



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

Carlisle Grove
Town Centre
Buxton

SK17 6XP



Submission: Objection

Comments: I strongly object to planning application HPK/2026/0228.

In its current form, the scheme appears to be overdevelopment. The scale of the proposal, with a very large amount of new residential floorspace, feels excessive for this part of Buxton and risks turning what should be a town-centre regeneration scheme into a mainly residential development with ancillary commercial uses. The size, massing and contemporary design of the buildings, including elements of up to five storeys, do not appear to respect the historic character of the town centre or its heritage setting.

I am also very concerned about the loss of centrally located parking and the lack of adequate replacement provision. 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 proposal appears to reduce parking significantly, while some replacement provision may depend on separate applications or future works. I do not believe a scheme of this scale should be approved unless replacement parking is fully approved, deliverable and available.

There are also serious concerns about traffic and access. The proposed changes to access arrangements, including alterations around Station Road and Palace Road, need much closer scrutiny. The cumulative highway impacts, including the effect on pedestrians, cyclists and vehicle movement, should be properly assessed by the Highway Authority before any decision is made.

The environmental impact also needs greater consideration, particularly where the proposals involve major engineering works, excavation near a steep embankment and possible effects on trees and the wider setting. I am concerned that the scheme could cause lasting harm to the area.

Finally, I am concerned about the wider impact on civic assets and public confidence. Given the importance of Buxton's heritage, civic identity and town-centre character, this proposal should not proceed in its current form.

If the scheme were significantly revised to reduce its scale, provide proper parking, improve the design, and better protect Buxton's heritage, character and access arrangements, it may be possible to support a more acceptable proposal. As submitted, however, I strongly object.

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