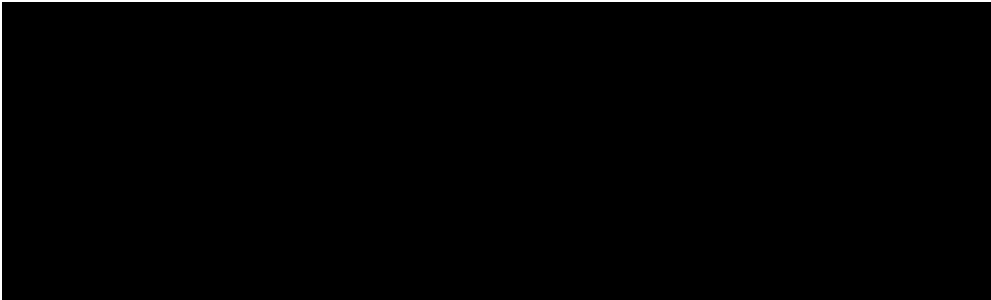


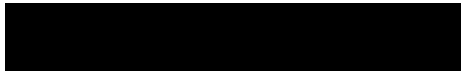


Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Jane Barson

From:

199
199 Green Lane
Burbage
Buxton

SK17 9DE



Submission: Objection

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

The proposal is an overdevelopment of a highly sensitive and historically important town centre site. What was presented as regeneration now appears to be dominated by a very large residential scheme, with around 332 homes for rent and a major increase in residential floorspace. That is a fundamental shift in the nature of the development, and it does not feel like a balanced town-centre regeneration scheme.

I am also very concerned about the scale, massing and appearance of the buildings. Up to five storeys is too large for Buxton's historic core and would sit uncomfortably within a town of such distinctive Georgian, Victorian and Edwardian character. Buxton's heritage significance must be given proper weight, and this scheme would, in my view, fail to respect or enhance the conservation area and the setting of nearby heritage assets.

The loss of parking is another major concern. The proposal removes a substantial amount of centrally located parking and replaces it with significantly less, with some of the replacement provision apparently dependent on separate applications or future infrastructure. Buxton serves a wide rural catchment and attracts many visitors, and convenient town-centre parking is important for residents, shoppers, older people and those with mobility issues. The scheme appears to assume an unrealistic level of car ownership and would make access to the town centre much harder. I do not believe it is acceptable to approve a development of this scale unless replacement parking is fully approved, deliverable and available first.

Traffic, access and highway safety also give serious cause for concern. The proposed changes to Station Road and Palace Road, the new access arrangements, and the works near the embankment all raise questions about congestion, pedestrian movement, tree loss and the wider impact on the area. These matters need far more detailed scrutiny by the Highway Authority.

I am also worried about the impact on Buxton's town centre economy. The site sits within the Primary Shopping Area, yet the proposals appear to reduce retail floorspace and shift the emphasis away from shopping and commercial activity. That risks weakening footfall, harming existing traders and undermining the future role of Spring Gardens as a town-centre retail destination.

The environmental impact and construction disruption would also be significant. A scheme of this size would bring years of disturbance, including noise, traffic, access problems and disruption to nearby businesses and the wider town. That is not a minor issue and should not be underestimated.

Finally, I am concerned about the timing of a decision on a scheme with such long-term consequences, given the impending local government reorganisation. A development of this scale could constrain future authorities for decades, so it is not appropriate to rush it through now.

For all these reasons, I strongly object to HPK/2026/0228 and ask that it be refused.

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