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

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Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Kevin Ratcliffe

From:
7 Grosvenor Mansions
Broad Walk
Buxton
Buxton
Derbyshire
SK17 6JH

[REDACTED]

Submission: Neither

Comments: I object to this application. I do not believe that sufficient weight has been given to Buxton's heritage significance. What was explained at consultation meetings bears no real resemblance to these plans - which are now largely residential. (The consultation meeting were very low profile and many residents missed the opportunity to see the proposals).

I fully understand and support the needs of Buxton to be developed, modernised and invested in. However, these plans reflect the kind of development that would be done in a city /large town centre like Stockport, Oldham etc. Buxton is a spa town with a long history. Here we have modern inner city housing developments that are completely out of character for the town.

Whilst house building has become a priority, there are numerous areas around the High Peak where this can be done without taking over a town centre. For the building duration Buxton will be closed to tourism with a massive impact on local revenue and many local small businesses having to close due to lack of trade. When the development is complete, there will be little for tourists to come to in Buxton for. The whole dynamics of the town will change from a recognised spa town with many attractions to a commuter suburb for Manchester.

The current application is dominated by a very large number of homes. This takes away from a town centre that can be visited by tourists and provide shops and other amenities for local people and visitors. It is also not balanced with other decisions being made, such as relocating health services to Stepping Hill whilst at the same time increasing the population of the town.

I do not believe that sufficient consideration has been given to the future of Buxton as a town or to the quality of life of the existing residents. I live very close to the town centre, this proposal to build will be noisy and inconvenient for a very long period and when finished will add more commuter traffic to an already overloaded road system and Northern Rail system. It will encourage the use of 'out of town' shopping facilities and destroy all local businesses.

Before permission is granted, the Council should be satisfied that the proposals strengthen rather than weaken Buxton's town centre economy as well as genuinely enhance Buxton's historic environment and that it preserves the qualities that make the town unique.

Please do not grant this permission. It will have a drastic negative effect on the town and it's residents.

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