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

Application Reference No. : HPK/2026/0229 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: John FarrellMeridianFlow AI

From:
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Submission: Neither

Comments: I wish to provide comments on this application.

The debate surrounding this proposal has understandably focused on the number of parking spaces being removed and replaced. Whilst parking provision is an important consideration, I believe the more significant issue is whether the proposed infrastructure is sufficiently adaptable to meet Buxton's future needs.

Infrastructure associated with developments of this scale can remain in place for many decades. Decisions taken today should therefore be tested not only against current demand but also against a range of plausible future scenarios.

Buxton serves a unique role within the Peak District. It is a historic spa town, a visitor destination, a service centre for surrounding rural communities and an increasingly attractive location for people seeking a high-quality living environment. Changes in technology, working patterns, demographics and transport systems are likely to influence how people access and move around the town over the coming decades.

For this reason, I would welcome greater clarity regarding the assumptions that underpin the proposed parking and transport arrangements.

In particular:

- ¿ How resilient is the proposed parking strategy if visitor numbers increase over time?
- ¿ How will the infrastructure support an ageing population and those with reduced mobility?
- ¿ How does the proposal align with potential future improvements to rail connectivity and public transport provision?
- ¿ Has sufficient consideration been given to the long-term strategic importance of land surrounding Buxton railway station?
- ¿ Can the proposed infrastructure be adapted if future transport patterns differ significantly from those forecast today?

I am also mindful that infrastructure should support a gradual transition towards more sustainable forms of transport without undermining the accessibility of the town centre for residents, visitors and businesses.

The key question is not whether Buxton should remain dependent on private vehicles indefinitely. Rather, it is whether the proposed infrastructure provides sufficient flexibility to accommodate changing patterns of mobility over the next 20 to 30 years.

Given the strategic importance of this site and its relationship to the wider regeneration proposals, I would encourage the Council to satisfy itself that the infrastructure being approved today will continue to support the town's economic vitality, visitor appeal and accessibility under a range of future conditions.

I therefore ask the Council to give careful consideration to the long-term resilience and adaptability of the proposed parking and transport arrangements before determining the application.

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