

[REDACTED]

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: Dawn Batty
From:

Windsor Road
Fairfield
Buxton

SK177NR

Phone:

Email: [REDACTED]

Submission: Objection

Comments: While I would be happy to see the Springs area redeveloped, I object on several grounds:

1. Overdevelopment - the proposed number of dwellings is excessively above (327 flats, 5 town houses) the 75 new residential units mentioned in the initial conditions of the grant and now appears to basically be a large residential development in the middle of the town centre. Such a huge new housing estate would significantly alter the character of our small Georgian/Victorian market town centre and the needs of other users e.g. tourists, business owners, shoppers, etc. The styling is also not in keeping with the historic nature of the town.

2. Viability - I question whether such a large residential development would be viable based on the cost profile, lack of affordable housing and also the likely lack of parking given most residential properties in Buxton have at least 1 car due to the poor public transport. Other expensive rental properties (e.g station road retirement properties) appear to have struggled with being filled.

3. Disruption to businesses - how will the likely impact on local businesses both in the Springs and elsewhere in the town centre be mitigated given the likely 3+years to complete building this development? If not protected, this could further damage the town centre shopping facilities rather than reboot them.

4. Parking - there will be a significant reduction in the available parking (~280 reduction in visitor parking when parking for tenants is considered - note the above comment - I also think the parking requirements for tenants have been significantly underestimated). I understand land near the station has been bought with the intent of providing additional parking - but planning permission has not been requested/granted for this and it would involve the removal of trees subject to preservation orders. I also understand that for the period the site is being redeveloped there will be NO parking available? This will significantly limit access to the town centre for many locals and visitors for a number of years, likely having to the significant detriment of ALL town centre businesses in the Springs and elsewhere. It will especially impact disabled visitors/locals as this is the most central car park in Buxton. If any

redevelopment of the Springs goes ahead parking facilities should be maintained in Spring gardens and/or plans must be in place before work starts to provide adequate replacement parking elsewhere otherwise the remaining businesses in the town centre are at significant risk due to reduced footfall.

5. Traffic - Station road and Fairfield road already have significant congestion issues - even on normal days - but both are terrible when roadworks are underway on either. While I understand that any development causes some level of inconvenience, the length of time this would cause disruption (~3 years) due to the proposed changes to Station Road, will significantly worsen existing issues and likely cause additional access problems to local businesses and residents - this alongside the lack of parking could put the final nail in the coffin of existing businesses in the town centre.

6. Architectural integrity - as mentioned above, the style and size of the proposed development is not in keeping with the current architecture of Buxton - which is a key draw for tourism. The existing Springs development is already an eyesore in places, hence I had originally welcomed redevelopment - but the proposed structures are too large for a small Georgian/Victorian market town centre - and stylistically out of keeping (e.g. copper walls, numerous C&C advertising signage).

In general, I feel a more modest development more in keeping with the original ideas would be the best way forward. A phased development may also be more sensible to allow assessment of impact and also viability of the proposed number of residential units.

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