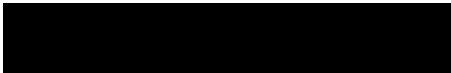




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Martin Mavin

From:

5
The Glade
Corbar
Buxton
Derbyshire
SK17 6SL



Submission: Objection

Comments: I strongly object to application HPK/2026/0228 as currently proposed.

I am very supportive of some form of redevelopment, but this scheme feels like overdevelopment and appears to have been driven more by commercial gain than by wider community benefit. The scale and density are too high for this part of Buxton, and the proposed buildings do not appear to sit comfortably with the town's historic character. I would support a lower-density scheme with architecture that is more in keeping with the town.

I am also very concerned about the lack of parking. The parking and traffic assessment appears weak, and I do not accept the assumptions being made about vehicle ownership. There is already clear pressure on parking in a town like Buxton, which serves both local residents and visitors from a wide rural catchment. The proposed level of parking does not seem adequate for the number of homes being created, and I do not support the loss of existing convenient parking without fully deliverable replacement provision in place first.

The traffic and access arrangements also need much greater scrutiny. A new entrance opposite the station does not seem necessary, and the cumulative impact of the proposed access changes should be carefully reviewed.

I am also concerned that the scheme risks weakening Buxton's town-centre economy by reducing the amount of retail space and shifting the balance too far towards residential use. Redevelopment should support the vitality of the town centre, not undermine it.

If the scheme were reduced in scale, with lower housing density, better parking provision, and buildings designed to better reflect Buxton's character, I believe it would be much more acceptable.

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