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From: planningcomments@highpeak.gov.uk
Sent: 20 July 2026 20:29
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: Sam
From:

Marlborough road
Palace mansions
Buxton

Sk17 6rd

Phone:

Email: [REDACTED]

Submission: Objection

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

This proposal appears to have moved well beyond the town-centre regeneration scheme that was originally presented to the public. It is now dominated by a very large residential element, with around 332 homes for rent and a substantial increase in residential floorspace. That scale of housing, and the apparent shift towards a rental-led development, raises serious concerns about overdevelopment and whether the scheme still serves the wider public interest of Buxton town centre.

The scale, massing and appearance of the buildings are also unacceptable. Large contemporary blocks of up to five storeys would sit within Buxton's historic core and would not, in my view, respond positively to the town's distinctive character. Buxton has a unique heritage significance, and any major development here should conserve and enhance that character, not dominate it. I am deeply concerned about the impact on heritage and conservation assets, including the wider townscape and setting.

I also object on highways and access grounds. The proposed changes to access, including alterations around Palace Road and Station Road, the use of existing parking areas, and the creation of new vehicle routes where pedestrian access currently exists, raise serious concerns about traffic, safety and movement. The engineering works, including excavation near a steep embankment and possible impacts on protected trees, add to those concerns. These cumulative effects need far more detailed scrutiny.

The environmental impact is also troubling. The scale of the works, the loss or damage to trees, the alteration of the hillside and the intensity of development all point to a scheme with significant environmental consequences. I am also concerned about the likely construction disruption. A project of this size and complexity could cause prolonged disturbance to residents, businesses, pedestrians and the wider town centre for years.

There are further concerns about the effect on civic assets and public confidence. This proposal sits within a wider context of concern about the future of important civic buildings and the stewardship of Buxton's town centre. Approving such a major private redevelopment at the same time as public assets are being lost or relocated would do little to reassure residents that the town's long-term interests are being properly protected.

Finally, I am concerned about the timing of this decision in the context of local government reorganisation. This is a major scheme with consequences that will last for decades, and it would be wrong to rush approval before the full implications for future authorities have been properly considered.

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

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