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From: planningcomments@highpeak.gov.uk
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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: Sally Bailey

From:
7 Mountlands
Hardwick Square South
Buxton
Buxton
Derbyshire
SK176QD

Phone:

Email [REDACTED]

Submission: Objection

Comments: I strongly object to application HPK/2026/0228.

As a resident of Buxton, I am very concerned that this scheme is too large for the town centre and risks harming the unique character that makes Buxton special. The proposal appears to have become dominated by a very substantial amount of housing, and I do not believe this is the right balance for a town-centre regeneration scheme. In my view, fewer housing units would be more appropriate and would help avoid overdevelopment and protect the future of retail and other town-centre uses.

I am also concerned about the lack of convenient parking. Buxton serves a wide rural catchment and many visitors, older people and those with mobility issues rely on accessible town-centre parking. The loss of centrally located parking, particularly if there is no practical parking close to the Waitrose end, would make the centre less accessible and less attractive to shoppers. Any replacement parking should be fully approved, deliverable and available before a scheme of this scale is allowed to proceed.

I object to the scale, massing and appearance of the proposed buildings. Large contemporary blocks of up to five storeys do not seem to respect or enhance Buxton's historic core, conservation areas and heritage setting. Buxton's distinctive Georgian, Victorian and Edwardian character should be protected, not overwhelmed.

I am also not convinced that the proposed housing mix is right for town-centre living or for local needs, particularly if the development is mainly rental-led and not genuinely accessible to local residents.

If the scheme were reduced in scale, included proper and easily accessible parking near Waitrose, and was redesigned to better reflect Buxton's historic character, I would be more likely to support it. As it stands, I believe it would overdevelop the centre and could damage the town's unique heritage and character.

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