

[REDACTED]

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: Rev. L Ratcliffe
From:

Broadwalk
Town centre
Buxton

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I object to this application because the scale of development proposed is not matched by the infrastructure required to support it.

Whilst the regeneration of a vacant and underused town centre site is welcomed in principle, the proposal would introduce approximately 332 homes and an estimated 880 additional residents into Buxton without adequately demonstrating how the resulting pressure on local services and infrastructure will be addressed.

Healthcare services in Buxton are already under significant pressure, with residents often experiencing difficulties accessing GP appointments, NHS dental services and hospital-based care. There is also ongoing uncertainty regarding the future provision of some local healthcare services. The application does not demonstrate how the additional demand generated by hundreds of new residents will be accommodated within existing healthcare provision.

The proposal also fails to provide evidence that local schools have sufficient capacity to accommodate the additional demand likely to arise from a development of this scale. No new educational provision is included, and it is unclear how any increase in demand for school places will be addressed.

Parking and traffic are another major concern. Public information indicates that the development itself is unable to provide sufficient parking and that the Council is pursuing a separate scheme to create approximately 200 additional parking spaces elsewhere. Buxton already experiences parking shortages and congestion, particularly within the town centre. The proposal is likely to increase pressure on surrounding streets and generate additional traffic on roads that are already heavily used. It is not clear that the full cumulative impact on the local highway network has been adequately assessed.

The development introduces a substantial new residential population yet appears to provide no corresponding investment in healthcare facilities, educational facilities, community facilities, public parks, sports facilities or meaningful recreational space. Sustainable development requires supporting infrastructure alongside new housing.

Given the scale of the proposal, it is reasonable to expect significant mitigation through Section 106 obligations. However, it remains unclear whether sufficient contributions will be secured to support healthcare, education, highways, parking, community facilities and other local services affected by the development. Existing residents and council taxpayers should not be expected to absorb the costs of infrastructure required to support a development of this size.

For these reasons, I do not believe the application has demonstrated that it represents sustainable development or that adequate infrastructure exists to support the scale of growth proposed. I therefore respectfully request that the application be refused unless robust evidence is provided demonstrating how the impacts on healthcare, education, traffic, parking and community infrastructure will be mitigated through appropriate and legally binding planning obligations.

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