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

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

Park Road
The Park/ Corbar
Buxton

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I wish to object to the development at The Springs in Buxton. I have recently moved from Hebden Bridge and have seen how a seemingly successful development ruins a town and what it stands for. Short term gain but changes things permanently and not for the better.

Parking is a huge concern. Buxton is not served well by public transport. People live in rural surrounding communities. People need their cars. There is no guarantee of the alternate car park and losing the one at Spring Gardens will seriously affect people's ability and motivation to nip into town, or stay for longer. There is an older population in Buxton who use the disabled parking spaces - plenty of older people don't have blue badges but that doesn't mean they can walk miles. My understanding of parking for the proposed flats is just ridiculously. People are not going to rely on the trains. There are not enough of them. The wrong decision re parking alone can change and ruin a town - especially one that relies on visitors - they don't go on holiday via the train. They go on holiday in their cars.

The new proposals and number of flats will create new challenges for highway safety. Especially with people driving and searching for a car parking space before giving up and going home.

There will be such an effect on listed building and conservation area. Buxton is a beautiful town and that is why so many people visit and what is so special about the town. A new development will change the character of the town. New builds, however sensitively done, change a place. I don't think Buxton needs changing in this way. The Springs is tired but why not consider a glass roof, plantation, benches, all within the existing building. Spring Gardens as a pedestrian arcade is perfectly fine. Make it nicer. There are plenty of options that are not as expensive, will attract businesses back, won't force an increase in business rents, manage the flooding risk so businesses aren't put off. We don't need such big plans. Just improve what we have and it will make a big difference.

I am very concerned to learn about the numbers of proposed 1 and 2 bedroom flats - rental too - with no parking. I'm not sure who these are trying to attract. Fine in Manchester or Leeds where you have young professionals but this is Buxton. This is a town where my guess is young professionals living alone using public transport for work and nightlife are not the majority. People have that part of their lives then move to Buxton for a more settled and permanent feel. Not the transient world that single and double occupancies can promote. Why there is a need for them proposed number of flats I do not know. There are a lot of empty properties already in beautiful buildings. Buxton does not need more.

Lost for words really. Yes Buxton needs a tidy up and would benefit from investment but not to transform it into something it is not, nor does it want to be. Shiny and new is not always better. Scratch the surface and it doesn't last long.

These plans might mean we can sit next to the newly exposed river on the 5 days of sunshine a year but we already have the beautiful pavilion gardens for that. A historic and important parkland.

These plans might mean we can visit the new exciting bars and restaurants until the town just has too many, the market will be saturated. We don't need more restaurants in the shopping arcade. We need more shops there. Boston is very successfully developing a fabulous area for bars and restaurants not too far from the opera house. It brings people to town and everyone benefits.

These plans are just too big for their boots. They are not needed nor wanted. They will not benefit the town. Yes improve Buxton but not like this.

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