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From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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

From:
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Redhouse Lane
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Submission: Objection

Comments: I object to planning application HPK/2026/0228 in the strongest possible terms.

These proposals are completely terrible for Buxton's centre and are not in keeping with the historic buildings and character that attract people to Buxton in the first place. The scale, massing and appearance of the buildings, including the proposed contemporary blocks of up to five storeys, would sit uncomfortably within Buxton's historic core and would be a future eyesore rather than an enhancement. Buxton is a town of real heritage significance, and development here should respond positively to that character, not overwhelm it.

I am also very concerned about the lack of car parking. Buxton centre relies on convenient parking for visitors, older people, people with mobility issues and those coming from the wider rural area. Reducing centrally located parking and relying on replacement spaces that are not fully secured would be short-sighted and damaging to the town centre's vitality. Buxton thrives on visitors, and this scheme appears to prioritise cramming in housing and chain-style commercial uses over the practical needs of the town centre.

The proposals also raise serious concerns about heritage and conservation impact. Buxton's special character comes from its Georgian, Victorian and Edwardian buildings, its conservation areas and its wider historic townscape. I do not believe this scheme would conserve or enhance that setting.

Finally, the wider context matters. Many residents see Buxton's civic assets as part of the town's identity, and there is already concern about the future of important public buildings. Proceeding with a scheme of this kind would further undermine public confidence in how Buxton's future is being managed.

For all these reasons, I strongly urge the council to refuse this application.

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