

[REDACTED]

From: [REDACTED]
Sent: 13 July 2026 23:44
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: Deborah Delight

From:
43
Green Lane
Buxton
Buxton
Derbyshire
SK17 9DL

[REDACTED]

[REDACTED]

Submission: Objection

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

I have lived in Buxton for around 35 years and care deeply about this town. I want to see proper regeneration, but this proposal feels far too large and too heavily weighted towards rented apartments rather than a scheme that genuinely supports Buxton's future.

My main concern is overdevelopment. The scale and massing of the buildings, including blocks rising above much of the town, do not sit comfortably with Buxton's historic character. Buxton has a distinctive heritage and townscape, and a development of this size and height, with modern external treatment and prominent company branding, would not respect or enhance that character.

I am also very concerned about the loss of parking. The town centre already needs convenient parking for residents, visitors, older people and those with mobility issues, especially with the many events held in Buxton. Removing central parking while the main car park is out of action will make access much harder and will damage trade for local businesses. During construction, there must be better support for Waitrose and other existing businesses, and more parking should be provided for both local people and tourists.

The impact on the town centre economy is another major issue. Spring Gardens and the wider centre have already lost important shops, and Buxton needs independent businesses, not a scheme that risks making the centre feel emptier. There should be proper support for existing traders during construction, and a clear commitment to help the town centre thrive rather than simply benefit an investment company.

I am also unhappy with the housing mix. Buxton needs affordable housing as well as any rented apartments or flats, and the development should contribute to the community in a meaningful way. It should include something that gives back to the town, such as a community space, rather than being mainly a private residential scheme.

If the proposal were to be made acceptable, I would want to see a much smaller and more town-appropriate scheme, with buildings that reflect Buxton's stone character, less visual impact, proper affordable housing, better parking, real support for local businesses during construction, and a genuine community benefit for the town.

As it stands, I strongly object.

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