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From: [REDACTED]k
Sent: 03 July 2026 14:56
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 Bosley
From:

Ferneydale Avenue
Harpur Hill
Buxton

[REDACTED]
[REDACTED]
Submission: Neither
Comments: I object to planning application HPK/2026/0228 in the strongest possible terms.

The proposal represents overdevelopment of a highly sensitive town-centre site. What was 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. This is far beyond what many local people expected, and it raises serious questions about whether the scheme still serves Buxton's wider town-centre needs.

I am particularly concerned about the lack of car parking. The application would remove a substantial amount of centrally located parking and replace it with significantly less, with some of the replacement provision apparently depending on separate applications and future infrastructure. Buxton serves a large rural catchment and attracts many visitors, so convenient town-centre parking is essential for residents, shoppers, older people and those with mobility issues. The loss of parking would harm access to the town centre and add pressure to surrounding streets.

The scale, massing and appearance of the buildings are also unacceptable. Large contemporary buildings of up to five storeys in Buxton's historic core would not respect the town's distinctive character. Buxton has exceptional heritage significance, and development of this scale risks causing serious harm to the setting of listed buildings, conservation areas and the wider historic townscape. The architecture does not appear to respond positively to the local character or enhance the area.

I am also concerned about traffic and access. The proposed changes to Station Road, Palace Road and the wider access arrangements appear complex and potentially disruptive, with possible impacts on pedestrians, vehicles, trees and the hillside. These matters need far more detailed scrutiny before any permission is granted.

The public realm and landscape impacts are another major concern. Any benefits to the public realm must be clear, deliverable and sufficient to justify a scheme of this scale. At present, I do not believe they are. The environmental impact, including construction activity, excavation and the loss of green and landscaped areas, is also a serious concern.

The housing mix is not right for a town-centre regeneration scheme of this importance. A large rental-led development does not appear to meet local needs or support genuine town-centre living in a balanced way. It risks becoming a private residential scheme rather than a regeneration project that strengthens Buxton as a whole.

I am equally concerned about the effect 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. This could harm existing businesses, footfall and the future vitality of the town centre. The scheme should support the economy, not undermine it.

Finally, the construction disruption would be significant and prolonged. Major works of this scale would cause years of disturbance to traffic, access, pedestrians and nearby businesses, with no clear assurance that existing traders will be properly supported.

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

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