

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 21 July 2026 12:58
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: Natalie Richards

From:

Daisy Bank
Holker Road
High Peak
Buxton

SK17 6QN

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I object to the planning on the basis that it does not take into account the unique nature of Buxton. Its situation and source of income. My primary concern is parking but I also have deep concerns about what is driving the proposals versus what is beneficial to the town and its residents

Firstly, Buxton's situation and the implications for Parking and Traffic: Buxton has a distinct micro climate, being typically wetter and windier than surrounding towns and villages. This matters because the town centre needs access to parking that is adjacent to its shopping and leisure centres. To encourage year-round shopping, leisure and tourism, people have to be able to park close to their destination. For Spring Gardens and its shops, restaurants and pubs, that means protecting the car parking south of the station - known locally as the 'Waitrose carpark' - which is on the same level as the shops and entertainment venues. The plans submitted will remove a significant number of parking spaces from this particular location as well as increase demand on the same location with the additional accommodation being built. Another consideration of Buxton's specific situation is its topography. To access the proposed new carpark that is north of the station, you have to walk uphill. The same is true of marketplace, where you have to walk up a steep hill. Whilst the plans propose a 'park and stride' solution to replace the Waitrose carpark spaces, and an audit of the total parking available in Buxton infers there is a surplus, this does not take into account the physical challenge of hill climbing to access other parking areas. The prospect of hill climbing with bags, buggies, small children or as an older, obese or physically disabled person will be off-putting and, for many, physically too difficult. This is an Access issue. 'Park and stride' is a very unattractive and unrealistic proposition for Buxton due to its weather and variance in elevation. The loss of carpark spaces from the town centre will negatively impact existing retailers by reducing footfall, harming our local Economy.

My second area of concern is a question over who benefits really from the plans. Since the initial consultation period, the proposed size of accommodation has increased significantly. It's also been revealed that the accommodation will be rental only. It will not offer the residents of Buxton the ability to get on the property ladder. With its rental income to protect, it is in the interest of the property developer to maximise the number of flats. And that is what it C&C are doing. Planning permission however stands between the interests of a developer and the town and this is why I am appealing to our Planning Officers to reject the current proposal. I share a deep concern with a large number of residents who are objecting that the number of proposed flats is too high. New residents will

also add to the pressure on parking in the town centre. It will increase traffic during peak times around Station Road and Fairfield Road - roads which are frequently significantly congested and overloaded.

Lack of centrally-located parking and increased traffic pressure will deter tourist and local residents from visiting the town centre - and beating heart of Buxton. The proposed rental homes do not contribute significantly to the Government's commitment to affordable housing under the SAHP 2026-2036. The plans benefit the developers over residents. What was put to the people of Buxton as a regeneration programme has morphed into a residential development that is too large for the location, posing significant risks to the future of our unique and precious home town.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
