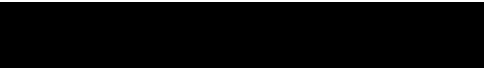




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Kathryn Latham
From:

Montpelier Gardens
Fairfield
Buxton

SK17 7GA



Submission: Objection

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

This proposal is simply too large and too dominant for Buxton's historic core. What was expected to be a town-centre regeneration scheme now appears to have become a major residential development, with a very substantial increase in homes and residential floorspace. That is overdevelopment, and it does not feel right for Buxton. The scale, height and massing of the scheme, including the proposed tall buildings, would sit uncomfortably within the town's historic character.

Buxton is a place of real heritage significance, with its Georgian, Victorian and Edwardian townscape and its special historic identity. Development in this part of the town should respond positively to that character, not overwhelm it. I do not believe this proposal would conserve or enhance the setting of the town's heritage assets. In my view, it would harm the character and appearance of the historic core.

I am also deeply concerned about the impact on Buxton's town centre economy. The site lies within the Primary Shopping Area, yet this scheme appears to reduce the retail role of the area and shift the balance towards housing. That risks weakening footfall, harming existing retailers and undermining the future of Spring Gardens as a commercial centre. Buxton needs support for its shops and independent businesses, not a development that could dilute the town centre's retail function.

There is also a wider issue of civic assets and public confidence. Many residents are already worried about the future of important civic buildings in the town centre. In that context, moving ahead with a large private redevelopment scheme of this kind raises serious questions about stewardship and whether this is truly in the best interests of Buxton and its people.

On a personal note, my family have lived in Buxton for generations. We still do. I want the best for Buxton for future generations too. Whilst feeling passionately against this, after reviewing the proposal cold logic tells me this is not in Buxton's interests overall, nor does it best serve the people of Buxton, nor the retailers in Buxton, nor the people who visit Buxton to shop regularly, nor for the tourists who come to see a charming Georgian town. I really don't think this development is the boost that Buxton needs. We need to protect and enhance what we have. This is due to the development being so large, not in keeping, I dislike the high lift (couldn't it be a slope instead?), losing parking etc.

For all these reasons, I strongly object to HPK/2026/0228.

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