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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: ██████████

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

From:

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Submission: Objection

Comments: Planning Application Comments & HPK/2026/0228

I object to planning application HPK/2026/0228 as currently proposed.

One major concern is the lack of, and location of, car parking. Buxton serves a large rural catchment area, and many residents, visitors, older people and those with mobility issues rely on convenient town-centre parking. The proposal appears to remove a substantial amount of centrally located parking and replace it with much less, with some of the replacement provision seeming to depend on separate applications or future infrastructure. That creates real uncertainty, and it is not clear that parking will be adequate for shoppers, including those using the supermarket, or for elderly and vulnerable locals who need easy access.

I am also concerned about traffic and access. The changes to Station Road and Palace Road, together with the wider access arrangements, appear significant and could make movement around the area more difficult. The cumulative highway effects should be properly scrutinised, especially given the scale of the development and the likely impact on access to the shops.

I am unhappy that the scheme is so heavily focused on housing rather than on strengthening retail and leisure uses in the town centre. The original regeneration aims seemed to be about improving the public realm, supporting the station-to-town link and helping retail activity, but this application feels much more residential in character. I am not convinced that the proposed housing mix, with a large number of rental apartments, is the right approach for Buxton town centre.

I am also concerned about the impact on civic assets and public confidence. In the wider context of changes affecting the town centre, there is a real sense that important public assets are being lost while private development is being prioritised. That does not help confidence in the long-term stewardship of the town.

Furthermore, I have significant concerns regarding the design and architectural character of the proposal. Buxton is defined by its rich architectural heritage, characterised by grand Georgian, Victorian, and Edwardian structures, distinctive local Millstone Grit stonework, ornate ironwork, and prominent roofscapes. The current scheme feels generic and fails to respond sensitively to this unique local vernacular. The scale, massing, materials, and overall aesthetic lack the elegance and quality required for a key gateway site in historic Buxton. Any major development in the town centre should enhance and harmonise with the existing historic streetscape rather than introduce an overly standardized, modern appearance that detracts from the town's distinct sense of place.

If the proposal were revised to place much greater emphasis on retail and leisure, with less residential development, to provide design and materials that truly reflect Buxton's high architectural standards, and to offer more parking that is fully approved, deliverable and available before any scheme of this scale is allowed to proceed, I would be more open to supporting it.

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