

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

From:

134 Lightwood Road

Buxton

SK17 6RW

Submission: Objection

Comments: I wish to object to the proposed development for the following reasons:

- (1) The proposed development is radically different from that presented at the public consultation in 2025;
- (2) The removal of the dedicated community spaces for the town museum and library from the proposed development;
- (3) The increase in housing from 74 units to 332 units, turning a regeneration project into a housing development;
- (4) The reduction in the provision of car parking from 400+, with 26 DDA spaces, to 264 with 13 DDA spaces. The reduction in DDA spaces is especially critical as there are frequently occasions when all existing DDA spaces are occupied, making disabled access difficult due to the lack of a suitable wide access. Car parking will be additionally stressed because currently there is no noticeable residential parking on the existing site;
- (5) Additional car parking will be provided to the north of Station Road. This will require people to use the pedestrian crossing at the station to access the steps/lift to access the town centre. This will vastly increase the traffic congestion on Station Road, a critical through route for the town. Anyone with mobility issues, a pushchair or shopping trolley will require to use the lift which will provide a choke point for traffic. If the lift is non-operational for any reason, what (if any) alternative route to the town centre is available that doesn't substantially increase the distance to be travelled, a vital factor for those with mobility issues. In addition to these issues, there does not appear to have been any consideration made regarding weather in parking provision. Buxton is (frequently) wet, cold and windy, the latter will NOT be helped by the height of the new buildings;
- (6) The proposed buildings will overshadow the whole centre and be visually at odds with the predominantly stone clad buildings that exist today;
- (7) Access to what little car parking is provided will be from a major artery through the town. Fairfield Road already regularly demonstrates the effect of minor obstruction in traffic through the town, this access will exacerbate this issue dramatically;
- (8) The phasing of the development does not protect access or parking for Waitrose, which is the anchor store for Spring Gardens. If Waitrose is compromised and becomes uneconomic to remain, the whole centre will fail;

(9) What ratio of car ownership has been used in this development. While it is desirable to promote public transport, walking and cycling, practicality requires a car and I believe current car ownership in Buxton is approximately 85%.

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