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From: planningcomments@highpeak.gov.uk
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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: Tony Barso

From:
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Green Lane
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Phone: [REDACTED]

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Submission: Objection

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

The proposal represents overdevelopment of a highly sensitive town centre site. What was once presented as a regeneration scheme now appears to be dominated by a very large residential development, with around 332 homes for rent and a substantial increase in residential floorspace. In my view, this is no longer a balanced town-centre regeneration proposal, but an excessive residential scheme with limited benefit to Buxton.

I am also deeply concerned about the lack of car parking. The scheme removes a large amount of centrally located parking and replaces it with significantly less, with some of the replacement provision apparently dependent on other applications or future infrastructure. Buxton serves a wide rural catchment and attracts many visitors, so convenient town-centre parking is essential for residents, shoppers, older people and those with mobility issues. Reducing parking in this way will harm access to the town centre and place further pressure on surrounding streets.

The scale, massing and appearance of the buildings are also unacceptable. Large contemporary buildings of up to five storeys are not appropriate in Buxton's historic core and do not respect the town's distinctive character. Buxton has a unique heritage and conservation setting, and great weight should be given to protecting that. I do not believe this scheme would conserve or enhance the area, or respond positively to the town's architectural character.

There are also serious concerns about traffic and access. The proposed changes to existing parking areas, junctions and access routes, together with excavation and engineering works, raise major questions about highway safety, pedestrian movement and the practical operation of the site. These matters require far more detailed scrutiny than has been shown.

I am further concerned about the impact on the town centre economy. The site lies within Buxton's Primary Shopping Area, yet the proposals appear to reduce retail provision and shift the balance away from shopping and commercial activity towards housing. This risks weakening footfall, harming existing businesses and undermining the future role of Spring Gardens as a town-centre destination.

Construction disruption is another major issue. A scheme of this scale would cause prolonged disturbance, congestion and disruption to nearby businesses and the wider town centre for a considerable period. There is no adequate assurance that existing traders will be properly supported through the works.

Finally, I am concerned about the wider impact on civic assets and public confidence. In the context of changes affecting Buxton's civic buildings, this proposal raises serious questions about stewardship of the town centre and the direction of regeneration.

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

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