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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: C. Linton

From:
26
Silkstone Crescent
Buxton
Buxton

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Submission: Objection

Comments: I oppose this planning applications for a number of reasons.

¿ Design and Visible impact and Effect on listed buildings and conservation areas

The building design is not in keeping with Buxton's architectural heritage. The Grade1 Listed Crescent and the Grade 2 Listed Devonshire Dome are very close by as are a number of other very special architecturally significant buildings and this insensitive development will damage the nature, visible impact and character of this much loved, important, historical spa & market town for both present, and future visitors and residents. The Capital and Centric signage is obscene in this context. In addition, the proposed residential housing is far too dense. There are far too many homes being built in proportion to the scale and nature of the town. The development as it stands has a strong likelihood of negatively affecting the current economy of this town. The design does not meet current needs for more specially designed accessible housing for the elderly or people with disabilities.

¿ Living conditions of local people

The living conditions of the local people will be negatively affected both during and after the development is complete. The nature of the accommodation suggests both new transient and commuter rentals, in fact, this is what I have been told by the developer is their target occupants. This may make the developer money, but such a large influx of people will need infrastructure such as dentists and doctors, however services in Buxton are already stretched. Additionally, the loss of well used, much needed useful shops that meet the needs of local residents along with ample often free parking will significantly affect the living conditions of local people. This cannot be over emphasized. I asked a staff member about this at one of the consultations their answer was basically ¿not our problem¿. There are no alternatives for people without driving a very long way. Bus services and trains are not adequate to meet current needs so parking is needed. The alternative parking discussions are only discussions and do not meet existing needs especially people with mobility issues or people with young children. The apartments are not freehold. They do not help young people get on the housing ladder. The development takes an asset out of community control and puts it in the hands of private owners and their care of the development and surrounding area cannot be guaranteed.

¿ Landscape and ecology

There is no clear maintenance plan. Who is looking after the planting and to what level? Why have green roofs not been considered.

¿ Disabled access

This is clearly inadequate and does not focus on a wide range of disabilities

¿ Policies and guidance

The consultation process has been highly inadequate. It has not been possible to get questions answered either at the open consultations by writing the developer of the Council. The public events were poorly organised and not accessible. This is quite scary as it should be a transparent and reflective process ¿ not box ticking. A development like this should not be rushed. It needs to fit into an overall vision for the town and at a minimum meet the needs of local people. [REDACTED]

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