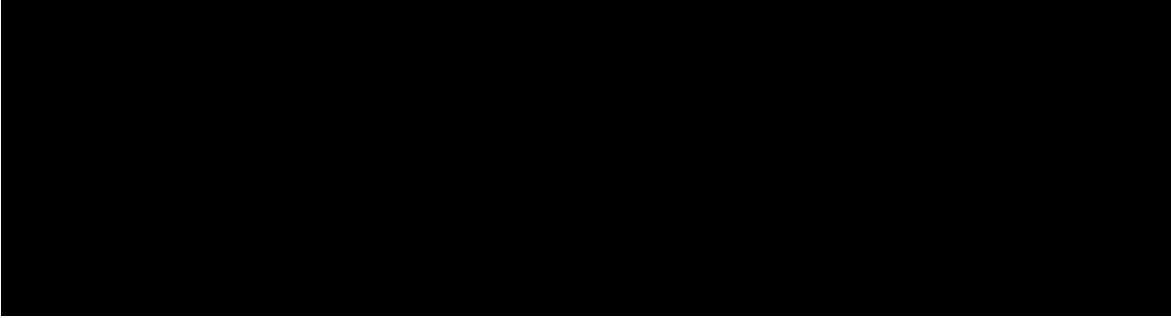
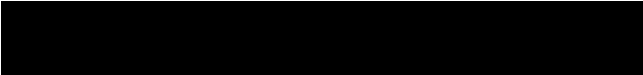




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Thomas Emery-Sniadach

From:

7
Grove lane
Buxton south and west
Buxton
Derbyshire
SK179HG



Submission: Objection

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

This proposal is overdevelopment of a very sensitive and historic part of Buxton. What is being presented as regeneration now appears dominated by around 332 homes for rent and a major increase in residential floorspace, rather than a balanced town-centre scheme. It feels like a large, rental-led residential development with ancillary commercial uses, not the kind of regeneration many local people were led to expect.

I am also strongly 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 apparently depending on separate applications and future infrastructure. Buxton serves a wide rural catchment and attracts many visitors, and convenient town-centre parking is important for residents, older people, disabled people and those with mobility issues. Replacement parking should be fully approved and deliverable before any scheme of this scale is allowed.

The scale, massing and architecture of the proposed buildings are also unacceptable. Buildings of up to five storeys in Buxton's historic core would not respect the town's distinctive character, nor its heritage and conservation value. Buxton's Georgian, Victorian and Edwardian townscape is a major part of its identity, and great weight should be given to conserving that heritage and its setting. This scheme does not do that.

I am further concerned about traffic and access. The proposals involve major changes to Station Road and Palace Road, new vehicle routes, excavation near a steep embankment and likely impacts on trees and pedestrian movement. These matters need very careful scrutiny, and the cumulative highway effects are not acceptable as currently proposed.

The environmental impact is also a serious concern, including the loss of parking, the scale of construction works, possible loss of trees and the wider effect of such a large development in the town centre. Construction disruption over several years would also be significant and would affect access, traffic, pedestrians and nearby businesses. Not a single local business has been consulted on how the complete removal of town centre parking will affect their business and footfall in the town during construction.

I am not convinced that the proposed housing mix supports proper town-centre living or meets local needs. A scheme of this kind should not simply prioritise private rental apartments at the expense of a genuine mixed and balanced town-centre community.

There are also wider concerns about civic assets and public confidence. In the context of changes affecting Buxton's civic buildings and the wider town centre, this proposal raises serious questions about stewardship and the long-term public interest.

Finally, I do not think such a far-reaching decision should be taken without proper regard to the timing of local government reorganisation. The consequences of this development would last for decades, well beyond the current authority.

For all these reasons, I strongly object to HPK/2026/0228.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
