



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

From:

17
Hoffman Road
Foxlow Fields
Buxton
Derbyshire
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Submission: Objection

Comments: Dear Planning Officer,

I am writing to object to planning application HPK/2026/0228 for the proposed redevelopment of Springs Shopping Centre in Buxton.

I recognise the importance of this town centre site, but I do not believe the current proposal resolves the issues that matter most to the town.

- I am concerned that some of the architecture, massing and materials may not respond well enough to Buxton's distinct character.

- I am concerned about the impact on heritage assets, conservation areas and important views across the town.

Changes that could make the proposal more acceptable:

I am very supportive of this regeneration project and excited to see investment in Buxton town centre. However, I have one major concern regarding the proposed architectural style and choice of materials.

Buxton is one of the UK's finest historic spa towns, renowned for its distinctive Georgian and Victorian architecture, much of which is built using local limestone and gritstone. This consistent use of natural stone gives the town a unique identity and is one of the reasons Buxton stands out from many other towns across the country. The Crescent, Pavilion Gardens, the Opera House and many surrounding buildings all contribute to a character that has been carefully preserved over centuries.

My concern is that the proposed buildings do not appear to reflect this character. The designs feel overly modern, with sharp, block-like forms and materials that seem disconnected from Buxton's architectural heritage. Looking at the plans, it feels more like architecture that would suit parts of Manchester or Stockport rather than the centre of Buxton.

I am not against contemporary architecture. New developments should be modern, sustainable and functional. However, I believe they should also respect and complement the identity of the place they are built in. Incorporating more natural limestone, softer architectural forms and design cues inspired by Buxton's existing streetscape would help the development feel like a genuine extension of the town rather than something that has been transplanted from elsewhere.

I would also like to add: My second hope is that this development attracts businesses that better serve younger adults aged 18-30 while remaining welcoming to everyone. Buxton has fantastic cafés and independent businesses, but there is an opportunity for the new development to introduce more leisure, dining and social spaces that encourage younger people to stay in the town, helping the local economy thrive throughout the day and into the evening.

Overall, I strongly support the regeneration of Buxton town centre. My main request is that the final designs better embrace the town's unique architectural identity so that future generations can enjoy a development that feels unmistakably Buxton, rather than one that could belong in any modern town centre.

At present I object to the application, but I would be willing to reconsider my position if the proposal were changed to address these concerns in a clear and binding way.

Yours faithfully,

Callum Millward

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