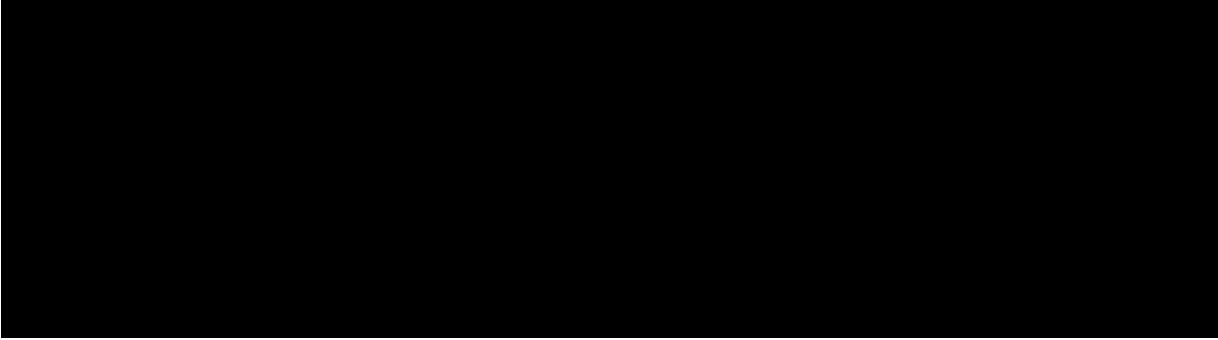
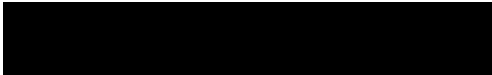




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Steve Jones
From:

BUXTON

SK17 9DN



Submission: Objection

Comments: Objection to Planning Application HPK/2026/0228

I wish to object to planning application HPK/2026/0228.

While I support investment in Buxton and recognise the need for the town to remain vibrant, I do not believe this proposal represents genuine town centre regeneration for the benefit of existing residents. Instead, it appears to be primarily a residential development that will place additional pressure on local infrastructure while failing to address the issues that residents and businesses currently face.

My principal concerns are as follows:

Pressure on Parking and Local Infrastructure

The proposal includes a significant amount of additional accommodation, yet there appears to be little consideration of the impact this will have on existing services and facilities. Buxton already experiences pressure on healthcare provision, and there is no corresponding investment in facilities such as doctors' surgeries or other community services to support an increased population.

The existing surface-level parking provision is valuable and, in my experience, is often heavily used or full. Reducing parking capacity and replacing it with underground parking is unlikely to meet demand and may make parking less convenient for residents and visitors. Reduced parking availability could have a negative impact on local businesses and the wider town centre economy.

I am also concerned that underground parking areas can be less attractive and may create opportunities for anti-social behaviour compared with the current open and visible parking arrangements.

Impact on Buxton's Historic Character

Buxton's greatest asset is its distinctive architecture and historic character. Residents and visitors are drawn to the town because of its unique appearance, heritage and sense of place.

The proposed new buildings do not appear to be in keeping with the architectural character of Buxton. Their design, scale and appearance risk detracting from the qualities that make the town special. New development should complement and enhance Buxton's historic environment rather than introduce buildings that could be found in almost any modern development elsewhere.

I am concerned that the proposal fails to respect the established character of the town and could erode the architectural appeal that attracts visitors and supports the local economy.

Questionable Priorities

The scheme seems to focus on high density housing and includes features such as a viewing tower, yet it is unclear what practical benefit this would provide for local residents. At a time when public funds and investment opportunities are limited, I believe resources would be better directed towards projects that address the town's actual needs.

For example, investment in healthcare facilities, support for existing businesses, and initiatives to attract higher-quality shops and services into vacant premises would provide more meaningful benefits to residents. Measures to reduce commercial rents and encourage occupancy could strengthen the town centre without compromising its character.

Limited Community Engagement

I do not believe the consultation process has adequately captured the views of the wider community. The consultations that have been held appear to have reached only a limited audience, and many residents remain concerned that their views have not been properly considered. I have not yet met a local resident, yet who is in favour of this even if they have not officially objected. There should be an opportunity for all Buxton residents to air their views in an open meeting with councillors involved with this decision.

Conclusion

Buxton's appeal lies in its historic architecture, attractive townscape and established character. This proposal risks undermining those qualities while adding further pressure to parking and local services. The development appears to be focused primarily on creating additional residential accommodation rather than delivering meaningful regeneration for the benefit of existing residents, businesses and visitors.

For these reasons, I respectfully request that High Peak Borough Council refuse planning application HPK/2026/0228.

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