

[REDACTED]

From: [REDACTED]
Sent: 19 June 2026 20:50
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

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

Burlow Road
Harpur Hill
Buxton

[REDACTED]
[REDACTED]
Submission: Objection
Comments: 6.19.2026

My comments relate solely to material planning considerations.

1. Conservation Area Context The site is within the Buxton Conservation Areas.

The proposal involves substantial demolition and new construction within this designated area.

2. Massing (Bulk and Volume).

The proposed blocks introduce a level of massing that is noticeably greater than the existing built form. The overall bulk and visual presence differ significantly from surrounding development.

3. Scale and Proportion.

The height and width of several blocks appear larger than neighbouring buildings. This represents a change in the established scale and proportions of the area.

4. Design and Materials.

The proposal introduces new architectural forms and materials that differ from the prevailing character of the Conservation Area.

5. Demolition and Heritage Impact

The application includes demolition within a Conservation Area and associated heritage impacts. The extent of change is notable.

6. Key Views.

The submitted 'existing' and 'proposed' views show changes to the townscape, including increased height and massing in several viewpoints.

7. Public Realm and Urban Form.

The proposed public spaces are enclosed by multi-storey blocks, creating a different spatial character from the existing urban form.

Conclusion.

The proposal represents a significant change in massing, scale, design, and townscape character within the Conservation Area.

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