

[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: Mrs Angela Budenberg

From:
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Submission: Objection

Comments: The Future High Streets government funding is to improve the use of the town centre, and this 6.6 million grant is really good news.

This proposal however goes far and beyond with this 100 million pound project, which aims to accommodate 880 people renting flats in a small foot print, on which was essentially the towns car park. Thus forcing the car park to be moved much further away to the former rail depot. To me it would make sense to switch the residential flats, if they must be built, to the former rail depot and to leave the parking for Waitrose where it is convenient. The apartments could be build in the same stone as the existing retirement properties, which look attractive and in keeping. You could also provide a play area for those who have little ones too.

Like others have already pointed out, the charm of Buxton is its historical Georgian and Victorian architecture. Visitors don't come for the weather and outdoor cafe vibe as it is often raining/damp (a quick search shows 1063 mm or rain per year). They do come for the wonderful Opera House, the Pavillion Gardens and the Dome (if it was open).

The artist impression of people sitting by the river Wye having a coffee on a nice day does look lovely, but in reality with these tall building all around, the seating by the river would often be in shade, and probably it would be too cold to sit there a lot of the time. I would however loved to see the river area landscaped if possible, I think that would be a real asset.

Pushing a buggy or a wheelchair from Waitrose to the proposed new car park, which is beyond the MacDonald's, is not going to be pleasant or positive even on a sunny day. Can you imagine it in the snow/ice! Not easy carrying shopping and trying to hold onto a little one's hand either as you navigate a busy road.

We have plenty of independent places to eat and drink in the town which are lovely. I don't feel providing more coffee/wine bars will bring more people in to the town, but I do think gyms/padel courts/yoga/pilates spaces would bring more people into town who would then use the shops more. Work spaces for those who work from home often would also be desirable.

I love the shops that have improved their frontage such as Fitzgerald's and Ponden Mill, along with Hargreaves. These well maintained, in keeping with the Victorian charm of the town is what really brings people into the town.

Buxton is a scenic gateway to the Peak District and I don't think these tall modern looking buildings will bring growth, nor improve the experience and I feel will be a drain on the future economic sustainability of the existing shops.

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