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From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Elizabeth Hill

From:

9
Beech Lane
Dove Holes
Buxton
DERBYSHIRE
SK17 8DJ

Phone:

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Submission: Objection

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

The proposal represents overdevelopment of a sensitive town-centre site. It appears to have shifted from a regeneration scheme into a largely residential development, with around 332 homes for rent and a substantial increase in residential floorspace. In my view, this is far too intensive for Buxton's historic core and does not sit comfortably with the character of the area.

I am also very concerned about the scale, massing and appearance of the buildings. Contemporary blocks of up to five storeys would be out of keeping with Buxton's distinctive Georgian, Victorian and Edwardian townscape. The town's heritage significance, conservation areas and historic setting should be given great weight, and I do not believe this scheme respects or enhances that heritage.

The parking provision is wholly inadequate. The application would remove a large amount of centrally located parking and replace it with significantly less, which will harm residents, visitors, older people and those with mobility issues who rely on convenient town-centre parking. Buxton serves a wide rural catchment and attracts many visitors, so reducing accessible parking in this way is unacceptable. The replacement parking also appears uncertain and dependent on other applications and future infrastructure, which is not good enough for a scheme of this scale.

I am concerned about traffic, access and highway safety. The proposed changes to Station Road, Palace Road and access across existing parking areas appear significant and potentially disruptive. The creation of new vehicle routes, excavation near the embankment and possible loss of trees all raise serious concerns. The cumulative highway impacts should be scrutinised very carefully.

The impact on public realm and landscape is also a major concern. Any benefits in this regard are not clear enough or substantial enough to justify the scale of the development. The scheme also risks causing major construction disruption over a long period, affecting access, traffic, pedestrians and nearby businesses.

I am particularly worried about the effect on Buxton's town centre economy. The site lies within the Primary Shopping Area, yet the proposals appear to reduce retail floorspace and shift the balance away from town-centre uses. That risks weakening footfall, harming independent businesses and undermining the future commercial role of Spring Gardens. I do not believe the application adequately protects existing retailers or supports the town centre economy.

Finally, I am concerned that the housing mix is not right for Buxton and that the scheme is being driven by a large rental-led residential offer rather than genuine town-centre regeneration. It does not appear to deliver the kind of balanced, place-making development that Buxton needs, and it raises serious environmental concerns through its scale, construction impacts and long-term effect on the town centre.

For all these reasons, I urge the council to refuse this application.

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