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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: Alicia Hill

From:

9
Beech Lane
Dove Holes
Buxton
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Submission: Objection

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

This proposal is far too large for Buxton's historic core and is not in keeping with the character of a heritage spa town. The scale, massing and contemporary architecture of buildings up to five storeys would sit uncomfortably within an area defined by its Georgian, Victorian and Edwardian heritage. Buxton's special character is a major part of its appeal as a tourist destination, particularly during the summer and for its music and literary festivals, and I do not believe this scheme respects that setting.

I am also deeply concerned that the application has become overdevelopment, with the emphasis now on a very large residential scheme rather than genuine town-centre regeneration. The increase in homes and residential floorspace appears to have overtaken the original purpose of improving the town centre, supporting retail and strengthening the link between the station and Spring Gardens. This is not the kind of balanced regeneration the town needs.

The loss of parking is another major concern. Buxton serves a wide rural catchment and attracts many visitors, so convenient town-centre parking is important for residents, shoppers, older people and those with mobility issues. Replacing a large amount of centrally located parking with much less provision is unacceptable, especially when some of the replacement parking appears to depend on future or separate applications. The scheme also raises serious concerns about access, traffic movement and the impact on the surrounding highway network. These matters need much closer scrutiny.

I am equally worried about the effect on heritage and conservation. Development of this scale in the historic core risks harming the setting of Buxton's important buildings and conservation areas. The town's heritage significance should be protected, not compromised by an overbearing modern development.

I also object to the impact on the town centre economy. The site lies within the Primary Shopping Area, yet the proposal appears to reduce retail floorspace and shift the balance away from commercial uses. That could weaken footfall, harm independent businesses and undermine the future role of Spring Gardens as a shopping destination.

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

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