

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 20 July 2026 23:00
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

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

From:
4
Spencer Road
Central
Buxton
Derbyshire
SK179DX

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I strongly object to planning application HPK/2026/0228.

In my view, the proposal is overdevelopment for this part of Buxton and the application does not clearly demonstrate economic and social benefits for our town. What was presented as a regeneration scheme now appears to be dominated by a very large amount of housing, with over 300 homes for rent and a major increase in residential floorspace. I do not believe there is clear evidence that Buxton needs this particular type of housing in this location, especially at this scale, and I am concerned that the scheme risks creating empty or underused housing and retail units rather than genuine regeneration.

The impact on Buxton's heritage and conservation area is a concern. Buxton has a unique historic character, and buildings of up to five storeys risk harming that character rather than respecting it. The proposed Civic Square also raises questions about duplication, given that Buxton already has civic and public spaces such as the Market Place and Town Hall, both currently underused, and the Pavilion Gardens. I am not convinced this new space adds real value or enhances the town's existing character.

The proposal removes a large amount of centrally located parking and replaces it with much less, which will make access harder for shoppers, visitors, older people and those with mobility issues. This is particularly worrying for supermarket users at the Waitrose end of the site, where convenient parking is important and given our climate also essential. Buxton serves a wide rural catchment and depends on accessible, affordable town-centre parking.

I am concerned about the effect on the town centre economy. The site lies within the primary shopping area, yet the scheme appears to reduce retail provision and shift the balance away from shops and commercial activity. That could weaken footfall, harm existing businesses, including those around Spring Gardens, and damage the wider tourist economy that Buxton relies on. There also appears to be a risk that retail units could be left vacant or that the development will not support the existing commercial offer in any meaningful way.

Traffic, access and construction impacts are also major issues. The changes to Station Road, Palace Road and access across the existing parking areas appear significant, and I am concerned about the cumulative effect on traffic, pedestrians, two schools and nearby businesses. Construction over several years would cause major disruption across Buxton, and I do not see enough assurance that these impacts will be properly controlled.

Finally I question the timing of such a long-term decision whilst local government reorganisation is underway. A scheme of this scale will affect Buxton for decades, so it should not be rushed through without proper consideration of the long-term consequences for new authority and the town itself.

For all these reasons, I strongly object to this application.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
