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**From:** planningcomments@highpeak.gov.uk  
**Sent:** 19 July 2026 19:35  
**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: Colin Ramwell  
From:

Buxton

Phone:

Email: [REDACTED]

Submission: Neither

Comments: I am writing to formally lodge my deep concerns regarding Capital & Centric's proposed redevelopment plans for Buxton. As a local resident, I am heavily invested in the future of our town. However, the current trajectory of this project raises serious issues that have not been adequately addressed.

My primary grounds for complaint include:

- \* Inadequate Public Consultation: The consultation process has felt like a formality rather than a genuine effort to engage the community. Feedback from residents has been largely overlooked, with the new housing build plans seem to have grown significantly since the project was first muted.
- \* Loss of Local Character: The proposed modern and cheap looking architectural designs and high density property development threatens to erode the unique, historic spa-town identity of Buxton. I'm concerned like other similar C&C developments this new build will not age well
- \* Infrastructure and Parking Strain: The plans do not sufficiently account for the increased pressure on local infrastructure. The reduction of car parking spaces will severely impact both residents and existing independent businesses, also leading to fewer tourists/ visitors to the town if they can't park.
- \* Lack of Community-First Spaces: it's a housing development over a town centre revamp, the development prioritizes high-density commercial gain over much-needed, accessible community facilities that truly serve the people living here.

I urge HPBC/Capital & Centric to halt the current progression of these plans and host a transparent, rigorous public forum. We require a development that genuinely collaborates with the community, respects Buxton's heritage, and protects our local economy.

Yours sincerely,

Colin R

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