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

[REDACTED]

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

From:
7
LASCELLES ROAD
Buxton
BUXTON

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Phone: [REDACTED]

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Submission: Objection

Comments: MRS KATHERINE & MR PAUL INGLEDEW

OBJECTIONS TO THE PLANNING APPLICATION HPK/2026/0228,

Spring Shopping Centre & Land South of Station Road Buxton Derbyshire.

Design & Character:

It is our opinion that the proposed development will substantially change to the detriment, the character of Buxton as a Victorian Spa Town. The design is totally out of keeping with the heritage of the town and as the design stands will overwhelm Buxton from the approach of visitors who, on the whole, expect to see the beautiful facade of the town as at present.

Whilst we agree that improvement is essential to the Spring shopping centre and Spring Gardens area, this is not the approach we, as responsible custodians of the Town, should be allowing to happen to the area.

Traffic & Access:

The amount of housing that is proposes is far in excess of what is reasonable for the area. Car parking will inevitably be lost, and although we understand that there is a proposal to create additional parking behind the Railway Station, this is not easily accessible for many reasons and the distance from the main and only supermarket in town, namely Waitrose, makes the accessibility a major factor in the decision. It is our belief that once people are in their cars it will be easier to drive past and onto somewhere more convenient to park and shop in one level area, of which there are options nearby.

The road network in Buxton is up to full capacity during busy times at the moment and to create further traffic all looking to park off Palace Road, even with junction changes will create a bottle neck at the very least.

This will also necessitate the removal of woodland for access and near to the 'Fan Window' which is already vulnerable.

We have also read that the belief is that not all the 300+ properties will require vehicles, however it has been shown that in Buxton 80% of households have at least one vehicle. This is due to the poor accessibility to and from the

town from surrounding areas. The Train only services routes to/from Manchester and on route and the buses are not adequate to rely on for work and schooling.

Loss of infrastructure:

There is absolutely no mention of doctors¿ surgeries and NHS dentists, schools and mental health facilities to cater for the additional properties. Our existing options are already full to breaking point. Without additional facilities this would be absolutely unsustainable. The closing of the ¿Cottage Hospital¿ and some Cavendish Hospital facilities is already a cause for concern for many in Buxton.

We implore you to reconsider the application and garner the views of the population of Buxton who, in our experience, are against this development in it¿s present format. This is totally opposite to the publicity that is being shown that 80% are in favour. It is our true belief that the majority of Buxtonion¿s are wanting investment but very few are in favour of the present application. Certainly, that is our personal belief.

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