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From: planningcomments@highpeak.gov.uk
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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: Elizabeth Lower
From:

Lansdowne Road
Buxton
Buxton

Phone:

Email: [REDACTED]

Submission: Objection

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

My main concern is the scale, massing and appearance of the buildings. Large contemporary buildings of up to five storeys in Buxton's historic core do not, in my view, sit comfortably with the town's distinctive Georgian, Victorian and Edwardian character. Buxton has a special heritage significance, and the design should respond much more positively to the local architecture and conservation setting. If the proposal is revised, I would want to see a design that is more in keeping with Buxton's architecture and style, and less accommodation overall. There are also serious concerns about heritage and conservation impact. Buxton's historic character is a major part of its identity, and development of this scale risks harming the setting of listed buildings, conservation areas and the wider townscape. The scheme should give much greater weight to conserving and enhancing the town's heritage assets.

I am also concerned about the lack of car parking. The proposal appears to remove a large amount of centrally located parking and replace it with much less, with some of the replacement provision seemingly dependent on separate applications or future infrastructure. Buxton serves a wide rural catchment and many visitors, older people and those with mobility issues rely on convenient town-centre parking. At present, I do not believe the parking arrangements are adequate or deliverable. If the scheme is to be acceptable, it must provide more parking, and that parking should be fully approved and available before any development of this scale is allowed.

I am further concerned about traffic and access. The proposed changes to Station Road, Palace Road and the existing parking areas, together with the creation of new vehicle routes, need far more scrutiny. The cumulative highway effects should be carefully examined by the Highway Authority, including the impact on pedestrians, access to shops, and the safety and practicality of the new arrangements.

Finally, I am concerned about the effect on the public realm and landscape. The proposals appear to involve significant engineering works, including excavation near a steep embankment and possible loss of trees, which could

damage the character of the area. Any public realm benefits need to be clear, deliverable and sufficient to justify a scheme of this scale.

For these reasons, I strongly object to the application as submitted. However, I could reconsider my position if the scheme were revised to provide more parking, reduce the amount of accommodation, and use a design that is much more in keeping with Buxton's architecture and historic character.

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