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From: planningcomments@highpeak.gov.uk
Sent: 22 July 2026 22:04
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

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

Green lane
Burbage
Buxton

SK17 9DL

Phone:

Email: [REDACTED]

Submission: Objection

Comments: Dear Planning Officer,

Re: Planning Application HPK/2026/0228 ħ Redevelopment of the Springs Shopping Centre, Buxton

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

I recognise that this is an important town-centre site in need of investment and improvement. In principle, I support the regeneration of the area. However, I do not believe the current proposal responds appropriately to the needs of Buxton or delivers the quality of development that such a prominent and sensitive location demands.

My principal concerns are as follows:

* Overdevelopment and excessive density: The number, scale and concentration of the proposed buildings appear excessive for the site. The development risks feeling cramped and overbearing, rather than creating a welcoming and well-designed extension to the town centre.

* Height, scale and massing: The proposed blocks would have a significant visual impact and may dominate surrounding streets, buildings and public spaces. The cumulative massing appears poorly suited to Buxton's established townscape.

* Architectural quality and local character: I support the principle of high-quality contemporary architecture and do not believe that new development must imitate Buxton's historic buildings. Well-designed modern architecture can successfully complement and contrast with a historic setting. However, the buildings proposed here do not achieve that standard. They appear generic and could be found in developments across the country, with insufficient response to Buxton's distinctive architecture, landscape, materials and identity.

* Retention of the existing shopping centre: A large proportion of the dated Springs Shopping Centre would remain. It is difficult to see how constructing hundreds of apartments around retained sections of the existing centre represents the comprehensive regeneration that the site requires. The proposal appears to prioritise residential development without adequately resolving the fundamental weaknesses of the existing shopping environment.

* Parking and transport pressures: The proposed level of parking may be insufficient for the number of homes and other uses being introduced. This could increase pressure on surrounding residential streets and existing public car parks. The application should demonstrate convincingly how residents, visitors, workers and existing town-centre users would be accommodated without creating further congestion or displacement.

* Housing mix and local need: The proposed housing mix should provide clear and demonstrable benefits for the local community. I am not satisfied that the current proposal would deliver a sufficiently balanced mix of homes, including genuinely affordable housing and accommodation suitable for a range of ages, household types and local needs.

* Public benefit: Public investment in the regeneration of Buxton town centre should result in a development that provides lasting benefits for residents, businesses and visitors. This should include high-quality public spaces, improved retail and leisure opportunities, better pedestrian connections and architecture that strengthens Buxton's identity. The current proposal appears disproportionately focused on maximising the quantity of residential accommodation.

A more acceptable proposal should:

1. Reduce the overall number, height and massing of the residential blocks.
2. Replace the generic architectural approach with a genuinely site-specific and high-quality contemporary design.
3. Provide a more comprehensive redevelopment of the existing shopping centre.
4. Deliver substantial, accessible and well-designed public spaces.
5. Demonstrate that parking and transport arrangements are realistic and sufficient.
6. Provide a balanced housing mix that clearly responds to local needs.

7. Establish clear and binding commitments to affordable housing, public-realm improvements and wider community benefits.

This is a rare opportunity to transform a major town-centre site. It should not be approached primarily as an opportunity to fit the maximum possible number of apartments onto available land. The development should create a distinctive, attractive and enduring place that enhances Buxton and provides genuine value to the people who live in, work in and visit the town.

For these reasons, I object to the application in its current form. I would be willing to reconsider my position if the proposals were substantially revised and the improvements secured through clear and enforceable planning conditions or legal obligations.

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