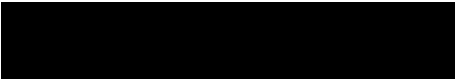




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Andrew Jenkins

From:

Fern Rock
Main Street
Chelmorton
Buxton
Derbyshire
SK17 9SL



Submission: Objection

Comments: I object to the application in its current form.

While I support the principle of investing in and regenerating Buxton town centre, I have significant concerns about several aspects of the proposed development.

Firstly, I am concerned that the scale and density of the scheme could have a detrimental impact on Buxton's unique character and heritage. Buxton is renowned for its historic architecture and distinctive townscape, and it is essential that any redevelopment enhances rather than diminishes these qualities. The proposed development appears to place a substantial amount of housing on a sensitive town-centre site, and I am not convinced that the design fully reflects the character and setting of Buxton.

Secondly, I remain concerned about traffic, congestion and parking. Although additional parking provision has been proposed, it is unclear whether this will adequately offset the impact of 332 new homes and the increased activity associated with the development. Buxton already experiences parking pressures during busy periods, and the long-term impact on residents, visitors and local businesses requires further consideration. I would question the accuracy of the Transport Assessment as car parking is already spilling out onto nearby residential streets.

I am also disappointed by the limited affordable housing provision. The development proposes a significant number of new homes, yet only a small proportion are intended to be available at reduced rents for local people. Regeneration should help address the housing needs of local residents and younger generations rather than primarily delivering market-rent accommodation.

Finally, I am concerned about the potential impact on existing local businesses. While the application refers to opportunities for independent businesses, there is insufficient certainty that local traders will benefit from the scheme or be protected from displacement and disruption. Buxton's independent businesses are an important part of the town's identity and economy and should be given greater consideration.

For these reasons, I object to the application as currently proposed and request that further consideration is given to heritage, design quality, affordable housing, parking provision and support for local businesses before approval is granted.

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