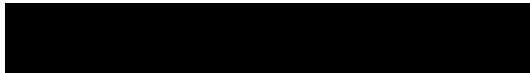




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Belinda Oakley

From:

116
Macclesfield Road
Burbage
Buxton
Derbyshire
SK179AD



Submission: Objection

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

In its current form, the proposal represents overdevelopment and appears to have shifted too far from a genuine town centre regeneration scheme towards a large residential-led development. The scale, massing and architecture of the proposed buildings, including up to five storeys in Buxton's historic core, do not appear to respect the town's distinctive character or its heritage and conservation setting.

I am also very concerned about the lack of car parking. Buxton serves a wide rural catchment and attracts many visitors, so convenient town-centre parking is essential for shoppers, residents, older people and those with mobility issues. The loss of existing parking, with replacement provision seemingly uncertain or dependent on future applications, is not acceptable. Any replacement parking should be fully approved, deliverable and available before a scheme of this scale is allowed to proceed. I would also support proper consideration of whether a multi-storey car park could be provided under the viaduct, rather than losing valuable central parking.

The proposal also risks weakening Buxton's town centre economy. Spring Gardens does need updating, but this should support retail vitality, existing businesses and a healthy mix of uses, not reduce the town centre's commercial role in favour of more housing. The housing mix and amount of town-centre living proposed do not appear to strike the right balance for a primary shopping area.

Finally, I am concerned about the timing of a decision of this scale ahead of local government reorganisation, given the long-term consequences for the town.

If the scheme were significantly revised to reduce its scale, better respect Buxton's heritage, retain and improve parking, and strengthen rather than undermine the town centre economy, I could potentially support it. As submitted, however, I strongly object.

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