

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 22 July 2026 12:06
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: Alice Lowrie

From:
10
Lascelles Road
Buxton
Buxton
Derbyshire
SK17 6RA

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I strongly object to the proposed development on several different grounds, as set out below.

Developers are required to consider local input and demonstrate how community feedback has influenced their final proposal. I do not feel that they have done this, as public consultation was carried out very early on in the process and the scheme has changed significantly since then.

The design, appearance and materials of the development are completely out of keeping with the town. We live in a beautiful Georgian/Victorian spa town and any development should reflect that. The current plans look more akin to an industrial city centre and are completely out of keeping with our heritage. The residential blocks are 4 stories above the commercial space, so 5 stories in total, which is significantly higher than existing structures and inappropriate for a small market town. The current Buxton skyline includes many elegant, historic domes and spires, whereas the new development introduces sharp mansard and sawtooth jagged rooflines, which are not currently any part of the Buxton townscape and are far too blocky and contemporary for a town of Buxton's character.

The number of residential units has been increased to 322, which is far too high for the site, turning the centre of the town into a housing estate. I understand that all the properties are now rental units, so it feels like the purpose of the development has changed from regeneration of the town centre to a money making scheme for the development company. The influx of approx. 880 new residents into the town centre will also put a strain on existing local services.

There has not been adequate provision for parking. The assumption that only 50% of properties will own a car is a significant underestimation. If car ownership is higher and the new residents are unable to get parking spaces on the development (or if residents are unwilling to pay for them), it will increase the pressure on parking in residential areas around the centre.

The proposed new car park would be accessed from Palace Road, increasing traffic at the junction between Palace Road and Station Road, which is already very busy at peak times, and increasing traffic on the approach to St Thomas Moore school. The new car park would also lead to a significant increase in pedestrians crossing Station Road to reach the town centre, leading to even more gridlock on this busy main road. Finally, I understand that the resident's parking scheme may be discontinued, which would reduce footfall in the town and take away a real benefit for local residents.

A scheme of this scale, dominated by rental apartments, risks changing the character of the town centre without properly meeting local needs or supporting existing businesses. During construction, local businesses could be badly affected by disruption and the need to find alternative accommodation.

This proposal represents an overdevelopment of the town centre, rather than a regeneration. The scale of the current plans is far beyond what many residents were led to expect, and it risks overwhelming the town centre rather than supporting it.

For all these reasons, I strongly object to this application.

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>
