

[REDACTED]

From: [REDACTED]
Sent: 13 July 2026 22:10
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: Philip Delight

From:
43
Green Lane
Buxton
Buxton
Derbyshire
SK17 9DL

[REDACTED]

[REDACTED]

Submission: Objection

Comments: I very strongly object to planning application HPK/2026/0228.

While I would be willing to support a revised scheme, the current proposal is not acceptable. In particular, I would want to see buildings that are much more in tune with Buxton's character, more affordable housing for sale rather than rent, increased car parking, and proper support for existing businesses during the construction period.

My main concerns are:

- The lack of car parking. Buxton serves a wide rural catchment and many residents, visitors and older people rely on convenient town-centre parking. The loss of so many centrally located spaces, with replacement parking apparently dependent on separate or future applications, is not acceptable.
- The architecture and scale of the buildings. Large contemporary buildings of up to five storeys do not appear to respect or enhance Buxton's distinctive Georgian, Victorian and Edwardian character, or the town's heritage and conservation setting.
- The heritage and conservation impact. Buxton is a place of special historic significance, and development in the historic core should give great weight to conserving and enhancing that character. I do not believe this scheme does that.
- The housing mix and town centre living. The proposal appears to be dominated by rental apartments rather than homes that local people can realistically afford to buy. This does not seem to reflect the original regeneration aims for the area.
- Construction disruption. The scale and length of the works are likely to cause major disruption to access, traffic, pedestrians and nearby businesses. There is not enough commitment to support existing retailers during the build period.

For these reasons, I ask that the application be refused unless it is substantially revised to provide better parking, a more Buxton-appropriate design, a more balanced and affordable housing mix, and clear protection and support for existing businesses throughout construction.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
