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**Subject:** Comment Received from Public Access  
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Application Reference No. : HPK/2026/0228  
Site Address: Spring Shopping Centre & Land South of Station Road Buxton Derbyshire  
Comments by: Richard Hough  
From:  
38 Clifton Drive

Buxton  
DERBYSHIRE  
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Phone: [REDACTED]  
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Submission: Objection  
Comments: This Planning Application is fundamentally flawed.

The objective of the Planning Application should be to regenerate Buxton Town Centre in a way which compliments Buxton's heritage. Instead, the earlier version of the proposed regeneration, which was the subject of public consultation, has been superseded by a large 332-unit Housing Development Application with building heights of 4-5 stories dominating the townscape and damaging the character of Buxton's historic centre.

Further, 90% of the housing is one- and two-bedroom apartments with no affordable housing. No explanation beyond non-financial viability is provided for no affordable housing and little evidence that this scale of housing and mix is needed. In addition, the premium building materials appearing in the Public Consultation, have been replaced with lower-cost alternatives incompatible with Buxton's centre.

Despite the 332-unit housing development, car parking spaces numbers will be reduced. Surely this will undermine the Development as it will deter non-town centre residents and visitors and be particularly damaging for local businesses.

One of the Development Applicants is High Peak Borough Council. Therefore, High Peak Borough Council should pass on the Application to the Ministry of Housing Communities and Local Government for adjudication. Otherwise, there is an obvious conflict of interest.

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