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**From:** planningcomments@highpeak.gov.uk  
**Sent:** 21 June 2026 10:45  
**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: Jenny Mather  
From:

94 Sherwood  
Heath Grove  
Buxton

SK179EX

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I do not believe this plan is a good fit for Buxton town centre. Rather than strengthening the town, it risks making shopping more difficult for local residents and visitors by relocating much of the parking away from the central retail area while prioritising a significant amount of new housing.

The proposals appear to place far too much emphasis on expensive, high-density residential development at the expense of the town centre's long-term retail and leisure potential. Once these homes are built, the opportunity to create larger, appropriately sized retail units and attractive public spaces will be lost forever. There is a genuine concern that these developments could become unattractive and poorly maintained in the future, long after the developers have moved on, leaving Buxton with a permanent legacy that does not reflect its character.

Convenient parking is essential for a market and spa town like Buxton. Our retail offer is already limited, and making it harder for people to park close to shops will discourage visitors and local shoppers alike. Businesses such as Waitrose and the independent retailers that make Buxton unique could be negatively affected if customers are forced to park further away.

Traffic impacts also do not appear to have been adequately addressed. The additional housing and changes to parking arrangements will inevitably increase pressure on the road network, yet there is insufficient evidence that these consequences have been properly considered.

I am also disappointed that the level of housing has increased from the earlier concepts. It is difficult to understand how the plans have reached this stage when they do not appear to reflect the interests of Buxton residents or businesses.

Most importantly, the design fails to respect Buxton's identity. Buxton is a historic Georgian and Victorian spa town with Roman heritage. It is not an urban city centre like Manchester or Stockport, nor does it have an industrial mill aesthetic. The proposed architecture looks out of place and fails to celebrate the town's distinctive character and history.

In 30 years' time, we will still be living with the consequences of these decisions. We should be creating a town centre that protects and enhances Buxton's unique heritage while allowing room for future retail, leisure and community growth; not one that permanently limits those opportunities in favour of high-density housing.

I urge the council and developers to reconsider these proposals. Please scrap this scheme or produce a new plan that puts shops, businesses, heritage and the long-term future of Buxton town centre ahead of excessive residential development

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