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From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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

From:
Springfield
Sylvan Cliff
Central Buxton
Buxton

SK17 6QW

Phone: [REDACTED]

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Submission: Objection

Comments: I very strongly object to planning application HPK/2026/0228.

My main concern is the lack of car parking. The proposal appears to remove a large amount of centrally located parking and replace it with significantly less, much of it apparently dependent on separate applications or future infrastructure. Buxton serves a wide rural catchment and many residents, visitors and older people rely on convenient town-centre parking. Reducing parking in this way would make access to the shops and services much harder and could seriously damage footfall.

I am also concerned about the impact on the town centre economy. The site is within Buxton's Primary Shopping Area, yet the scheme appears to prioritise town-centre living over the needs of existing retailers and the wider commercial role of Spring Gardens. There does not appear to be enough protection for retailers, enough support for businesses during construction, or enough commitment to bringing retail back into the development in a meaningful way. This could weaken the town centre rather than strengthen it.

The design of the proposed buildings is another major concern. Large contemporary buildings of up to five storeys do not seem to respect Buxton's distinctive historic character, conservation areas and heritage setting. Buxton's Georgian, Victorian and Edwardian townscape is a major part of its identity, and the scale, massing and appearance of this scheme do not appear to enhance that.

I am also worried about traffic and access. The proposed changes to Station Road and Palace Road, the new vehicle route, and the works around existing parking areas and the embankment all need very careful scrutiny. The cumulative highway impacts, including access for shoppers, pedestrians and disabled users, should be fully assessed before any permission is granted.

Construction disruption is another serious issue. A scheme of this scale could cause years of disruption to access, traffic and trade, with major harm to local retailers and businesses. There is not enough reassurance that existing businesses will be properly supported during the works.

If the proposal is to be made acceptable, I would want to see stronger protections for retailers, a greater number of parking spaces, clear support for the town centre economy, a better design response to Buxton's heritage and conservation setting, and a more balanced approach that does not place so much emphasis on town-centre living. I would also want to see more affordable homes or flats, and real improvements to Spring Gardens rather than a scheme that risks weakening it.

For these reasons, I strongly object.

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