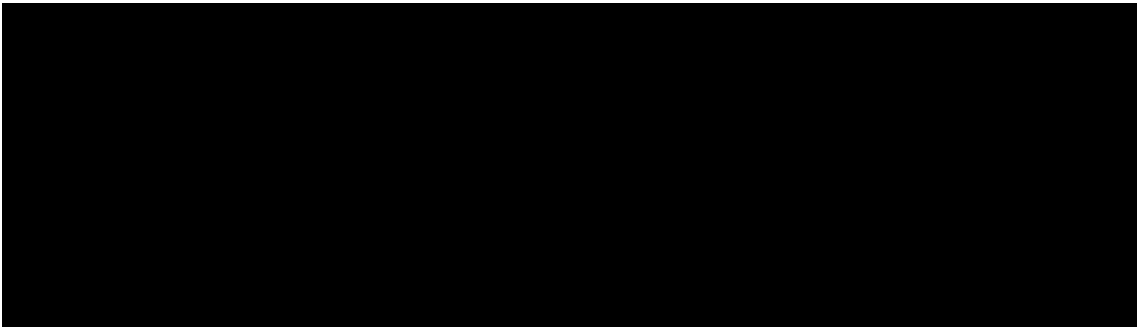


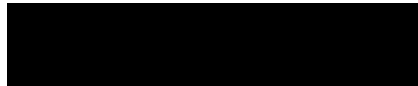


Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Keith Gregory

From:

2A
Cavendish Villas
Broad Walk
Buxton

SK17 6JE



Submission: Objection

Comments: To whom it may concern

Re: Planning Application for the Proposed Buxton Town Centre Development

I am writing to object to the current planning application for the redevelopment of Buxton town centre.

I support the principle of regenerating this important part of Buxton. Investment in the town centre is both welcome and necessary, and I recognise the opportunity this site presents to strengthen Buxton's future.

However, supporting regeneration does not mean supporting every proposal. In my opinion, the current application represents a significant departure from the scheme that local residents were consulted on in 2025. It is substantially larger, offers fewer public benefits and, in several important respects, fails to reflect the character and qualities that make Buxton such a distinctive town.

For these reasons, I respectfully ask High Peak Borough Council to refuse the application in its current form.

My objections are as follows.

1. The current proposal is materially different from the scheme that was consulted upon.

Capital & Centric undertook public consultation on an earlier scheme in 2025. Many residents expressed support for those proposals. However, the application now before the Council differs in a number of significant respects.

The number of residential units has increased dramatically, the design has changed, building heights have increased, affordable housing has disappeared and several community facilities that formed part of the earlier vision are no longer included.

Residents have not been given a meaningful opportunity to comment on these significant changes. It cannot reasonably be assumed that support for the earlier scheme automatically extends to the substantially revised application now under consideration.

2. The scale of the development is excessive.

The increase in residential accommodation from approximately 74 dwellings to 332 represents a fundamental change to the nature of the development.

A scheme of this scale will inevitably place additional pressure on local infrastructure, including GP services, schools, highways and parking. I am not persuaded that the application demonstrates how these additional demands will be met.

The proposal appears to maximise residential density without demonstrating equivalent benefits for the wider community.

3. The proposed buildings are out of keeping with Buxton's character.

Buxton's historic townscape is one of its greatest assets. The town's distinctive Victorian and Georgian architecture gives it a character unlike almost anywhere else in the country.

The proposed four and five-storey apartment blocks appear out of scale with their surroundings and risk harming the character of the town centre rather than enhancing it.

National planning policy places great importance on high-quality design that responds positively to local character. I do not believe this proposal achieves that objective.

4. The absence of affordable housing is a major weakness.

A development of more than 300 residential units should make a meaningful contribution towards meeting local housing needs.

The absence of affordable housing is therefore particularly disappointing and significantly reduces the wider public benefit of the scheme.

5. Parking and infrastructure remain serious concerns.

Parking is already under pressure within Buxton town centre.

The proposals do not appear to provide sufficient parking for a development of this size, and relocating parking further from the town centre is unlikely to meet the needs of residents, visitors or local businesses.

The likely result will be increased congestion and additional pressure on surrounding streets.

6. Design quality has been reduced.

Compared with the earlier proposals, the current scheme appears to rely much more heavily on concrete and glass and much less on materials that reflect Buxton's distinctive architectural character.

Good regeneration should reinforce a sense of place. I believe these revisions move the scheme in the opposite direction.

7. Community benefits have been reduced.

The earlier proposals included community facilities that contributed to a balanced vision for the site.

Many of these have now disappeared, leaving a development that appears far more heavily weighted towards residential development than towards the wider regeneration of the town centre.

8. Environmental concerns remain.

I am concerned about the proposed loss of mature trees, including trees protected by Tree Preservation Orders.

These trees make an important contribution to the character and environmental quality of the area. Their loss should only be accepted where there is a compelling justification, and I do not believe that case has been made.

Conclusion

I support the regeneration of Buxton and want to see this important site successfully redeveloped. However, I believe the current application has moved significantly away from the balanced scheme that was originally presented to the public.

The revised proposal seeks a much greater intensity of development while reducing many of the benefits that originally attracted public support. In my view, it asks the town to accept greater impacts without delivering corresponding benefits.

For these reasons, I respectfully ask High Peak Borough Council to refuse this planning application and encourage the submission of a revised scheme that better reflects the character of Buxton, addresses local housing needs and commands the confidence of the local community.

Yours faithfully,

Keith Gregory

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