

[REDACTED]

From: [REDACTED]
Sent: 19 June 2026 07:52
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: Delvin Poulter
From:

Cavendish Avenue
Burbage
Buxton

[REDACTED]
[REDACTED]
Submission: Objection

Comments: First, the excessive number of flats will, in my view, overwhelm local infrastructure. This pressure is severely compounded by the critically low allocation of car parking spaces. Buxton already faces heavy tourist traffic, and this omission will worsen congestion. The assumptions of car ownership and reliance on public transport fly in the face of experience in the UK. Using existing car parks to build residential units with limited spaces for vehicles, can only put huge pressure on the remaining slots.

Second, the modern design fails to respect the town's distinct architectural heritage and aesthetic tone. Rather than enhancing our community, it threatens the identity that attracts visitors to the Peak District.

Furthermore, the plan does little to encourage diverse retail growth. It is mostly a residential development rather than retail. It also concentrates town centre control under a single private landlord. This monopoly risks artificial rent inflation, which will price out independent businesses and those wanting single bedroom accommodation.

A large number of one-bedroom flats will likely produce a transient population of residents moving up the property ladder which is likely to narrow the diversity needed to produce a thriving community at the heart of Buxton.

Waitrose currently occupies a central place in the town centre drawing in customers from a wide area because of the ease of access and parking. The proposed new car parking area is too far away to be accessed by shoppers with trolleys laden with many bags of shopping.

I urge the planning committee to reject this application. We need a development that prioritises community infrastructure, local commerce, and heritage preservation rather than one more suited to those large urban areas where C&C has more experience.

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