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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: Oliver ryder

From:
6
Barms Way
Buxton
Derbyshire

SK17 7DA

[REDACTED]

Submission: Objection

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

This proposal represents overdevelopment of a highly sensitive town-centre site. The scale has grown substantially and is now dominated by around 332 homes for rent, with a major increase in residential floorspace. That is not what many people would reasonably expect from a town-centre regeneration scheme, and I do not believe it remains consistent with the original regeneration objectives.

I am also very concerned about the lack of car parking. The scheme appears to remove a large amount of centrally located parking and replace it with much less, with some of the replacement provision dependent 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. The parking strategy does not appear robust enough for a development of this scale.

The architecture, scale and massing of the proposed buildings are also inappropriate. Large contemporary blocks of up to five storeys would sit uncomfortably within Buxton's historic core and would fail to respect the town's distinctive character. Buxton's heritage significance is a major asset, and I do not think this scheme gives it the care and weight it deserves. The impact on the conservation area, townscape and setting of heritage assets is a serious concern.

I am further concerned about traffic and access. The proposals involve major changes to existing access arrangements, including alterations around Palace Road and Station Road, and the creation of new vehicle routes where pedestrian access currently exists. The cumulative highway impacts, including construction traffic and the effect on nearby roads and junctions, need far more scrutiny.

The public realm and landscape proposals also do not convince me. If the scheme is to justify such a large scale, the benefits to the public realm, pedestrian links and wider town centre environment need to be clear, deliverable and substantial. At present, I do not believe they are.

I am equally concerned about the housing mix and the direction of the scheme. A development of this size, dominated by rental apartments, risks doing little to support genuine town-centre living for local people, while shifting the balance away from the wider regeneration and retail role that the site should serve. This also raises questions about the impact on Buxton's town centre economy, especially existing retailers, footfall and the future role of Spring Gardens.

There are also environmental concerns. The scale of excavation, the changes to land levels, the potential loss of trees and the wider construction and operational impacts all point to a scheme that would cause significant harm. Construction disruption over several years would also place a heavy burden on the town and nearby businesses.

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

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