

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 21 July 2026 14:59
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: Christopher Holt

From:
Ridge Farm

Chapel-en-le-Frith
High Peak
Derbyshire
SK23 9UD

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I recognise that Buxton would benefit from thoughtful regeneration, and I welcome elements of the proposal that seek to revitalise the town centre. However, I wish to object to the current planning application on the following grounds:

1. Loss of Parking Provision

The proposed reduction in parking capacity would, in my view, have a significant adverse impact on Buxton's economy, local businesses and tourism. Buxton is a popular destination that attracts visitors from across the region, many of whom rely on travelling by car. Existing parking facilities are already under considerable pressure, particularly at weekends, bank holidays and during major events. It is often difficult to find available parking, and reducing capacity further is likely to discourage visitors, increase congestion as motorists search for spaces, and reduce footfall for the town centre's independent businesses.

I do not believe sufficient evidence has been provided to demonstrate that the loss of parking can be accommodated without harming the vitality and viability of Buxton town centre.

2. Impact on the Character of the Town

While contemporary architecture has an important role in new developments, I do not believe the proposed residential buildings are sympathetic to the distinctive character of Buxton. As a historic spa town with an internationally recognised architectural heritage, new development should complement and enhance its existing built environment rather than appear disconnected from it.

The current designs feel more characteristic of a modern city-centre development than a historic spa town. Their scale, appearance and materials do not, in my opinion, respond appropriately to Buxton's unique identity, and I am concerned they will date relatively quickly. A more context-sensitive design, drawing inspiration from Buxton's Victorian and Georgian architecture, would be more appropriate and create a development that remains attractive for generations.

In my view, the proposal fails to adequately preserve or enhance the character and appearance of the surrounding historic environment.

3. Preservation of Buxton's Historic Character

Buxton's architectural heritage is one of its defining characteristics and a key reason people choose to visit the town. Any major redevelopment should take the opportunity to reinforce this identity rather than dilute it. New buildings should respect the scale, proportions, materials and architectural language of the existing townscape, ensuring they sit comfortably alongside Buxton's historic buildings rather than compete with them.

4. Vitality and Viability of the Town Centre

A successful regeneration should strengthen Buxton as a destination for residents, shoppers and tourists alike. Measures that reduce accessibility, particularly for visitors arriving by car, risk undermining the long-term economic health of the town centre. I believe the scheme should demonstrate more clearly how it will support existing businesses, encourage visitor numbers and contribute positively to the vitality and viability of the town.

For these reasons, I respectfully object to the proposal in its current form and urge the planning authority to seek revisions that better preserve Buxton's historic character, maintain adequate parking provision and ensure the regeneration enhances the town for both residents and visitors.

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>
