

[REDACTED]

From: [REDACTED]
Sent: 22 July 2026 15:58
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

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

From:
16
Anncroft Road
Burbage
Buxton

SK17 6UA

[REDACTED]

[REDACTED]

Submission: Objection

Comments: I object to this planning application HPK/2026/0228 for the following reasons

1. I do not feel they take into account Buxton's heritage and the current architecture of the historic buildings within the town centre. This proposal introduces large modern looking buildings that are out of character and I do not feel will enhance Buxton town centre or be aesthetically appealing to our many visitors. The High Peak local plan asks for developments to be sympathetic to the local character and heritage of Buxton.
2. I am concerned that the original plans stated 74 residential dwellings this has now grown into approximately 332 homes all for rent, with little or no parking available. Where are these tenants going to be coming from and what happens to these buildings if they are unable to be fully occupied. The original proposal was for plans to regenerate the town centre not to turn it into a residential development, where is the evidence that Buxton needs this type of housing in the town centre?
3. I am unable to find the evidence that this proposal will not have a negative impact on the existing retail units, both whilst the work is being undertaken and afterwards. High Peak Borough Council needs to ensure that the current retailers are protected and the town centres economy strengthened not weakened by the proposals.
4. Buxton is a tourist town, welcoming visitors throughout the year, the majority coming in cars. Centrally located parking spaces have been significantly reduced this will impact both local shoppers and visitors to the area. Replacement parking needs to be in place before any work is started on the regeneration plans, also, to reduce the risk of a negative impact on the existing retail units from reduced footfall. Car parking also needs to be close and accessible to Waitrose, shoppers cannot be expected to carry heavy shopping long distances to their cars.

As HPBC has a significant financial and strategic interest in this project I am concerned about the impartiality of any decision making and ask for the Ministry of Housing, Community and Local Government to call in the application for an independent decision.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
