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From: [REDACTED]
Sent: 17 June 2026 18:20
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: Lauren
From:

Silkstone crescent
High peak
Buxton
Derbyshire

Ph [REDACTED]
[REDACTED]

Submission: Objection

Comments: I wish to formally object to planning application HPK/2026/0228 on the grounds of parking provision, highway impact, harm to the character of Buxton, impact on tourism and town centre vitality, overdevelopment of the site and pressure on local infrastructure.

1. Loss of Town Centre Parking

The proposal would result in the loss of a substantial amount of existing public parking in the heart of Buxton.

The Spring Gardens and Wye Street car parks currently provide a significant proportion of the parking used by residents, shoppers, workers and visitors. Parking availability is already under pressure during weekends, school holidays, festivals and other busy periods.

Whilst replacement parking is proposed, the overall number of spaces would be reduced despite the introduction of 332 new residential units and additional commercial uses. The development therefore appears likely to create a significant shortfall in parking provision.

Many of the replacement spaces are likely to be used by residents of the new development, reducing availability for shoppers, visitors and local businesses. This raises serious concerns regarding the adequacy of parking provision within the town centre.

2. Increased Traffic Congestion and Highway Impacts

A reduction in available parking combined with a significant increase in residential occupation is likely to increase traffic movements throughout the town centre.

Drivers searching for parking will inevitably circulate around Spring Gardens and surrounding roads, increasing congestion, delays and vehicle emissions.

There is also a strong possibility that surrounding residential streets will experience increased parking pressure as drivers seek alternative locations to leave their vehicles. This may create highway safety concerns and negatively affect the amenity of existing residents.

The application should demonstrate that the local road network has the capacity to accommodate these impacts without causing unacceptable harm.

3. Impact on Tourism and the Visitor Economy

Buxton is a historic spa town and an important visitor destination. Tourism forms a significant part of the local economy and supports a wide range of businesses including shops, cafes, restaurants, hotels and cultural venues.

Visitors are attracted by Buxton's heritage, architecture and unique character. They also require convenient access to the town centre.

The reduction in public parking provision risks making the town less accessible to visitors and could have an adverse impact on local businesses that depend upon visitor spending. The long-term effect on the vitality and viability of the town centre should be carefully considered.

4. Harm to the Character and Appearance of Buxton

Buxton possesses a distinctive identity based upon its Victorian spa heritage, historic architecture and attractive townscape.

The proposed development appears to introduce a more intensive and urban form of development that is not fully reflective of the established character of the town centre.

There is concern that the scale, massing and appearance of the proposed buildings would erode the qualities that make Buxton distinctive and attractive to both residents and visitors.

Development within such a prominent location should preserve and enhance local character rather than dilute it.

5. Impact on Heritage and Townscape

The historic environment is one of Buxton's greatest assets.

The scale and density of the proposed development may have a detrimental impact on important views, streetscapes and the setting of heritage assets within the town centre.

Particular care should be taken to ensure that new development respects the historic context of the area and does not diminish the architectural qualities that contribute to Buxton's special character.

6. Overdevelopment of the Site

Although the proposal is presented as regeneration, the scheme is heavily weighted towards residential development.

The introduction of 332 residential units on this site raises concerns regarding density and whether the development represents an over-intensive use of a key town centre location.

There is concern that maximising residential numbers has taken precedence over achieving a balanced scheme that adequately addresses parking, infrastructure, town centre function and local character.

7. Pressure on Infrastructure and Public Services

A development of this scale will increase demand for local infrastructure and services.

This includes roads, healthcare facilities, public transport, waste collection and community facilities.

The application should clearly demonstrate that the necessary infrastructure exists, or will be provided, to accommodate this growth without adversely affecting existing residents and businesses.

8. Impact on Existing Businesses

Local businesses rely on convenient town centre access and available parking for customers.

The loss of significant parking provision, combined with increased congestion, risks discouraging visitors and shoppers from using the town centre.

At a time when many town centre businesses are already facing economic challenges, the potential impact on footfall should be given substantial weight.

9. Construction Impacts

The demolition and construction works associated with a development of this scale are likely to cause considerable disruption over an extended period.

Construction traffic, noise, dust and the temporary loss of parking provision may adversely affect nearby residents, businesses and visitors.

The cumulative impact of these effects should be fully assessed and appropriate mitigation secured.

Conclusion

For the reasons outlined above, I believe this proposal would result in inadequate parking provision, increased congestion, harm to the character and heritage of Buxton, adverse impacts on tourism and local businesses, and additional pressure on infrastructure and public services

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