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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: Tanith Allsop

From:

9
Hollins street
Buxton Central
Buxton
Derbyshire
SK176LQ

Phone:

Email: [REDACTED]

Submission: Objection

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

In my view, this is overdevelopment. The scheme appears to have shifted away from genuine town-centre regeneration and towards a large rental-led residential development, with around 332 flats proposed and none available to buy. That is not the kind of mixed, balanced development Buxton needs.

I am very concerned about the lack of car parking. The proposal would remove a large amount of centrally located parking and replace it with much less, with some of the replacement parking apparently depending 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. Parking during construction and after completion will be a serious problem. I do not consider it acceptable to approve a scheme of this scale unless replacement parking is fully approved, deliverable and available.

I also object to the impact on existing businesses. The disruption to current traders and the wider town centre during what could be a long construction period would be severe. There is a real risk of reduced footfall, harm to independent businesses and damage to the town centre economy.

The scale, massing and architecture of the proposed buildings also concern me. Large contemporary blocks in the historic core do not sit comfortably with Buxton's distinctive Georgian, Victorian and Edwardian character, or with its conservation and heritage setting. The public realm and landscape proposals do not appear sufficient to justify the scale of what is being proposed.

I am also concerned about the environmental impact and the use of resources on elements that do not seem necessary or well justified. In particular, I do not see why opening up the river should be treated as a priority when Buxton already has attractive riverside and landscape areas.

Finally, I am worried about the uncertainty around the proposed parking near the station. That is not a done deal, and it should not be relied upon to support a major development of this kind. The proposal also raises wider concerns about the use of civic assets and public confidence in how the town centre is being managed.

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

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