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From: planningcomments@highpeak.gov.uk
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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: Peter Bailey

From:
7 Mountlands
Hardwick Square South
Buxton
Buxton

SK17 6QD

[REDACTED]

[REDACTED]

Submission: Objection

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

The proposal is overdevelopment. What should be a town-centre regeneration scheme now appears to be dominated by a very large amount of residential development, with around 332 homes for rent and a substantial increase in residential floorspace. The scale of the scheme is far beyond what many local people expected, and the proposed buildings risk being too large for the historic core.

I also object very strongly to the lack of car parking. The scheme removes a large amount of centrally located parking and replaces it with significantly less, with some of the replacement parking apparently depending on separate applications and future infrastructure. Buxton serves a wide rural catchment and attracts many visitors, so convenient town-centre parking is essential for residents, shoppers, older people and those with mobility issues. It is not acceptable to approve a development of this scale unless replacement parking is fully approved, deliverable and available first.

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

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