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**From:** planningcomments@highpeak.gov.uk  
**Sent:** 23 July 2026 17:29  
**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: Kim Greensmith

From:

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Submission: Objection

Comments: Objections to the Springs development

The current Capital & Centric proposals is not the appropriate scheme for Buxton, this being an historic market town renowned for its architectural heritage, and of which the Buxton Community is very proud.

The Springs development was presented to the public in the consultation stage as offering a shopping centre, combined with leisure facilities and much needed housing. The Buxton community by and large were enthusiastic about the proposed positive changes. The public also strongly expressed a wish for the Springs development to reflect the important architectural heritage that the Buxton community is blessed with. The proposed planning application fails on these aspirations across the board.

My objections are:

Inadequate consultation:

Significant changes have been made on the planning application since the Community was last consulted, therefore not fulfilling The Gunning Principles.

(<https://www.local.gov.uk/sites/default/files/documents/The Gunning Principles.pdf>)

These principles include 'Consultation should occur when proposals are at a formative stage' have not been fulfilled, as the planning application submission is significantly different from the last consultation stage e.g.

an increase in residential units from 250 to a staggering 327 units plus a terrace of 5 town houses.

there is a change to the materials used - the proposed materials are now of a lesser quality

previously proposed roof gardens have been removed

the submitted application now proposes some buildings of 4-5 stories high

a parking survey was completed late into the project and the implications have not been shared as part of the public consultation.

In addition, 1. there has been no economic impact study for the Springs development and therefore the community has not been adequately informed and consulted on the impact on Buxton's different shopping areas, licensed businesses and Buxton's Tourist industry. 2. The air quality report attached to the planning application is dated 23rd February, prior to the increase of residential units to 327. This raises the question of whether the large increase of residential units impact the air quality assessment? - the public have not been informed about this.

## 2. Overdevelopment:

My concerns are as follows:

The original housing allocation for the site was 75 as part of the conditions for government funding.

Capital and Centric first proposed to councillors that the site would hold 180 residential units.

This was increased to 250 when the number of residential units was last publicly displayed.

Without any consultation with the public this has now been increased to 327 flats plus 5 town houses.

This proposal is unacceptable and is a significant overdevelopment of a market town renowned for its beautiful historic architecture and buildings and is a popular tourist destination. The overdevelopment will be damaging to Buxton's infrastructure and will result in inadequate parking facilities, traffic flow issues and will be damaging to the town's reputation as a Tourist Destination. The planners appear to have lost sight of how important Buxton's heritage is. Instead of designing a new modern heart to the town which reflects its historic architecture as requested by many in the community, the planning application suggests it will result in a large unattractive housing estate which will be detrimental to the town and the High Peak area.

## 3. Parking

As previously mentioned a parking survey was carried out very late in the project and has not been shared as part of the public consultation. There are currently 431 spaces around the Springs Centre but the planning application proposes this is reduced to 266; a decrease of 165. 120 of these parking places are being set aside for the future tenants in the Springs Development, reducing the total onsite parking to 146. This is around a 45% reduction on available parking spaces for shoppers and visitors to The Springs.

#### 4. Disabled and elderly people with mobility difficulties

I have significant concerns that the reduction in parking for blue badge holders will result in an infringement of disabled parking rights. Blue badge spaces are frequently already full in the current Springs shopping area and a reduction is likely to prevent disabled people accessing the shops and services they require in the current proposal. Fortunately the UK is protected by several legal frameworks including the Equality Act 2010 which requires all service providers, including local authorities, to make reasonable adjustments so that disabled people are not placed at a substantial disadvantage compared to non-disabled people. Reasonable adjustments can include providing a sufficient number of wider, accessible bays positioned close to entrances. Failure of the local authority to meet the Equality Act 2010 requirements is likely to result in legal action.

#### 5. Design & appearance

It is important that the architecture of The Springs development is sensitive to and in keeping with Buxton's important historical buildings where arches can be frequently seen. Many of the Buxton community wanted features such as the arches to be reflected in the design of The Springs, but this appears to have been disregarded. Instead there is a token gesture of arches high up in one building - not even at eye level for the community and our visitors to enjoy.

#### 6. Nature and purpose of the proposed new housing stock

Housing is in short supply in Buxton and I therefore welcomed the original proposal that new development should include residential units. Not only is more housing needed in Buxton but this would help ensure we had a vibrant town centre. However I have the following significant concerns:

I believe there is a conflict of interest regarding the developers owning all of the properties which suggest there is a focus on it being a profitable investment for the company, rather than the primary focus being to meet the housing needs of the people of Buxton and the wider High Peak area. My expectation, and that of many I believe, was that new residential units would help meet the shortfall of suitable housing for people living in Buxton and surrounding area, e.g. social housing, first time buyers, people who are elderly or disabled who need to live in homes with easy access to services and shops.

In addition I my concerns have been raised as a result of reading about Capital and Centric's regeneration project of a 200 year old Grade II listed Crusader Works, Piccadilly East which they purchased in 2015\*, and was restored into 123 apartments to sell to owner occupiers. It is stated that the project:

“remains unfinished and is still classified as a “live building site” with significant defects and shortcoming relative to the claimed specification\*. Additionally, Capital and Centric have let properties in the development out, at odds with their owner-occupation only strapline.”

Sources: Wikipedia -

"Capital & Centric acquires listed Manchester mills". Place North West. 8 December 2015. Retrieved 31 August 2022.

"Crusader Mill Woes Worth It | Creating Piccadilly East". Place Northwest. 25 November 2022. Retrieved 15 December 2022.

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