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From: [REDACTED]
Sent: 10 July 2026 11:19
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: Anthony Butler
From:

Manchester Road
Buxton
Buxton

[REDACTED]
[REDACTED]
Submission: Objection
Comments: I object to planning application HPK/2026/0228.

This proposal represents over-development of a sensitive town centre site. The scale of the scheme, with its very substantial increase in residential floorspace and large number of rental homes, has moved far beyond the kind of town-centre regeneration that was originally expected and consulted upon with residents. It is turning a regeneration project into a predominantly residential development with only ancillary commercial uses. Please refer to the objection of G Nadin dated 17th June 2026 and the analysis of the actual increase in commercial use, which is minimal.

I am very concerned about the lack of car parking. The proposal removes a large amount of centrally located parking and replaces it with much less, with some of the replacement provision apparently dependent on separate applications and future infrastructure none of which is guaranteed. Buxton serves a wide rural catchment and attracts many visitors, and convenient town-centre parking is essential for residents, visitors, shoppers, older people and those with mobility issues. The loss of parking would seriously harm access to the town centre and its businesses. Parking in the town is often over subscribed. As a blue badge holder I frequently cannot find a 'disabled' space to park in the Spring Gardens car park. These proposals would exacerbate this problem and it is no good to suggest that I, and those like me, (or those who are not so mobile or with children/pushchairs) would find parking on land adjacent to the station as an acceptable alternative. It is simply too far away from the shops. The Applicant's assessment of the number of cars likely to use the parking provided is wholly wrong; even applying the Council's own guidance, the car numbers are plainly inaccurate if not misleading. Further, the assertion that large numbers of visitors to Buxton come by train is, again, plainly wrong. Most visitors to the town come by car, as is well known and evidenced.

The architecture, scale and mass of the proposed buildings are not appropriate for Buxton's historic core. Buildings of up to five storeys would sit uncomfortably within a town whose character is defined by its Georgian, Victorian and Edwardian heritage. The design does not appear to respond positively enough to the local character, conservation area and wider heritage setting, and I believe it would cause harm to Buxton's historic environment.

The heritage and conservation impact is a major concern. Buxton's special character is one of its greatest assets, and development on this scale and form risks damaging the setting and appearance of the town centre. The proposal should give far greater weight to conserving and enhancing the historic environment, rather than introducing large contemporary buildings that dominate and detract from it. The proposal to use copper cladding based on a tenuous link with the Devonshire family is wholly inappropriate as is the self serving imposition of the Capital & Centric logo! Tourism is vital to our town's prosperity and this design is more likely to put off potential visitors rather than encourage them.

I also object on highways and access grounds. The changes to Station Road, Palace Road and the wider access arrangements appear extensive and potentially disruptive. The creation of new vehicle routes, excavation near the embankment and possible impacts on trees all require very careful scrutiny. The cumulative effects on traffic, access, pedestrians and nearby businesses should be fully assessed by the Highway Authority before any permission is granted.

The impact on the public realm and landscape is also a serious concern. Any benefits in this area are not clear or substantial enough to justify a scheme of this scale. The proposal should not proceed unless it can clearly demonstrate meaningful improvements to the public realm, safe and attractive movement routes, and a landscape response that respects the town's character.

I am further concerned about the housing mix and the effect on town centre living. The scheme appears heavily weighted towards rental apartments, which may not meet local housing needs or support a balanced town centre community. At the same time, the loss of retail floorspace and the shift away from commercial use risk weakening the town centre economy rather than strengthening it. Buxton's Primary Shopping Area should be protected, not diluted by a major residential-led scheme. I refer, to the very helpful analysis by Stephen M R Lamb in his very detailed and comprehensive objection dated 17th June 2026, which I endorse and fully support.

There is also the effect of such a large residential development on the town's infrastructure: schools, doctors, dentists, etc., which are currently stretched beyond limits.

Finally, construction disruption would be severe. A project of this size and complexity is likely to cause prolonged disturbance to traffic, access, pedestrians and local businesses. That level of disruption would be unacceptable in the heart of the town centre and the impact upon the existing commercial tenants would be significant if not disastrous. What would happen to, say Waitrose, Next, the Nationwide and other well established businesses following demolition of part of the retail and commercial areas and the inevitable loss of trade from locals and visitors whilst the work is being undertaken over such a prolonged period of time – possibly five years – and thereafter once the serious loss of car parking is taken into account? We have all seen the results of the loss of Marks & Spencer. I predict that it may result in the loss of many of those key businesses and the devastating impact that would have on our town. I understood that this was supposed to be a regeneration project but this proposal appears to signify the opposite and risks, at best the impoverishment or at worst, the destruction of our town centre. I am wholly in favour of regeneration of our town centre but not in the way proposed.

For all these reasons, I strongly urge the Council to refuse HPK/2026/0228.

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