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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: Lucie Westwood
From:

Badminton Road
Downend
Bristol

BS16 6BZ

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I object to the proposed plans for the makeover of the Spring Gardens shopping centre and immediately surrounding areas.

Buxton centre does need tidying up and vacant buildings brought back into use, but Buxton does not need a glow up in the way proposed in these plans. Buxton is a town blessed with a significant number of architecturally attractive buildings and has an impressive skyline. These plans, whilst they would not look out of place in a large city centre, are just not sympathetic to Buxton's architectural styles or heritage. The proposed development includes the introduction of dominant contemporary structures which could not be deemed to respect or enhance the distinctive character of Buxton. I would challenge whether the proposed development satisfies planning requirements to respond positively to local character and heritage assets.

The High Peak Local Plan seeks to maintain town-centre viability and support retail activity. Certain aspects of the proposals would enhance the town centre, such as the landscaping and creation of more attractive public areas. However, these proposals are primarily for the construction of a significant number of residential units whilst the retail element of the plans has become a secondary consideration. I would also challenge whether sufficient consideration has been given to the maintenance of the new public areas, particularly the additional upkeep which would arise from the opening up of the River Wye.

I do not believe that adequate parking provision has been demonstrated. The proposals remove a significant number of very centrally located parking spaces and replace them with a much lower number which are not conveniently located hence introducing accessibility problems which do not exist currently. This would reduce the attractiveness of Buxton as a destination, both for tourism and for retail activities. The significant reduction in parking spaces alongside the proposal to build up to 330 new residential units is counterintuitive. Housing developments rarely reduce car usage and it would be a mistake if HPBC were to assume that this would be the case with this proposed redevelopment.

I would question whether the proposal remains a town-centre regeneration project and whether it remains consistent with the objectives originally used to justify significant public investment.

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