

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 24 July 2026 15:53
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: Anne Rogerson

From:
104A Green Lane

Buxton
Derbyshire -
SK17 9DH

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I object to this so called regeneration scheme for the centre of Buxton as outlined in planning application HPK 2026/0228. Despite the claims to the contrary, it will not, in my opinion, enhance the centre of our town, which a sympathetically produced plan would do.

This regeneration scheme is clearly the result of some expensive "off the shelf" piece of consultancy, produced by those with neither understanding of, nor empathy for, this special town. Who would wish to sit out "cafe style" beside the Wye on a typical Buxton winter's day? This scheme would be amusing were it being planned as a spoof.application, but sadly we are dealing with reality here.

The so called public consultation has ticked the boxes of having complied with the requirements to consult the public for comments, but where is the statistical analysis of what those comments were? The claim made in the the application is that it has "developed in response to the feedback received.... a high-quality and fully considered mixed-use scheme", a claim to be disputed

Houses rather than community spaces such as a library and a museum predominate in this plan, The addition of over 300 new dwellings at the heart of our town for which there is scant, if any, evidence of their need, will come at the cost of creating buildings using materials completely out of kilter with the existing materials used in the much loved Georgian and Victorian architecture.

The plan does not meet the needs of either tourists or residents by removing existing parking facilities and creating greater congestion on roads around the site, with attendant danger for both pedestrians and vehicles alike. The scheme as it exists will place intolerable pressure on already stretched infrastructure and I would respectfully suggest it is rejected and abandoned forthwith.

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