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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: Nicola Haynes

From:
16
16 Lee Dale
Harpur Hill
Buxton

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Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

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

The scheme is overdevelopment. It appears to have shifted away from a genuine town centre regeneration proposal and towards a very large residential development, with too many homes and too much residential floorspace. This is not the kind of balanced town centre scheme that was originally expected.

I am also very concerned about the lack of car parking. The proposal removes a substantial amount of centrally located parking and replaces it with much less, which will make access harder for residents, visitors, older people and those with mobility issues. Buxton serves a wide rural catchment, so convenient town-centre parking is essential. I do not think it is acceptable to approve a scheme of this scale unless replacement parking is fully approved, deliverable and available.

Traffic and access are also a major concern. The proposed changes to the roads, junctions and access arrangements will increase pressure on the area and could create serious problems for pedestrians, vehicles and nearby businesses. The cumulative highway impacts need proper scrutiny.

I am also concerned that the housing mix does not support town centre living in a way that benefits Buxton. A large rental-led scheme dominated by apartments risks doing little for local people and could weaken the character and function of the town centre.

The proposals also risk damaging the town centre economy. Reducing retail space and shifting the balance towards housing could harm footfall, existing businesses and the future role of Spring Gardens as a commercial centre.

Construction disruption is another serious issue. A project of this size and complexity could cause years of disturbance, congestion and disruption to access across Buxton, with real impacts on local businesses and residents.

Finally, I am concerned about the timing of this decision in the context of local government reorganisation. This is a long-term scheme with consequences that will last for decades, so it should not be rushed through before the future governance of the area is settled.

For all these reasons, I strongly object to this application.

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