
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road Buxton
Derbyshire Comments by: Leonard Francis
From:

Brown Edge Road
Buxton
Buxton

Submission: Objection

Comments: While the principle of regenerating this part of Buxton is welcomed, the scale of the proposed residential development demands a particularly strong and robust business and planning case. Over 300 apartments represent a transformative change for Buxton, and it has not been convincingly demonstrated why residential development of this magnitude is necessary, how it addresses the issues the regeneration seeks to solve, or how the public benefits outweigh the permanent impacts. Solid evidence and analysis of the housing need and occupancy type, together with how this will strengthen the town centre economy, should also be provided. There are particular concerns for the impact on existing business and clarity needed on whether retail will sufficiently benefit in the future.

Buxton is a distinctive historic spa town whose economy depends heavily on its heritage, character and visitor appeal. The burden of proof should therefore be considerably higher to demonstrate that such an extensive residential scheme including its architectural style, preserves and enhances the character of the Conservation Area and complements, rather than competes with, the town's unique identity.

The impact on traffic, parking and transport also requires careful scrutiny. It should be clearly demonstrated that the surrounding road network, parking provision and access arrangements are sufficient not only for new residents but also for existing businesses, visitors and town centre users. Regeneration should improve accessibility and attractiveness rather than create additional congestion or discourage visitors. The loss of green space and wooded areas around the station is also disconcerting.

Insufficient evidence has been provided that the proposals will enhance Buxton's tourism economy. The town's success depends on attracting visitors because of its historic character, attractive public spaces and unique environment. It is unclear whether a development dominated by residential accommodation will encourage visitors to stay longer and spend more within the town, or whether it risks diminishing some of the qualities that make Buxton an attractive destination in the first place.

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