic Interest. The inclusion of these sites on this statutory register requires great weight to be given to their conservation.

The RPG details the site as 'Pleasure grounds probably laid out by Jeffry Wyatville for the sixth Duke of Devonshire c 1818 which form the setting for The Crescent and attached buildings relating to the spa.'

We have reviewed the documents and note that, on page 11 of the Heritage Statement (Turley, January 2026), the RPG is briefly reviewed as follows:

Registered Park and Gardens ('RPGs')

- 3.6 *The Site is located approximately 100m to the north east of The Slopes, Buxton RPG (grade II listed – list entry no. 1001456) and 570m to the north east of Pavilion Gardens, Buxton RPG (grade II* listed – list entry no. 1000675).*
- 3.7 *Due to the intervening distance, interposing townscape and landscape features, the enclosing effect of mature trees and other vegetation within and on the boundary of the park and the resulting lack of intervisibility, the significance of Pavilion Gardens, Buxton RPG would not be affected by the Proposed Development and it is not considered further in this Statement."*

However, the document does then consider the significance of The Slopes at page 19 as follows:

'The Site is located to the north east of The Slopes, on the lower ground beyond Terrace Road and The Quadrant. Despite its proximity, the Springs Shopping Centre is predominantly screened in views from within the gardens by Winster Place, the Grove Hotel and Grove Parade and 1-9, The Quadrant, including from the elliptical paths to the south of The Crescent. Its influence on the character and experience of the registered park and garden and its relationship with The Crescent is therefore limited.

The Site is experienced in the foreground of views towards the registered park and garden from the north east on Station Road and in the vicinity of the train station. However, whilst these views illustrate the presence of open space and trees within the registered park and garden, they do not reveal its designed layout or relationship with The Crescent and do not contribute to significance.

There are no known associative or historic relationships between the Site and the registered park and garden that contribute to significance."

The Gardens Trust have been unable to make a site visit and have not previously been consulted as part of this application process. We have reviewed the assorted 'Heritage View' documents although they are less helpful without either a greater understanding of the application site or reference to the document that the views pertain to.

However, we note that there may be some indirect impact on The Slopes which is identified in Heritage View 01 (proposed) which shows the view from the top of The Slopes. New Block 01 is prominent, as is the viewing tower at Block 10. The architectural treatment of the new buildings seems to bear very little relationship to the late-Georgian and Victorian spa character of this part of Buxton.

There does not appear to be any LVIAs submitted as part of the application, which could have evidenced the statements in the Heritage Statement (referred to above) and which would have been extremely useful in assessing whether the RPG is, in fact, impacted by the proposed development. If such photographic assessment has been already undertaken, we would be grateful to be directed to it.

In the absence of such photographic evidence, it is difficult for us to offer any further substantive advice. Therefore, if the LPA feels sure that the proposed development does not, in any way, impact on the RPG, then we have no further comments to add.

Otherwise, if you have any further queries or photographic evidenced is submitted, please contact us at this email address, and we would be grateful to be advised of the outcome of the application in due course

Yours faithfully

Joanne Mirzoeff BA (Hons) MSc
Consultant Conservation Officer