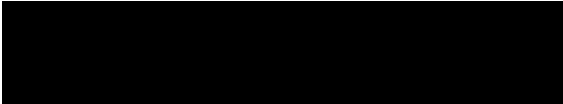




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Rebecca Wyckeham
From:

Lightwood Road
Corbar Ward
Buxton



Submission: Objection

Comments: I am completely opposed to these proposals. I am extremely concerned about the major disruption that will result across Buxton over the many years that it will take to complete: I cannot think of any UK infrastructure project that has ever been completed on time or, additionally, within budget. If the project goes 'over budget', as almost inevitably it will, I would like to know what provisions have been put in place - who exactly will be bailing out Capital and Centric? Will it come down to HPBC i.e. local Council Tax payers? I am very concerned about the loss of trees involved and about the reduction in parking provision at the same time as the entire project appears to be aimed at increasing the number of people both living in and visiting the town centre. I am concerned about the distance that will have to be walked to get to and from the shops for those who are elderly or have mobility problems/other health problems or young children. I am concerned primarily about the lack of meaningful consultation with the people of Buxton who were never, to my knowledge, asked at the outset if they even wanted this project at all. The project proposed will result in such fundamental changes to the town of Buxton that I believe the people of the town should be allowed to vote on it. Without having a mandate, I do not believe that HPBC/Capital and Centric should be allowed to proceed since I have seen no evidence at all that this project will benefit anyone in Buxton & on the contrary, I strongly believe that it will be to our detriment.

Despite Capital and Centric's repeated protestations to the contrary, I can see no evidence that any real cognisance has been taken of Buxton's heritage. All I have seen in the images they have presented are a few buildings that have curved corners and a few have arches. This does not, in my opinion, &reflect local identity&, as Capital and Centric say it does.

The Buxton Advertiser of June 18 2026 quoted them as saying: &By embedding community input, heritage sensitivity, sustainability, and bespoke design principles, the proposals created a high-quality, inclusive and resilient town centre frame-work. Ultimately, the master-plan provides a blueprint for Buxton's future that is rooted in the town's history, responsive to its present, and capable of sustaining its civic pride and distinctiveness for generations to come. It is a comprehensive and contextually grounded strategy, ensuring that every aspect of the development is unmistakeably of Buxton, for Buxton and with Buxton.& To my mind this is nothing short of off-the shelf Corporate-Speak, gas-lighting, Central/Local Government Nudge-Unit style nonsense. Nothing that I have seen from Capital and Centric or HPBC has shown it, to me, to be otherwise. The images I have seen could be of any off-the-

shelf design for any town centre anywhere in the country, completely lacking in sense of both identity and community. The images are dreadful in their mundanity.

I am completely opposed to the proposed 'Glow Up', as Capital and Centric term it, of Buxton. Buxton does not need a 'glow up.' It is a beautiful, historic town with fascinating architecture and lovely gardens. If HPBC finds itself suddenly having spare cash at its disposal to spend on the High Street and Town Centre, then what it needs is for the streets to be cleaned, washed down and weeded; for the dangerous broken paving stones to be mended; for there to be more public toilets that are clean and well maintained; for the beautiful buildings that we already have to be repaired and looked after; for business rates to be cut so that small, independent businesses can move in to the many empty retail units we already have; for the public health issue that is the Canadian Geese excrement on the grass, in the water and on the paths in the Pavilion Gardens to be adequately addressed (please, HPBC, stop telling us that simply smearing the excrement over the pathways with 'street cleaners' so it isn't as noticeable and putting some up signs (which I highly doubt anyone reads) and low fencing is dealing with the problem. Buxton needs the dreadful pollution in the River Wye reported earlier this year by the BBC and the town's Rat population addressing: without doing this, I cannot understand why Capital & Centric/HPBC would want to 'open up' the River so that cafes and bars can have seating next to it.

Capital and Centric say that they want to create: 'a vibrant new gateway in to the town.' Buxton does not need this: what it needs is for the disgraces that are the A6 entrances to the town (Fairfield Road and Ashwood Dale/Bakewell Road) to be addressed. Capital and Centric say that they want to create: 'a neighbourhood with a proper community feel.' Buxton already had proper community feel until HPBC started fixating on ever-increasing housing and ever-increasing visitor numbers flooding our town with new people at such an alarmingly rapid rate. What Buxton fundamentally needs is for HPBC to stop prioritising these ever increasing numbers of visitors and new housing/population growth to the detriment of the long-standing current residents, since at the same time it is doing nothing to address the failing and crumbling infrastructure nor pollution levels 'HPBC's own website says that it declared a Climate Emergency on 15 October 2019 and a Nature Emergency on 18 April 2024: I would like to know how the ever-increasing house building and resulting traffic in Buxton, the ever increasing visitor numbers and Capital and Centric's/HPBC's plans for the town centre can be squared with these declarations.

Lastly, I am very concerned about the independence of the decision that will be made regarding this application. As it is joint Applicant, how can HPBC also be party to the final decision? How can the residents of Buxton be assured there is no conflict of interest?

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
