

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 22 July 2026 11:02
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

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

Fernydale avenue
Harpur hill
Buxton

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I object to these applications because I do not believe sufficient weight has been given to Buxton's exceptional heritage significance.

This appears more about a large company making a large amount of money out of Buxton and some opportunities for people to buy to properties would be more appropriate should this go ahead I believe it is the wrong place for a large residential development in the first place.

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 proposed development introduces large contemporary buildings of up to five storeys within the historic core of the town. I am not convinced that the scale, massing and appearance of these buildings adequately respect or enhance the distinctive character of Buxton.

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.

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