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From: planningcomments@highpeak.gov.uk
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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: C de cadorette
From:

Corbar road
Buxton
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Derbyshire
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Phone [REDACTED]

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Submission: Objection

Comments: I strongly object to planning application HPK/2026/0228 in its current form on the grounds of overdevelopment, impact on the character and heritage of Buxton, highways and parking concerns, and the potential harm to the vitality and viability of the town centre.

My principal concern is the scale and intensity of the residential development proposed. The number of flats appears excessive for a site of this importance and results in a scheme which is heavily dominated by residential use. In my view, this represents overdevelopment and creates an inappropriate balance of uses for a key town-centre site.

Buxton is not an ordinary residential centre. It is a historic tourist town whose economy depends heavily on visitors being able to access and spend time in the town centre. The character, heritage and economic function of the town are closely connected, and a development of this scale must be considered in that wider context.

I am particularly concerned about the net loss of parking provision. The impact cannot simply be measured by comparing the number of existing public parking spaces with the proposed replacement spaces. The parking demand created by the substantial number of new residential units must also be taken into account.

When the likely parking requirements of the new flats are considered alongside the loss of existing town-centre parking, the proposal risks creating a significant reduction in effective parking capacity for visitors, shoppers and existing town-centre users.

This is a serious concern for Buxton's town-centre economy. Visitors who are unable to park conveniently may simply choose to visit elsewhere. Reduced accessibility and parking availability risk reducing footfall, with direct consequences for shops, hospitality businesses and independent traders.

The town centre is the lifeblood of Buxton. Its long-term vitality and viability must be given substantial consideration when determining a development of this scale. A regeneration scheme should strengthen the economic function of the town centre, not create additional pressure on the infrastructure and parking provision upon which its businesses depend.

I also believe the scale and residential dominance of the proposal risk harming the overall character of this part of Buxton and its historic town-centre setting. The number of residential units appears to be driving the development rather than the scheme being designed around the character, heritage and long-term needs of the town.

I believe the best outcome would be a fundamental reconsideration of the ratio between residential units and parking provision. Reducing the number of flats would lower parking demand, reduce the intensity of the development and allow the site to provide a more balanced mix of uses which better supports Buxton's character and town-centre economy.

I support appropriate regeneration and investment in Buxton. However, regeneration must respond to the particular needs of the town. In my view, the current proposal places too great an emphasis on residential development without adequately addressing the cumulative impact on parking, accessibility, heritage, town-centre character and economic vitality.

For these reasons, I strongly object to the application in its current form and urge the Council to require a substantial reduction in residential density and a reassessment of the parking-to-residential-unit ratio.

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