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From: planningcomments@highpeak.gov.uk
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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: Jean Ball

From:
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Submission: Objection

Comments: Buxton needs to progress, and this development, despite some compromises, looked encouraging when the developers first proposed it. However, the plans have evolved to include too many residential and not enough non-residential space for this critical town centre site. Employment, further education, community and cultural spaces, access to health and public services all need to be in the town centre and the proposals no longer provide adequate non-residential space. Integration with the Train Station is inadequate. Sustaining the existing town centre businesses throughout the development period is vital, but there is no phasing plan in the application, and no indication of resources to mitigate disruption being planned in. Much of the residential is right on, or over, busy roads frequented by heavy goods and quarry vehicles - double glazing may go some way to dealing with the noise, but the air quality on balconies would potentially make them unfit for purpose. No indication of renewable energy on site to manage costs and pollution for occupants of the properties - no major development should now be approved without renewables, we already have a huge backlog of existing properties to retrofit. Housing needs data suggests we need social housing, yet this application includes only rental homes - a mix would be more appropriate and fulfil actual needs. Unfortunately I am obliged to object to the application as it stands and hope that the developers can put forward a revised version that will contribute to a thriving town centre at the heart of a vibrant community.

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