

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 22 June 2026 09:23
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: James Pope

From:
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Market Street
Chapel-en-le-Frith
High Peak
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Submission: Not Object

Comments: I am a local resident and I broadly support the principle of regenerating the Springs Shopping Center site. The current building is dated and underused, and a well-designed mixed-use scheme could bring benefits to Buxton town center.

However, I have two strong objections.

1. Parking & Harm to local businesses and unreliable, counterproductive mitigation

The proposals will result in a significant reduction in short-stay public parking, from the existing 431 spaces at the Spring Gardens & Wye Street car park down to only 142 short-stay public spaces. This car park currently serves the wider town center and visitors, not just the site itself.

The loss of convenient central parking, combined with disruption during construction, is likely to cause a serious drop in footfall. This would be devastating for existing local businesses that rely on passing trade and visitors. It would also make it far harder to let the new commercial units once built & empty units would undermine the very regeneration the scheme claims to deliver.

The Transport Assessment acknowledges that parking demand will be displaced to other town center car parks. However, many of these are already frequently full or near capacity during peak periods. The assessment relies on several mitigations, including a new 200-space car park off Palace Road, Park & Ride/Stride measures, better management, and reviewing the resident parking permit scheme (for example by removing resident concessions in the Site's car park).

None of these can be relied upon, and some are actively counterproductive:

- No planning application has yet been submitted for the Palace Road car park.
- Local government is under severe financial pressure.
- Ongoing local government reforms mean a different council may be in place when key decisions are needed.
- Restricting or removing resident parking permits would reduce demand on paper, but only by discouraging local residents from using the town center – the very people who provide regular footfall for local businesses.

There is no guarantee any of the suggested improvements will actually be delivered, or delivered on time. I therefore request that permission is only granted subject to a condition requiring all necessary mitigation measures to be fully in place and operational before any loss of the existing short-stay public parking spaces. This must include either the delivery of equivalent (or greater) short-stay public parking capacity, or clear evidence that displaced demand can be accommodated without harm to town center vitality and existing businesses.

2. Design approach – Modern interpretation of Buxton

I am concerned by the stated design approach of a modern interpretation of Buxton. The town has a strong, coherent historic character based on stone buildings, proportions and detailing. Modern interpretations frequently result in the use of inferior materials, such as stone-effect cladding, which weather poorly and quickly look dated and shabby.

Buxton deserves development that is faithful to its established character rather than attempting a contemporary reinterpretation. In particular, I object to stone-effect cladding. Genuine local stone should be used, consistent with the rest of the town center and conservation areas. High-quality, contextual materials will age gracefully and properly respect the setting of nearby listed buildings (including Winster Place) and the Buxton Central and Hardwick Conservation Areas.

I request strong conditions requiring authentic, high-quality materials – particularly real stone rather than cladding systems – and a design that genuinely responds to Buxton's character.

Without robust conditions on both parking delivery and design quality, the proposals would cause unacceptable harm to the town center's economy, accessibility, and heritage character.

Thank you for considering these comments.

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