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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: Fintan Gannon

From:

36
Gretton Road
Fairfield
Buxton
Derbyshire
SK17 7PW

Phone: [REDACTED]

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Submission: Objection

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

The proposal represents overdevelopment of a highly sensitive town centre site. What is being put forward now appears dominated by around 332 homes for rent and a substantial increase in residential floorspace, rather than a genuine town-centre regeneration scheme. This is a major shift in scale and purpose, and it does not appear to sit comfortably with the original objectives of improving public realm, strengthening links between the station and Spring Gardens, and supporting the town centre economy.

I am also very concerned about the lack of car parking. The scheme removes a substantial amount of centrally located parking and replaces it with significantly less, with some of the replacement provision apparently dependent on separate applications and future infrastructure. Buxton serves a wide rural catchment, and many residents, visitors and older people rely on convenient town-centre parking. The loss of accessible parking will harm the town centre and make access more difficult for those with mobility issues.

The scale, massing and architecture of the proposed buildings are inappropriate for Buxton's historic core. Buildings of up to five storeys, in this context, would not respect or enhance the distinctive character of the town. Buxton's heritage significance is a major asset, and the proposal would risk harming the setting of listed buildings, conservation areas and the wider historic townscape.

I also object on grounds of traffic and access. The proposals involve major changes to existing parking areas, junctions and access arrangements, including works around Palace Road and Station Road. The cumulative impact of these changes, together with construction traffic and engineering works, needs far greater scrutiny. The creation of new vehicle routes where pedestrian access currently exists is particularly concerning.

The public realm and landscape impacts are also unacceptable. The scheme appears to place a heavy built form into a sensitive area, with concerns about excavation, embankment works and the possible loss of trees. Any public realm benefits are not clear enough or substantial enough to justify development of this scale.

I do not believe the housing mix and town centre living offer a proper justification for this proposal. A large rental-led residential scheme is not the same as balanced regeneration, and it risks weakening the town centre's commercial role rather than supporting it. The loss of retail floorspace and the shift away from active town centre uses could damage footfall, independent businesses and the future vitality of Spring Gardens.

The environmental impact is also a serious concern, including the scale of demolition, construction activity, traffic, loss of parking and potential harm to trees and green infrastructure. The likely disruption during construction would be significant and prolonged, with adverse effects on residents, businesses and visitors.

For all these reasons, I strongly urge the Council to refuse planning application HPK/2026/0228.

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