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From: planningcomments@highpeak.gov.uk
Sent: 22 July 2026 21:42
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: Kelly Mellor

From:
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Ladycroft Avenue
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Submission: Objection

Comments: I object to planning application HPK/2026/0228 in the strongest possible terms.

Buxton is a beautiful and distinctive town, and these proposals are not in keeping with its heritage, character or conservation setting. The scale, massing and contemporary appearance of the buildings, including structures of up to five storeys, would sit uncomfortably within the historic core and would fail to respect or enhance the town's special character.

I am also very concerned that the scheme is overdevelopment. The application appears dominated by around 332 homes for rent, with a substantial increase in residential floorspace, which feels far removed from the regeneration-led approach that was originally expected. Too much housing is being forced into a town-centre site at the expense of the wider needs of Buxton.

Parking has not been properly thought through. The proposals would remove a large amount of centrally located parking and replace it with significantly less, with no clear assurance that replacement parking will be fully approved, deliverable and available before development proceeds. Buxton serves a wide rural catchment and many residents, visitors and older people rely on convenient town-centre parking. Reducing this provision would make the town centre less accessible and less attractive.

I am equally concerned about traffic and access. The changes to Station Road, Palace Road and the wider site layout appear complex and potentially disruptive, and the cumulative highway impacts need much closer scrutiny. The loss or alteration of existing pedestrian routes, the creation of new vehicle access, and the engineering works near the embankment all raise serious concerns.

The impact on the public realm and landscape also appears weak. Any benefits are not enough to justify a scheme of this scale, and the proposals do not appear to deliver the kind of clear, meaningful public realm improvements that would offset the harm.

The application also risks damaging Buxton's town centre economy. The site lies within the Primary Shopping Area, yet the proposals appear to reduce retail floorspace and shift the balance away from commercial activity. This could weaken footfall, harm independent businesses and undermine the future role of Spring Gardens and the wider town centre.

I am concerned about the environmental impact as well. A development of this scale, with major construction and engineering works, would bring years of disruption, traffic, noise and pressure on the local area. This could seriously affect nearby businesses and make the town centre less pleasant and less viable during the build period.

For all these reasons, I believe the application is fundamentally flawed and should be refused.

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