



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

From:

8
Carr View
Burbage
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Submission: Objection

Comments: I object to the development on several grounds; these are, overdevelopment, the impact on the town due to worsening of infrastructure and the lack of economic impact assessment, the viability of the project and a lack of meaningful consultation and transparency surrounding the scheme.

Firstly overdevelopment, the original bid, and the requirement from government was 75 new residential units in the town centre. When Capital and Centric first spoke to councillors the number rose to 180. This planning application is for 327 flats plus a terrace of five houses in the town.

The proposed development will substantially change to the detriment, the character of Buxton as a Victorian Spa Town. The design is totally out of keeping with the heritage of the town and as the design stands will overwhelm Buxton from the approach of visitors who, on the whole, expect to see the beautiful facade of the town as at present.

I agree that improvement is essential to the Spring shopping centre and Spring Gardens area, this is not the approach we should take as responsible custodians of the Town.

There is no mention of doctor's surgeries and NHS dentists, schools and mental health facilities to cater for the additional properties. Our existing options are already full to breaking point. Without additional facilities this would be absolutely unsustainable. The closing of the Cottage Hospital and some Cavendish Hospital facilities is already a cause for concern for many in Buxton.

The amount of housing that is proposed is far in excess of what is reasonable for the area. Car parking will inevitably be lost, and although I understand that there is a proposal to create additional parking behind the Railway Station,

this is not easily accessible for many reasons and the distance from the main and only supermarket in town, namely Waitrose, makes the accessibility a major factor in the decision.

The impact of the development could be disastrous, in the short and long term. No consideration of the impact on the shopping area. Within the Springs centre, key stores, such as Next, will be forced to relocate, this could lead them to go elsewhere, damaging the town centre. Waitrose, as a supermarket, will be most impacted by the reduction and relocation of parking.

There are 60+ businesses in Spring Gardens, the huge reduction and relocation of parking will inevitably have an impact. For shoppers, the lack of parking may lead to them shopping out of town rather than at Waitrose. If Waitrose closes, we have the impact of losing their jobs and the loss of town centre supermarket for those who can't go elsewhere.

There has been a lack of proper consultation and transparency. I had no idea that Buxton would be facing a residential development in the centre and a reduction in parking facilities which are necessary. I was led to believe that there would be leisure facilities not residential flats and houses.

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