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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: Adam Houldsworth

From:
23
Darwin Avenue
Buxton
Buxton

SK17 6NF

Phone:

Email: [REDACTED]

Submission: Objection

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

This proposal is far too large and feels overdeveloped for Buxton's historic core. It appears to have shifted away from genuine town-centre regeneration towards a mainly residential scheme, with a level of scale and massing that does not respect the character of the town. The architecture looks generic and could be in any other town or city; it does not look like Buxton and does nothing to reflect the town's distinctive heritage, conservation areas and historic setting.

I am also deeply concerned about the loss of convenient town-centre parking. Buxton serves a wide rural catchment and many residents, visitors, older people and those with mobility issues rely on easy access to the centre. Reducing parking in this way will make the town less accessible and less welcoming, and will harm the shops and businesses that depend on footfall. The parking arrangements do not appear sufficiently secure or deliverable to justify a scheme of this scale.

The impact on the public realm and landscape also concerns me. Any benefits in this area are not enough to offset the harm caused by the overall scale, appearance and loss of openness. The scheme does not appear to offer the kind of clear, deliverable public realm improvements that would be needed to support such a major development.

I am further concerned that the proposal could weaken Buxton's town centre economy by reducing retail space and shifting the balance away from shopping and commercial uses. This risks harming existing traders, independent businesses and the future role of Spring Gardens as a town-centre destination.

There are also wider concerns about civic assets and public confidence. The loss or relocation of important civic functions into a private redevelopment scheme sits uneasily with the disposal of key public buildings and raises serious questions about stewardship and the long-term interests of the town.

For all these reasons, I believe this application would do lasting harm to Buxton's character, economy and accessibility. I therefore ask that it be refused.

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