

[REDACTED]

From: [REDACTED]
Sent: 08 July 2026 19:40
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: Catherine Pamplin
From:

Ecclesbourne Drive
Temple Ward
Buxton

[REDACTED]
[REDACTED]
Submission: Objection
Comments: I object to this planning application for a number of reasons:

The number of new homes proposed within the development has increased to the extent that this now seems more of a residential development than a town-centre regeneration project. That the new homes also will not necessarily be affordable or designed for those most in need of new housing is also a major concern. Buxton needs more affordable family-sized accommodation, both for rent and to buy, not more flats.

The increase in residential properties correlates with a significant decrease in retail area, which is not in keeping with policies CF1 and CF2 to maintain town centre vitality and retail activity. I am very concerned about the impact on existing retailers, independent businesses and worry this application will weaken Buxton's town centre economy rather than strengthen it.

I would also argue that insufficient consideration has been given to Buxton's unique heritage and architecture in this application. The High Peak Local Plan requires development to respond positively to local character and heritage assets, whereas the proposed development introduces large contemporary buildings of up to 5 storeys! Right into the heart of this historic town. Add to this the recent sale of Buxton's cultural assets, including the Buxton Museum and Art Gallery and the proposal to sell Buxton Town Hall – but not to the community! – whilst relocating civic services into this private redevelopment, all raises questions about stewardship, transparency and cultural capital – all of which this application SHOULD promote but which, under this current application, seem in jeopardy. Buxton's tourism is driven by its heritage and culture and this proposal threatens, rather than enhances, both.

Lastly, under this application I do not believe there is adequate parking provision: REMOVING approximately 422 central parking spaces – and simultaneously increasing parking demand because of the increase in residents who would occupy the new housing. This will inevitably have the greatest impact on those with the most limited mobility including elderly and disabled residents and visitors. I am also concerned about proposals to use land behind Buxton

Station for replacement parking because it will not meet the needs of the least mobile and because there is the possibility this land will be needed in future if, for example, the proposed Peaks and Dales railway line is reinstated.

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