



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

From:

7 Beech View Drive

Buxton

SK17 9NS



Submission: Objection

Comments: I am objecting to the proposed plans for Buxton Centre for the following reasons:-

Heritage Aspect

Buxton is one of only two recognised Roman spa towns in England and possesses a unique collection of Georgian, Victorian and Edwardian architecture. The significance of the town derives not only from individual listed buildings but from its wider townscape, conservation areas, landscape setting and historic character. The restoration of the Crescent has shown the architecture at its best and further enhanced the attraction as a spa town and as a tourist destination this is the look that visitors come to see. Once Buxton loses its heritage significance, it will never return.

The proposed development introduces large contemporary buildings of up to five storeys within the historic core of the town. I do not believe that the scale, massing and appearance of these buildings adequately respect or enhance the distinctive character of Buxton. These contemporary buildings will also date, whereas the restoration of existing architecture will only strengthen the visuals to both residents and visitors.

The High Peak Local Plan requires development to respond positively to local character and heritage assets, whilst the National Planning Policy Framework requires great weight to be given to the conservation of heritage assets and their settings.

I therefore ask the Council to refuse the application unless it can be demonstrated that the scheme genuinely enhances Buxton's historic environment and preserves the qualities that make the town unique.

Residential Numbers

I am also concerned that the proposals have evolved significantly from the regeneration concepts originally presented to residents. The current application is dominated by approximately 332 homes for rent and a substantial increase in residential floorspace.

I therefore question whether the scheme remains primarily a town-centre regeneration project or has become a residential development with ancillary commercial uses.

The Council should demonstrate how the current proposals remain consistent with the objectives originally used to justify public investment in the regeneration programme.

Parking

Finally I object because I do not believe adequate parking provision has been demonstrated.

The proposals remove approximately 422 centrally located parking spaces and replace them with significantly fewer spaces, many of which depend upon separate applications and future infrastructure.

Buxton serves a large rural catchment area and attracts and relies on substantial visitor numbers. Many residents, visitors, older people and those with mobility issues rely upon convenient town-centre parking. Parking is already extremely limited on a day to day basis for residents and even more so when there is any tourist attraction such as the May Spring Fair or the Fridge Festival. These will be heavily affected if parking is reduced significantly and HPBC are currently also trying to sell the council owned car park on Market Street which has 92 spaces which will also have a knock on effect. The Council should not approve a scheme of this scale until replacement parking is fully approved, deliverable and available.

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