

[REDACTED]

From: [REDACTED]
Sent: 10 July 2026 16:37
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: Julian Cohen

From:
6 Grange Road
Victoria Park Road
Buxton
BUXTON
Derbyshire
SK17 6NH

[REDACTED]

[REDACTED]

Submission: Objection

Comments: I object to this planning application on the following grounds:

1. There are far too many apartments proposed that are not needed.
2. The proposed number of new residents will greatly increase the number of cars. The application grossly underestimates this increase.
3. There is no social housing for those most in need.
4. Monies could be much better spent refurbishing poor quality or vacant housing that already exists in the town.
5. There will be a reduction in central car parking spaces, with a decrease in ease of shopping for local residents and visitors and a negative impact on retail sales in local shops.
6. Creating substitute parking further away from the town centre will not compensate for reducing the number of central car parking spaces and will increase road congestion.
7. There would be incredible upheaval during the building phase with a huge negative impact on local shops and services. Some may close completely, never to be seen again.
8. The plans are much more about maximising private profit for Capital & Centric rather than meeting community needs.
9. The plans give a private developer control over buildings and public spaces that have previously been under public control. They can then decide what to do with these buildings and public spaces, including whether to charge and, if so, how much. This will reduce public accountability.
10. There has been little thought about how the plans integrate with the rest of the town.
11. There has been little true consultation about what the people of Buxton actually want and need. Both consultation events I attended were just PR exercises.

12. Such huge sums of money could be much better spent in other ways to meet local needs.

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