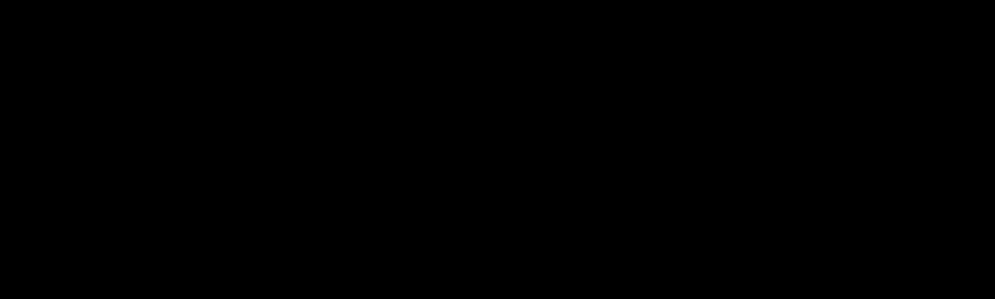




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Katriona Gregory
From:

Sylvan Cliff
Central Buxton
Buxton

SK17 6QW



Submission: Objection

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

Here are my reasons why:

Scale of Housing:

The scale of the proposal is far too large for the centre of Buxton, being dominated by a substantial number of flats. The total number of apartments is constantly increasing and is now over 300! With the risk that if the complex developments cost more than expected even more houses will be built (which has already happened before they have even started going from 250 to 322). This is not something that is needed or wanted.

Buxton has had many new houses added in recent years (e.g. Foxlow Fields in Harpur Hill etc.) and there is not the demand for small flats like these in Buxton. Most residents move to Buxton to have a family or retire, both of which are not looking for a tiny flat in the centre of town.

Not good for tourism:

Buxton makes most of its money off tourists, and tourists are here to see the heritage buildings not copper cladded flats. If Buxton wants to continue to compete with Harrogate, York and Bath it needs to invest in buildings and infrastructure that compliments tourism.

Not good for locals:

A big concern is that shops such as Next and Waitrose which are essential for local people will leave due to the resizing of shopping units and the disruption during the building phase.

This added with the fact that the proposal of the nicer green outside social spaces will only be built once all the flats have been filled, leaves the people of Buxton at risk of not getting these spaces as advertised.

I understand the cash flow issue, but this model ensures it suits C&C first and the people of Buxton second. The people of Buxton could be looking at 5 years (if we are lucky) of building noise, traffic, disruption for 300+ flats to be built in the centre of town for them to sit empty. With no additional green spaces, no improved facilities, and even less shops. I am not sure anyone wants to see this happen, but this seems highly likely at present.

Heritage Buildings:

I am also concerned about the design and appearance of the proposed buildings. Much of Buxton town centre is within a conservation area, and the town has a strong historic character. The proposed buildings do not feel in keeping with the surrounding heritage and would not, in my view, respect or enhance the character of Buxton. When brand new, the buildings could look ok, but will become dated very quickly as modern designs do (the Springs looked great when it was all new, but now it doesn't).

Parking:

Parking is another major concern. I do not believe the loss of parking has been properly addressed, and any replacement parking should be fully approved and available before a development of this scale is allowed. Otherwise this will completely kill the town centre whilst redevelopments are going on. Ashbourne has recently had months of road works closing off most of its town centre and many independent shops have closed due to lack of tourists put off by the disruption. Buxton is looking at years not months of similar large scale disruption.

The proposal assumes 50% of the flats will have a car when 82% of Buxton households have at least one car. Yes they are located in the centre so could use buses and trains, but these are notoriously unreliable and not always available. Using public transport also doesn't mean that these people don't also own a car.

Moving the car park to by the station is a long walk for those with mobility issues, pushing a pushchair or carrying heavy bags of shopping. But if the current plans go ahead it won't matter because there won't be any shops left to visit!

Construction:

I am also concerned about the impact of construction. A scheme of this size will cause prolonged disruption to access, traffic, pedestrians and nearby businesses, and there does not appear to be enough certainty about how this would be managed.

Public consultation:

I have only been made aware of changes to these proposals (e.g. housing increases) by councillors sharing thoughts on social media not from C&C or High Peak Borough Council. These changes need to be shared with the public in a more obvious way as they are the ones who are directly affected.

C&C on their own social media don't seem to be consistent with the proposed plans, spouting different figures. They also speak as if this is a done deal and not still waiting planning permission and public consultation. It does not give the public much hope that their voices will be listened to.

Improvements:

If the scheme were significantly reduced, with fewer flats, more use made of existing empty buildings such as the Grove Hotel, and new buildings designed to be much more in keeping with Buxton's heritage and the surrounding conservation area, I would be more willing to consider it. As it stands, however, I believe the proposal is too large, poorly matched to its setting, and not the right approach for the centre of Buxton.

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