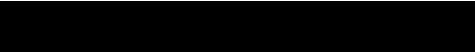




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Sandra Kula
From:

Nettleton Lane
Harpur Hill
Buxton
Derbyshire
SK17 9JX



Submission: Objection

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

This is overdevelopment of a sensitive and historic part of Buxton. The scheme appears to have shifted away from genuine town centre regeneration and towards a large residential-led development, with around 332 homes for rent and a substantial increase in residential floorspace. That is far too much for this location, and it does not feel like a scheme that properly responds to the town's needs.

The lack of car parking is a major concern. The proposals would remove a large amount of centrally located parking and replace it with much less, despite the fact that these spaces are already heavily used by residents, visitors, older people and those with mobility issues. Buxton serves a wide rural catchment and attracts many visitors, so convenient town centre parking is essential. It is not acceptable to approve a scheme of this scale unless replacement parking is fully approved, deliverable and available first.

I am also concerned about the architecture and scale of the buildings. Large contemporary blocks of up to five storeys do not seem to respect Buxton's distinctive character, heritage and conservation setting. Buxton is a town of real historic importance, and development in the core should conserve and enhance that character, not dominate it.

The impact on traffic and access is another serious issue. The proposals involve major changes to existing parking areas, junctions and access routes, including works around Palace Road and Station Road. There are also concerns about excavation near a steep embankment, the possible loss of trees, and the creation of new vehicle routes where pedestrian access currently exists. These matters need far more detailed scrutiny.

The public realm and landscape benefits also appear unclear and insufficient for a scheme of this size. The original regeneration ideas were about improving links, public space and support for the town centre, but this application seems to have lost that focus. I do not believe the current proposals deliver enough in return for the harm they would cause.

There is also a wider concern about housing mix and town centre living. Buxton already faces pressure on schools, dentists, GP surgeries and other essential services. Adding so many more homes, apparently mainly rental apartments, does not make sense when the town is already struggling with infrastructure and service capacity.

The environmental impact and construction disruption would be significant. A project of this scale could cause years of disturbance to traffic, pedestrians, nearby businesses and the wider town centre. There also appears to be no clear commitment to support existing retailers during the works or ensure they can return afterwards.

Finally, I am concerned about the effect on civic assets and public confidence. In the context of wider changes affecting Buxton's civic buildings, this proposal raises serious questions about stewardship and the future of the town centre.

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

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