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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: Paul Baxter

From:
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Submission: Objection

Comments: object to the proposed plans for the following many reasons-

These building designs are awful and are not at all in keeping with Buxton's architectural heritage. They are overbearing, it is overdevelopment, a huge density of houses and will dramatically change the character of the town. They are in close proximity to the Grade 1 listed Crescent, The Grade 2* Devonshire Dome and many other hugely significant and architecturally important buildings. Much more thought in design and sensitivity to the surrounding buildings is required. Buxton is a historical spa and tourist town. This development will make Buxton look the same as any other developed town. The development undermines the heritage and tourism of Buxton. I strongly object.

What is happening to Next, New Look and Nationwide as there are plans to demolish these properties. We don't want to lose anything from the town. We must keep our existing shops as a main priority. I would object to the demolition of these shops, unless these are opened in the new development before the existing buildings are demolished. If we lose these stores, there would be a loss of local jobs too.

We don't need to build any more coffee shops or eating places in Buxton. We need to support our existing businesses. There are already many empty shops in Spring Gardens. We need to fill these before building more shops. Therefore, I would oppose any plans for further eating establishments/ shop units as part of the development.

The houses are all for rental, not giving our youngsters the chance to buy their own home. There is only a very tiny percentage that will be considered affordable housing. I object to not having more affordable housing in the plans and some available to buy.

In the initial consultation stages, there was discussion of having new Museum and Library buildings as part of the build. Although a possible space has been allocated for the museum, this is a maybe and not a definite.

There was originally a suggestion of a cinema as part of the development. I cannot see anywhere in the plans for a cinema, although this would be in direct competition to the cinema we have already established. What has been proposed for the young people of Buxton to do?

There are a lot of steps, so it is not disability friendly. 1 lift will not be enough and often lifts are out of order. The lift block design is particularly awful. I object to the design of the lift building, especially given its visibility.

I would also object to any Capital and Centric signage to be visible on the buildings, even more so on top of the lift building, being so visible from the historical buildings of Buxton

There are much fewer car parking spaces in the new development. A reduction from 422 to 260 spaces. There won't be enough parking for all the new houses plus shoppers, visitors and workers. There also needs to be an increase in the proposed disabled parking spaces. Buxton is an hour away from Manchester by train. Trains are often cancelled and only every hour at off peak. The bus services are currently unreliable- often late or cancelled. People need cars for convenience and to get to jobs on time. People need to park to do their shopping and transport it back home. It looks like parking around the Waitrose shop will be much reduced, which would not be acceptable.

The proposed new extra car park on the DB Schenker land will mean much more walking into Buxton and deter shoppers from coming. Why not build houses on the DB Schenker land and leave our car park as it is?

Having cars use Palace Road as an approach to the proposed new car park will need a huge amount of thinking out. It is dangerous to pull out of this road at present. You are pulling out in between two sets of lights. A separate planning application would be required.

Up to 5 years of disruption to Buxton whilst this is being done could cause some of what we have got left to close. Is this what Buxton wants and deserves? Do Buxton residents want the disruption for what is essentially a new housing estate?

I cannot work out how many toilets are being provided. I would hope that these plans include many toilets, including a changing space for disabled people. At the consultation, Buxton residents came up with public toilets as a main priority.

What provisions have been made for doctors, dentists, schools etc? 328 houses will all need to register for these services. Where are the jobs for all the people who will be renting the houses?

I feel it is just a money making venture for Capital and Centric. 328 houses on top of a car park is not the right area to build houses. This is a huge increase in houses to the initial consultations with Capital and Centric. A separate consultation should have been held for discussion with residents on the huge increase in proposed housing. This is a planning application for a housing estate and should be treated as such. Is this land even allocated for housing in the Local Plan?

What contract will be drawn up with Capital and Centric to maintain the area after completion?

There will be very little benefit to Buxton residents

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