

[REDACTED]

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**From:** planningcomments@highpeak.gov.uk  
**Sent:** 23 July 2026 15:10  
**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: Ian Smith  
From:

Anncroft Road  
Burbage  
Buxton

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I write to register my OBJECTION to Planning Application HPK/2026/0228

Whilst I recognize the need & fully support the intentions to regenerate the Spring Gardens Shopping Centre and surrounding Buxton Town Centre & in my opinion the proposals within this application are simply not fit for purpose.

Regeneration should capitalise on the unique Historical & Architectural Heritage of Buxton & augmenting it with complementary developments & facilities in line with modern living expectations.

During the Public Consultation Scheme in 2025 it appeared there were some interesting & visions forthcoming to generate support.

The bastardization of the vision portrayed during the Consultation Scheme as it subsequently morphed into this Planning Application is farcical &

74 Residential Units becomes 332.

The number of Parking spaces currently available in town centre is halved.

Proposed Building Materials degraded to lower quality than originally presented.

Roofline appearance higher & with less green roofs & roof gardens.

Indeed - what I thought was to be a Town Centre Regeneration is in effect a Housing Development.

If this Planning Application proceeds in its current format there will undoubtedly be some unintended consequences.

During the protracted development phases when existing parking spaces are replaced with concrete boxes & will people be prepared to sit in a traffic bottleneck & only to then have to enter a lottery to find a parking space - which may well be an inconvenient distance from their intended site / store.

Perhaps easier / less stressful / more time efficient to venture further afield??

Surely successful regeneration is about sympathetic evolution of all that is already good & and in Buxton's case & a unique historical heritage which is the key attraction to so many visitors.

Hopefully the attention that this Planning Application is attracting & if refused & will act as a catalyst for a more suitable proposal to be assimilated & one which will garner the support of the majority of Buxton residents & who will be much more tuned in to the implications of &use it& or &lose it& & a much more positive sentiment for the future vibrancy, prosperity & sustainability of Buxton Town Centre.

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