

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
Sent: 22/07/2026 18:32:36

Application Reference No. : HPK/2026/0228

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

Comments by: Alexandra Clark

From:

7

Errwood Avenue

Burbage

Buxton

Derbyshire

SK17 9BD

[REDACTED]
[REDACTED]
Submission: Objection

Comments: I would like to object to the application on the following grounds.

HPBC have a vested interest and cannot be relied upon to make an unbiased decision.

The application is massively altered from the plan consulted on last year. The public should be consulted with clear details and full transparency on the new application.

There are no publicly available viability studies to support the huge increase in rental properties from 74 to 332.

There is no plan as to how retail businesses will be supported during works. I believe we will lose many of the town's shops as a result.

The building materials are not the same as those detailed in the consultation and are of lower quality and not in keeping with Buxton's heritage. The materials and architecture should be more sympathetic to Buxton's unique heritage.

Many design features have been altered since consultation meaning the loss of roof gardens, green spaces, green roofing etc. Replacement with flat roofs, concrete, steel, 4 or 5 story buildings that will be highly visible from surrounding hills is totally inappropriate.

The design should be more sustainable featuring air source heat pumps, solar panels, grey water recycling etc.

The plan for parking has not been explained. Where will shoppers park during development and the proposed new carpark does not have planning permission.

Reliance on lifts for access is not reliable. There is no clear access route from the station to the town centre which was previously a big feature.

The public and community buildings and spaces have disappeared and been replaced with rental housing.

I would like MHCLG to be asked to make the decision on the application.

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