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From: planningcomments@highpeak.gov.uk
Sent: 20 July 2026 16:54
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: Paul Ingledew

From:
7
Lascelles Road
Corbar
Buxton
Derbyshire
SK176RA

Phone:

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Submission: Objection

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

This proposal has never been properly presented to the public, particularly in terms of the true scale of the residential element. It now appears to be dominated by around 332 homes for rent, which is a very different scheme from the regeneration project people were originally led to expect. In my view, it has become overdevelopment rather than sensible town-centre renewal.

The design is totally out of keeping with Buxton. Large contemporary buildings of up to five storeys would sit badly within the town's historic core and would fail to respect Buxton's distinctive Georgian, Victorian and Edwardian character. Given the town's heritage significance, including its conservation areas and historic townscape, this scale and appearance is unacceptable.

I am also deeply concerned about the lack of car parking. The scheme appears to remove a large amount of centrally located parking and replace it with much less, with some parking dependent on separate applications or future works. That is wholly unrealistic for a town like Buxton, which serves a wide rural catchment and relies on convenient town-centre parking for residents, visitors, older people and those with mobility issues. The parking provision for both the homes and the wider site is not credible.

The transport and access arrangements are also a serious concern. The proposals involve major changes to Station Road and Palace Road, new access routes, and works that could affect existing parking areas, pedestrian movement, trees and the embankment. These matters need far more scrutiny. The cumulative impact on traffic, access and highway safety has not been properly resolved.

I am concerned about the impact on the town centre economy. The site is within Buxton's Primary Shopping Area, yet the scheme appears to reduce retail floorspace and shift the focus away from shopping and towards residential use, bars and coffee shops. Buxton needs stronger retail provision, not less. There is a real risk that existing businesses, footfall and the future role of Spring Gardens will be harmed, including the loss of important parking that supports shops such as Waitrose and other retailers.

The public realm and landscape benefits are not enough to justify a scheme of this scale. Any claimed regeneration gains are outweighed by the harm from overdevelopment, poor design, loss of parking, traffic impacts and the weakening of the town centre's commercial function.

I also object to the environmental impact and the likely construction disruption. A development of this size and complexity would cause prolonged disturbance, traffic disruption and uncertainty across Buxton, with no confidence that it would be delivered properly, on time or to budget.

For all these reasons, the application should be refused.

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