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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: Tony De Nardo

From:
4
Spencer Road
Temple Ward
Buxton
derbyshire
SK179DX

Phone:

Email: [REDACTED]

Submission: Objection

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

In my view, this proposal is overdevelopment and has become too heavily weighted towards residential use, it no longer feels like the town-centre regeneration scheme that was originally expected. The buildings would be out of keeping with the character of the town.

I am also very concerned about the loss of parking. The scheme removes a large amount of centrally located parking and replaces it with significantly less, with some of the replacement provision some distance from the retail area. Buxton serves a wide rural catchment and many residents, visitors and older people rely on convenient town-centre parking.

The highway and access proposals also give serious cause for concern. The changes to Station Road and Palace Road, the creation of new vehicle routes, and the works affecting existing parking areas and the hillside all need much closer scrutiny. The cumulative impact on traffic, access, pedestrians, schools and nearby businesses has not been properly addressed.

I am further concerned about the impact on the town centre economy. The site lies within the main shopping area, yet the proposals appear to reduce retail floorspace and shift the balance away from commercial uses. That risks weakening footfall, harming existing businesses and undermining the future role of Spring Gardens as a town-centre shopping area.

The scheme also raises major heritage and conservation concerns. Buxton's historic character is one of its greatest assets, and development of this scale and appearance would not conserve or enhance the setting of the town's listed buildings, conservation areas and wider townscape.

Finally, the likely construction disruption would be significant and prolonged, with major effects on access, traffic and local businesses over several years.

For all these reasons, I urge the council to refuse this application.

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