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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: April Irwin

From:
93
St Johns Road
Burbage
Buxton

SK17 6UT

Phone:

Email: [REDACTED]

Submission: Objection

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

I am not opposed to housing in principle, but the number of homes proposed is far too high. The scheme feels overdeveloped and is too heavily weighted towards residential use. It does not read as a balanced town-centre regeneration proposal, and I do not believe the scale of housing is appropriate for this location.

I am also concerned about the lack of car parking. Buxton serves a wide rural catchment and attracts visitors, so convenient town-centre parking is important for residents, shoppers, older people and those with mobility issues. The proposals appear to reduce parking significantly, and I do not think it is acceptable for replacement parking to depend on separate future applications or uncertain delivery. Any replacement parking should be fully approved, deliverable and available before a scheme of this scale is allowed to proceed.

The design and architecture are also a major concern. Buxton has a distinctive historic character, and the proposed buildings do not appear sufficiently sympathetic to the town's heritage and conservation setting. The scale, massing and contemporary appearance, particularly in the historic core, do not sit well with the surrounding heritage buildings and would not, in my view, preserve or enhance the character of the area.

I am further concerned that the proposals could weaken Buxton's town centre economy. The site is within the Primary Shopping Area, yet the scheme appears to reduce the retail offer and shift the balance away from commercial use. That risks harming existing businesses, footfall and the long-term vitality of the town centre.

If the number of homes were reduced substantially, the design made much more sympathetic to Buxton's historic buildings, and proper, fully deliverable parking secured up front, I could be more supportive. As submitted, however,

I believe the application is too large, too car-parking poor and insufficiently respectful of Buxton's heritage and town-centre role.

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