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From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

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

From:
8
Wheatsheaf cottages
Wheatsheaf road
Whaley Bridge

Sk23 7ja

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

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

My main concerns are overdevelopment, the lack of car parking, the architecture of the proposed buildings, and the impact on Buxton's heritage and conservation areas.

The scheme appears far too large for the historic core of Buxton. What was once understood locally as a town-centre regeneration proposal now seems to be dominated by a very substantial residential development, with around 332 homes for rent. That level of development is excessive and risks overwhelming the character of the area.

I am also deeply concerned about the loss of centrally located parking and the apparent reduction in replacement spaces. Buxton serves a wide rural catchment and attracts many visitors, as well as older people and those with mobility issues who rely on convenient town-centre parking. Replacing existing parking with significantly fewer spaces is not acceptable, especially where some of the replacement provision appears to depend on separate applications or future infrastructure. Any replacement parking should be fully approved, deliverable and available before a scheme of this scale is allowed.

The proposed buildings, including contemporary blocks of up to five storeys, do not appear to respect Buxton's distinctive historic character. Buxton has a unique heritage, with Georgian, Victorian and Edwardian architecture, conservation areas and an important historic townscape. Development of this scale and appearance risks harming that special character rather than enhancing it.

For these reasons, I ask that the application be refused.

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