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From: planningcomments@highpeak.gov.uk
Sent: 30 June 2026 15:11
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: LM
From:

New High Street
Fairfield
Buxton

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I very strongly object to planning application HPK/2026/0228.

As someone born and bred in Buxton and working in the town, I care deeply about its heritage, environment and future. In my view this proposal does not represent the best interests of Buxton or its residents.

My main concern is the lack of car parking. The scheme appears to remove a large amount of centrally located parking and replace it with much less, with some of the replacement provision depending on separate applications and future infrastructure. Buxton serves a wide rural catchment and many visitors, older people and those with mobility issues rely on convenient town-centre parking. I do not believe it is acceptable to approve a scheme of this scale unless replacement parking is fully approved, deliverable and available first.

I am also very concerned about the traffic and access arrangements. The proposed changes to Station Road and Palace Road, the new access route and the impact on existing pedestrian routes all need far greater scrutiny. The cumulative effects should be properly assessed by the Highway Authority.

The architecture, scale and massing of the proposed buildings are also unacceptable. Large contemporary buildings of up to five storeys in Buxton's historic core would not respect or enhance the town's distinctive character. Buxton has a unique heritage, with its Georgian, Victorian and Edwardian townscape, conservation areas and historic setting. Great weight should be given to conserving that heritage, and I do not believe this scheme does that.

I am further concerned about the impact on the public realm and landscape, including the loss of trees and the effect of cutting into the hillside. The environmental impact of such a major scheme in this sensitive town-centre location is also a serious concern.

The proposal also raises questions about housing mix and town centre living. The current application appears dominated by rental apartments rather than a balanced mix that meets local needs. I am not convinced this is the right form of development for Buxton.

There are also wider concerns about civic assets and public confidence. In the context of changes affecting Buxton's town centre, this proposal feels like it is placing too much into a private redevelopment scheme and too little into the proper stewardship of the town's civic future.

Finally, I believe the timing of this decision is poor. With local government reorganisation ahead, a scheme with consequences lasting for decades should not be rushed through without full consideration of the long-term implications for future authorities and for Buxton itself.

For all these reasons, I urge the council to refuse HPK/2026/0228.

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