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Sent: 23 July 2026 19:56
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: Kieran Spratt
From:

Hollins Street
Buxton Central
Buxton

Phone:

Email: [REDACTED]

Submission: Neither

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

This proposal represents overdevelopment of a sensitive and historic part of Buxton. What was presented as a regeneration scheme now appears to be dominated by a very large residential development, with around 332 homes for rent and a substantial increase in residential floorspace. That scale is far beyond what is appropriate for the town centre and does not appear to remain true to the original regeneration aims.

I am also deeply concerned about the loss of parking. The scheme removes a large amount of centrally located parking and replaces it with significantly less. Buxton serves a wide rural catchment and attracts many visitors, and convenient town-centre parking is essential for residents, shoppers, older people and those with mobility issues. The proposed arrangements appear inadequate and uncertain, particularly where replacement parking depends on separate applications or future infrastructure.

The architecture, scale and massing of the proposed buildings are not suitable for Buxton's historic core. Buildings of up to five storeys would sit uncomfortably within a town of such distinctive Georgian, Victorian and Edwardian character. This would harm the setting of heritage assets and fail to respect the conservation value of the area.

I am equally concerned about the impact on public realm and landscape. Any benefits in this respect need to be clear, deliverable and proportionate, but the current application does not convince me that the scheme will genuinely enhance the town centre or its historic setting.

The proposed housing mix also raises serious questions. The development appears heavily weighted towards rental apartments, and I do not believe this is the right form of town-centre living for Buxton or a balanced response to local housing needs.

Finally, the scale of construction and engineering works would cause major disruption over a long period, affecting access, traffic, pedestrians and nearby businesses. This adds further weight to my objection.

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

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