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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: R Mitchell

From:
4 Newstead Court
Otterhole Close
Burbage
Buxton

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Submission: Objection

Comments: My objections are based on the following grounds:

Traffic Congestion and Insufficient Parking Provision:

The proposal seeks to introduce 332 new residential units (estimated at 880+ new residents) while simultaneously reducing the existing public car park from approximately 400 spaces down to 300. This net loss of 100 public spaces combined with the massive influx of new residents' vehicles will severely overwhelm local highway capacity. It will lead to systemic traffic congestion on the surrounding road (Station Road in particular) network and cause severe over-saturation of on-street parking in neighboring residential areas.

Impact on the Buxton Central Conservation Area and Heritage Assets: The scale, height, and modern architectural design of the proposed residential blocks fail to respect or preserve the character of the Buxton Central Conservation Area. The massing of these buildings represents an over-development of the site that will negatively impact the setting and visual amenity of nearby Grade II listed buildings and Buxton's historic spa town identity.

Severe Strain on Local Infrastructure and Public Services:

The addition of over 800 new residents will place unsustainable pressure on local public infrastructure that is already operating at capacity. The application fails to demonstrate adequate mitigation or section 106 funding to scale up local primary healthcare services (GPs and dentists) and local schools to accommodate this sudden population surge.

Detrimental Impact on Local Business Amenities: The extensive demolition and reconfiguration of existing commercial spaces risk disrupting the viability of surrounding independent traders. The reduction of easily accessible town-centre parking will actively deter visitors, harming the economic vitality of the wider Spring Gardens shopping district. No consideration for the elderly or disabled who rely on blue badge parking in close proximity to retail stores. Initially the proposal was improving The Springs Shopping retail stores and providing more public toilets, this plan appears to be developing 332 residential private rental properties that will not support those on low income through social housing units as none incorporated in the proposal plan.

For these reasons, I urge the Planning Committee to refuse the application in its current form and request that the developer revise the master plan to better align with the infrastructure capacity and historic character of Buxton.

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