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From: [REDACTED]
Sent: 08 July 2026 20:57
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: Sheila Allen

From:
29
Rockfield Road
Fairfield
Buxton

Sk17 7ga

[REDACTED]

[REDACTED]

Submission: Objection

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

This proposal represents overdevelopment of Buxton town centre. What was originally presented as a regeneration scheme now appears to be dominated by a very large number of flats for rent, with far too much residential floorspace and not enough that genuinely supports the town centre. I do not think Buxton needs so many more rental apartments in the centre, especially when there are already empty shops and vacant units. The scheme also seems to bring forward more cafes and other uses that are not needed, rather than supporting the town centre functions that matter most.

I am also very concerned about the loss of parking and the lack of practical replacement provision. The proposed parking is too far away for convenient shopping, particularly for older people, disabled people, families and anyone carrying bags or using a trolley. Buxton serves a wide rural catchment and visitors need accessible town-centre parking. The current proposals do not provide enough parking in the right place.

The scale, massing and appearance of the buildings are completely out of keeping with Buxton. Large modern buildings and blocks of flats do not respect the town's lovely historic architecture, and they would harm the character of the centre. Buxton's heritage and conservation assets deserve far greater protection than this scheme offers.

I am also concerned about traffic, access and construction disruption. The changes to roads, junctions and access arrangements appear likely to cause significant problems, and the construction period would bring major disruption to the town centre and nearby businesses. These impacts need much closer scrutiny.

Finally, I am concerned that this decision is being taken at a time of local government reorganisation, when the long-term consequences will fall on future authorities and on Buxton for many years to come.

One of the original proposals for the development was to attract more shops to the town but there are empty shops already. Also why should the council offices be in the centre of town - that is not needed either.

I object to them building so many flats to rent in the centre of town.

The proposed car parking is too far away for practical shopping.

I don't like the look and scale of the proposed development - it's not in keeping with all the lovely old architecture in Buxton.

I love Buxton and care about the future and I don't think this is at all right for the centre of Buxton.

I think eg the library should be in the centre of town.

For all these reasons, I strongly object to this application.

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