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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: Money KimberleyThat Gardener Girl

From:
Buxton
29 Bennett Street
Buxton
Buxton
DERBYSHIRE
SK17 6NA

[REDACTED]

Submission: Objection

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

This proposal is overdevelopment on a damaging scale. It appears to be dominated by a very large residential scheme, with around 332 homes for rent, which is far beyond what many residents expected from a town-centre regeneration project. The increase in housing numbers is excessive and risks turning this into a residential development with ancillary commercial uses rather than a balanced scheme for Buxton.

The scale, height, massing and placement of the proposed buildings are completely out of keeping with Buxton's spa town character and historic core. The design does not suit the heritage and history of the area. Buxton has a distinctive Georgian, Victorian and Edwardian townscape, and buildings of up to five storeys would be a visual and physical obstruction. They would make the town feel darker, shadier and less airy, rather than respecting and enhancing its setting.

I am also very concerned about the lack of car parking. The proposals remove a large amount of centrally located parking and replace it with significantly less, with some parking apparently dependent on future or separate applications. Buxton serves a wide rural catchment and many visitors, older people and those with mobility issues rely on convenient town-centre parking. Replacement parking must be fully approved, deliverable and available before any scheme of this scale is allowed to proceed.

The impact on heritage and conservation is unacceptable. Buxton is a nationally important spa town, and the scheme does not adequately respect its special character or the setting of its heritage assets. The architecture and scale of the buildings would sit badly within the historic centre and would fail to respond positively to local character.

I am also concerned about the disruption this development would cause during construction. Works of this scale are likely to bring prolonged disturbance, traffic problems and access issues for nearby businesses and the wider town centre. This should be carefully assessed and controlled, but the current proposal gives no confidence that the impacts will be properly managed.

Finally, there are wider concerns about civic assets and public confidence. In the context of changes affecting Buxton's town centre, this proposal raises serious questions about stewardship and the future of the town. For all these reasons, I strongly object to HPK/2026/0228.

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