

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
Sent: 22/07/2026 18:11:29

Application Reference No. : HPK/2026/0228

Site Address: Spring Shopping Centre & Land South of Station Road Buxton Derbyshire

Comments by: Tim Middleton

From:

The Greenhouse
Corbar Woods Lane
Derbyshire
Buxton

SK17 6RH
[REDACTED]
[REDACTED]

Submission: Objection

Comments: This is a massive overdevelopment with the number of housing units increased from 74 on the original proposal of 2025 to 332. There is no justification for the type of dwellings especially the smallest units.

The car parking is a major reduction from the present 400 spaces to just 200. The access from Station Road would cause increased congestion on Water Street

The design and massing and scale of the proposed development is not appropriate for Buxton, many buildings are five stories and would change the historic character of Buxton Town Centre in a negative way

The improved pedestrian access from Buxton Station and the new adjacent car park requires the use of a lift. This is not only bad design, but is impractical - lifts break need servicing etc thus preventing access and egress when out of use.

This will also cause congestion at the single pedestrian crossing on Station Road and consequently delays for road users.

The building materials and designs with many flat roofs are inappropriate for the centre of Buxton Spa. Previous green roofs / roof gardens have been deleted, and local stone façades and copper surfaces have been replaced with cheaper inappropriate materials in this location.

Reduction in parking spaces for shopping may put anchor shops such as Waitrose under commercial threat which would negatively affect the whole town.

No provision of solar panels

Developers; signage is far too large and, in any event, unnecessary

Conflict of interest for High Peak Borough council to be deciding on a development of land and building they own

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