

[REDACTED]

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: Jen Francis

From:
24 Victoria Park Road

Buxton
Derbyshire
SK17 7PU

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

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

My main concern is that the scheme does not properly regenerate Buxton's high street, especially Spring Gardens, which is the area that most needs attention. The public realm there is tired and worn, with benches, lamp posts, litter bins and other features all looking very neglected. It was a mistake not to focus some of the funding on Spring Gardens itself, because that is the part of town that would increase dwell time, encourage people to stay longer, and support local shops and businesses. Given the 'Future High Street Fund' is called that - this scheme missed out the high street which is my view is wrong.

I am also very concerned about the lack of car parking. Reducing parking at Springs Shopping Centre will make the area less accessible and will not encourage people to walk to the station instead. Buxton serves a wide rural catchment, and convenient town-centre parking is important for shoppers, visitors, older people and those with mobility issues. The Springs car park should remain the main car park, with any station land used only as a secondary car park if needed. Parking should not be reduced at Springs Shopping Centre.

I also object to the architecture of the proposed buildings. The design does not appear to sit comfortably with Buxton's historic character, and I would like to see a scheme that is much more in keeping with the town's architecture and setting.

The scale of housing is also too high. I would support a much smaller scheme, with the number of homes reduced from around 330 to about 150. As submitted, the amount of residential development feels out of balance with the needs of the town centre and the original regeneration aims.

If the proposal were changed to include proper improvements to Spring Gardens, retain parking at Springs Shopping Centre and the station, reduce the number of homes substantially, and adopt a design more in keeping with Buxton's architecture, I could be more supportive. As it stands, however, I strongly object.

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