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From: [REDACTED]
Sent: 03 July 2026 14:35
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: Brian Young

From:
37
Market Street
High Peak
Buxton
Derbyshire
SK17 6LF

[REDACTED]

[REDACTED]

Submission: Objection

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

This proposal is an overdevelopment of a highly sensitive town-centre site. What was originally presented as regeneration now appears to be dominated by a very large residential scheme, with around 332 homes for rent and a substantial increase in residential floorspace. That is not what many residents would reasonably expect from a town-centre regeneration project, and it risks weakening rather than strengthening Buxton's town-centre economy.

I am also deeply concerned about the loss of parking. The scheme appears to remove a large amount of centrally located parking and replace it with significantly less, with some of the replacement provision depending on separate applications or future infrastructure. Buxton serves a wide rural catchment and attracts many visitors, and I use the town centre, its amenities and independent businesses on a daily basis. Convenient parking is essential for residents, visitors and people with mobility issues. Reducing it so substantially would harm access to the shops and town-centre businesses.

The scale, massing and appearance of the proposed buildings are also unacceptable. Buildings of up to five storeys are too large for Buxton's historic core and would not respond positively to the town's distinctive character. Buxton's heritage, conservation areas and historic townscape are a major part of its identity, and this development would risk causing serious harm to that setting.

I am further concerned about traffic and access. The proposed changes to Station Road, Palace Road and the wider access arrangements appear complex and potentially disruptive, with a risk of increased traffic, poorer pedestrian movement and a less safe or less convenient route through the site. The public realm and landscape impacts also need much greater scrutiny, particularly where new access works, excavation and engineering could affect the existing environment and trees.

The housing mix also raises concern. A large rental-led scheme in the town centre does not appear to meet local needs or support a balanced town-centre community. It risks replacing valuable commercial space and activity with housing that may do little to sustain the vitality of Spring Gardens and the wider centre.

There are also serious environmental concerns, including the loss of parking, the scale of construction, the engineering works and the likely long period of disruption. Construction impacts on nearby businesses, pedestrians and the wider town centre could be severe.

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

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