

[REDACTED]

From: Beswick, Keith, 17000 <[REDACTED]>
Sent: 20 July 2026 11:33
To: Planning (HPBC)
Subject: Response to consultation for applications HPK/2026/0228 AND 0229 -
Redevelopment of the Springs Shopping Centre and grounds, Buxton

[REDACTED]

Hello Bob,

Thank you for referring this application for our attention, and for your consideration in permitting an extended response timescale.

As a development of significant scale, with widespread impact upon the town, both short and long term, the time spent discussing policy and detail with yourself, the project architect and agent, and latterly the area Police Safer Neighbourhood team, has been really useful to get to understand the nuances of the proposal.

It's hoped that one response for the full and listed building consent application for Winster Place is acceptable.

There is nothing within the detailed changes for Winster Place which is seen as problematic, or warranting individual comment.

Our headline comment would be one of support in principle from the perspective of community safety and designing out crime.

The existing car park site does attract a fair amount of anti-social use, and the external environment is quite sterile, which is not helpful for safer use, consequently the broader occupation proposed and the capable guardianship this will bring across a wider time frame should bring about a positive transformation of the area.

We're not entirely convinced by the tenure element at 100% rental.

In general, a tenure with more owner occupiers tends to bring about a deeper sense of community, and the location context of Buxton would be seen as challenging for an all-rental scheme, but naturally we respect the fact that the developers will know their client base, and have carried out due diligence for their business model.

Buxton has, and does still experience a more significant element of anti-social use of public spaces than one would expect, so the management of the large new landscaped realm, the distinction between public and private space, and the effective securing of the apartment blocks semi-private gardens and internal spaces will need a robust approach.

I'm told that the developers have a proven and effective approach to this element of security, which has been successful in other areas.

At this stage we wouldn't necessarily expect the security schedule of the development to form part of planning detail, but might be set by way of a specific or general security

management condition of approval.

In respect of design, the majority of residential blocks address their immediate environment well, and provide a strong element of overlooking and enclosure for open spaces.

The grain of design providing colonnades and under-croft corridors for shop frontages does introduce a risk element for unintended problematic use, such as begging or rough sleeping, so if this is seen as an acceptable and desirable conservation feature, this would need to be taken into account for area security management.

Again, this is we expect not necessarily an element which will be explored in detail at this stage of determination, but with the expansion of the site beyond retail, the security management for site owners, lease holders, traders and tenants will become more complex, and needs to be addressed.

We would suggest that if the authority are minded to approve the development as presented, this should be subject to the following security and management conditions, in no particular order of priority

The approval of a site wide closed circuit television provision, providing supervision of all public spaces, movement routes, building faces and entrances.

The approval of a public lighting scheme for broadly the same locations.

The approval of a door entrance and access control provision for each apartment block, to allow the vetting of visitors using both audio and video verification and means to allow access remotely from all apartments.

The form and security element of the two points of external access and enclosure for the private garden space of apartment blocks 2 and 3.

The position, form, and function of a vehicle access control barrier between blocks 1 and 9 which will restrict the area beyond this point to service vehicle access only.

The form and function of hostile vehicle management provision for all points of peripheral foot access into the two areas of landscaped open space, to be agreed in consultation with specialist Counter Terrorism Design Advisers from the East Midlands Special Operations Unit (EMSOU)

A general security management plan detailing roles and responsibilities for all functional and supervisory security staff, and how the above physical security schedules will be integrated into day to day management of the entirety of the development site in perpetuity.

Regards

Keith Beswick Ad Cert ED&CP, LCGI.
Force Designing Out Crime Officer (DOCO)
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