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From: planningcomments@highpeak.gov.uk
Sent: 02 July 2026 20:08
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: Harriet Morten

From:
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[REDACTED]
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Submission: Objection

Comments: OBJECTION TO PLANNING APPLICATIONS HPK/2026/0228 AND HPK/2026/0229

I object to these applications because I do not believe sufficient weight has been given to Buxton's exceptional heritage significance.

Having been born and grown up in Buxton, I left and have lived in London for nearly 15 years visiting many towns and villages down south which have been lovingly curated and attract thousands of visitors just through the way they look on social media. I have finally been able to return to Buxton to bring up my family in the town that I love. I did not bring them back to live somewhere that could be any town or city. This is Buxton. Surrounded by the beautiful Peak District and stunning architecture. We should be enhancing this massive asset that the town has and not hide it with tall 'city' buildings towering above them. It truly breaks my heart that it could even be considered that the identity of the town would be given up so easily for city living style apartments and flats.

Buxton is one of only two recognised Roman spa towns in England and possesses a unique collection of Georgian, Victorian and Edwardian architecture. The significance of the town derives not only from individual listed buildings but from its wider townscape, conservation areas, landscape setting and historic character and views.

The proposed development introduces large contemporary buildings of up to five storeys within the historic core of the town. I am not convinced that the scale, massing and appearance of these buildings adequately respect or enhance the distinctive character of Buxton.

The High Peak Local Plan requires development to respond positively to local character and heritage assets, whilst the National Planning Policy Framework requires great weight to be given to the conservation of heritage assets and their settings.

I am concerned that the proposals have evolved significantly from the regeneration concepts originally presented to residents.

Early proposals focused on public realm improvements, enhanced links between the railway station and Spring Gardens, reuse of underutilised buildings and support for retail activity.

The current application is dominated by approximately 332 homes for rent and a substantial increase in residential floorspace.

I therefore question whether the scheme remains primarily a town-centre regeneration project or has become a residential development with ancillary commercial uses. I therefore ask the Council to refuse the application unless it can be demonstrated that the scheme genuinely enhances Buxton's historic environment and preserves the qualities that make the town unique. We already find it almost impossible to get a dentist and I have had to wait 18 months for my children to get a nursery place. These community facilities are what need to be invested in.

I therefore ask the Council to refuse the application unless it can be demonstrated that the scheme genuinely enhances Buxton's historic environment and preserves the qualities that make the town unique.

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