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

From:

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Close to town centre  
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Submission: Objection

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

My main concern is overdevelopment. The scheme appears to have grown into a very large residential-led proposal, with a substantial amount of housing and residential floorspace. In my view, this is no longer a balanced town-centre regeneration scheme, but one that risks overwhelming the site and the historic core of Buxton.

I also object on parking grounds. The proposals would remove a large amount of centrally located parking and replace it with much less, with some of the replacement provision apparently dependent on separate applications or future infrastructure. Buxton serves a wide rural catchment and attracts many visitors, so convenient town-centre parking is important for residents, shoppers, older people and those with mobility issues. I do not believe the loss of parking has been properly justified, and any replacement parking should be fully approved, deliverable and available before a scheme of this scale is allowed.

I am also concerned about traffic and access. The changes to Station Road, Palace Road and the surrounding access arrangements appear significant, and the cumulative highway effects need very careful scrutiny. I am worried that the new layout could create additional traffic pressure, poorer access and unnecessary disruption, especially if pedestrian routes are altered or reduced.

Finally, I am concerned about the impact on Buxton town centre economy. The site is within the Primary Shopping Area, and the loss of retail floorspace and shift towards housing could weaken footfall and harm existing businesses. The proposals should strengthen, not undermine, the town-centre economy.

If the scheme were significantly revised to reduce the scale of development, provide proper and deliverable parking, and better protect town-centre retail and access, I would be more open to supporting it. As submitted, however, I strongly object.

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