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**From:** [REDACTED]  
**Sent:** 10 July 2026 18:33  
**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: P H and J RamczykPrivate.

From:  
8 Watford Road

Buxton  
Derbyshire  
SK17 6XF

[REDACTED]

[REDACTED]

Submission: Objection

Comments: This whole scheme has morphed from a modest town centre improvement scheme into what is essentially an unpopular major residential development that will change the appearance of the town centre. The proposal clearly is a significant undertaking, concentrating primarily it seems on providing 300+ new flats in the centre of our historic town. In addition, the proposal includes a revamp/partial demolition of the Springs Shopping Centre and the construction of a new car parking area to the north/rear of the railway station.

Yes, the shopping centre needs some work though why does Buxton need all these town centre flats? There are new building sites around the town, each providing new accommodation.

The whole proposed scheme is clearly one focusing on a residential development that will benefit the leaseholders (Capital and Centric? and possibly to some extent HPBC), and the losers of the scheme will be the population the town and local businesses who will have to suffer major disruption during the years it will take to complete it and a loss of the historic centre of our town, to be replaced with eyesore flats and buildings bearing enormous Capital and Centric logos.

Any logos of any size should be representative of the town itself e.g. the Buxton stag!

The proposal means that we will all have further to walk to the proposed car park area behind the station and have to cross a main thoroughfare to get there, disrupting traffic flow leading to congestion. Furthermore, the loss of parking spaces is not compensated for by the addition of new ones in spite of there not being sufficient parking in the town now. Illegal parking will increase and there are no guarantees that the residents of the town will enjoy periods of free parking as now.

This current proposal should be scrapped and the concentration should be on utilising existing Victorian/Georgian properties that bear the character of Buxton for flats and also constructing these types of buildings (gritstone walls with blue slate roofs) at the top end of Station Approach also for flats or municipal purposes. In addition, continue with the revamping of the Springs Centre, leave the town centre parking as it is and provide additional parking at the back of the station whilst retaining the public footpath to Lightwood Road.

Using this approach the appearance of Buxton will be enhanced in the style and spirit of the town and the benefits will be positive for the population of the town.

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