

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 23 July 2026 18:19
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: Andrew K-Fox
From:

Manchester Road
Buxton
Buxton
Derbyshire

Phone:
Email [REDACTED]@com
Submission: Neither
Comments: Dear Planning Officer,

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

I recognise the importance of this site to the future of Buxton and support the principle of investment in the town centre. However, I do not believe the current proposal addresses the issues that matter most to the town, its residents, or its long-term prosperity.

My principal concerns are as follows:

- I am concerned that the proposal represents over development of a prominent town centre site and may feel too dense for its setting.
- 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.
- I am concerned about traffic, servicing, pedestrian safety and the impact on already busy routes around the town centre.
- I am concerned that the proposal may not provide enough clear benefit for existing businesses or the wider town centre economy.

I would also like to add:

In addition to the above, I have a number of further concerns.

The proposed buildings are simply not in keeping with the aesthetics of Buxton. Much of the design appears generic and risks creating the appearance of a 1970s concrete development rather than an attractive extension to one of Derbyshire's most architecturally significant towns. Buxton's appeal comes from its elegant stone buildings, open spaces and historic spa-town character. This proposal does not appear to complement those qualities.

The retail provision also appears fragmented. By spreading shopping areas between the redeveloped Springs site, the Market Place and other parts of the town, the scheme risks creating disconnected shopping destinations. Rather than strengthening the town centre, this could dilute footfall, leaving some areas thriving while others decline.

I am also concerned by the relocation of the principal car park away from the heart of the development. While parking provision for new residents is important, Buxton's economy depends heavily on visitors and tourists. Convenient parking is essential if those visitors are to continue supporting local businesses.

The proposal also appears to assume levels of footfall that may not be realistic. To sustain a significantly increased retail offering would require many thousands of visitors each day. Given Buxton's transport infrastructure, road capacity and public transport links, I question whether sufficient numbers of people can realistically be brought into the town to support such an expansion. If visitor numbers do not meet expectations, there is a real risk that vacant retail units and underused public spaces will become an enduring problem.

The residential accommodation also appears limited in its range. The proposal seems heavily focused on relatively small apartments with little consideration for larger family homes or properties suited to modern working patterns. Providing a wider mix of housing, including spacious family accommodation and homes designed for people who work remotely, would be more likely to attract long-term residents with higher disposable incomes who could contribute to the local economy without placing additional pressure on transport infrastructure.

Overall, I feel the proposal places too much emphasis on short-term commercial return at the expense of creating a development that is genuinely beautiful, timeless and sympathetic to its surroundings. Buxton attracts residents and visitors alike because of its remarkable architecture, generous public spaces and distinctive spa-town atmosphere. Any redevelopment of such a prominent site should enhance those qualities rather than replace them with architecture that could belong almost anywhere.

This is a once-in-a-generation opportunity to improve one of the most important sites in Buxton. I believe the town deserves a development of exceptional quality, one that reflects its heritage, strengthens the existing town centre, and remains something future generations can be proud of.

For these reasons, I respectfully ask the Council to give these concerns serious consideration and either refuse the application in its current form or require substantial revisions before any planning permission is granted.

Yours faithfully,

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
