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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: Anna F Poulter

From:
24
Lime Kiln Way
High peak
Buxton
Derbyshire
SK17 9GH

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

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

This proposal is far too large and would amount to overdevelopment in the historic core of Buxton. The scheme appears to have shifted from a town-centre regeneration project into a predominantly residential development, with around 332 homes for rent and a substantial increase in residential floorspace. That is not what many local people expected, and it is not an appropriate scale for this part of the town.

The architecture, scale, massing and appearance of the proposed buildings, including blocks of up to five storeys, would be completely out of keeping with Buxton's distinctive character. Buxton is one of only two recognised Roman spa towns in England and has a unique historic townscape of Georgian, Victorian and Edwardian buildings. This development would harm that beauty and undermine the setting of the town's heritage assets and conservation areas. In my view, it would do lasting damage to the appearance and character of Buxton.

I am also concerned about the impact on the town centre economy. The site lies within the Primary Shopping Area, yet the proposals appear to reduce retail floorspace and weaken the commercial role of Spring Gardens. Buxton needs support for existing retailers, footfall and independent businesses, not a scheme that risks undermining them.

There are also serious environmental concerns, including the scale of demolition, construction activity and the long period of disruption that would follow. Construction and engineering works could affect access, traffic, pedestrian movement and nearby businesses for years, causing major disruption across Buxton.

For all these reasons, I strongly urge the council to refuse this application.

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