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From: [REDACTED]
Sent: 22 July 2026 17:04
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: Michael Wilde

From:
13
Sheraton Way
Corbar
Buxton
Derbyshire
SK176FA

[REDACTED]

[REDACTED]

Submission: Objection
Comments: My Objection

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.

While I strongly support the regeneration of this important site, I do not believe this application is the right scheme for Buxton. It differs significantly from the proposals residents were consulted on in 2025, is substantially larger, offers fewer public benefits and fails to reflect the character and quality expected for such a prominent location.

I therefore respectfully ask High Peak Borough Council to refuse the application in its current form.

My objections are as follows:

1. The proposal has changed significantly since consultation.

The current application is materially different from the scheme presented in 2025. Residential numbers have increased from around 74 to 332, building heights have grown, affordable housing has been removed and several community facilities have been omitted. Residents have not had a meaningful opportunity to comment on these substantial changes.

2. The scale is excessive.

The dramatic increase in housing changes the nature of the development and is likely to place additional pressure on local infrastructure, including healthcare, schools, roads and parking. The application does not demonstrate how these impacts will be addressed.

3. The design is out of keeping with Buxton.

The proposed buildings appear too large for their surroundings and do not reflect Buxton's distinctive Victorian and Georgian character. Good regeneration should enhance the town's identity, not diminish it.

4. Public benefits have been reduced.

The removal of affordable housing and community facilities significantly weakens the wider benefits of the scheme, leaving a development that appears focused primarily on maximising residential density.

5. Parking, infrastructure and environmental concerns remain.

Parking in the town centre is already under pressure, and the proposals do not appear adequate for a development of this size. I am also concerned about the loss of mature trees, including those protected by Tree Preservation Orders, without sufficient justification.

Conclusion

I support investment in Buxton and want to see this important site successfully redeveloped. However, this application represents a substantial intensification of development while reducing many of the features that originally attracted public support.

For these reasons, I respectfully ask High Peak Borough Council to refuse the application and encourage the submission of a revised scheme that better reflects Buxton's character, meets local housing needs and delivers lasting benefits for the wider community.

Yours faithfully,

Michael Wilde

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