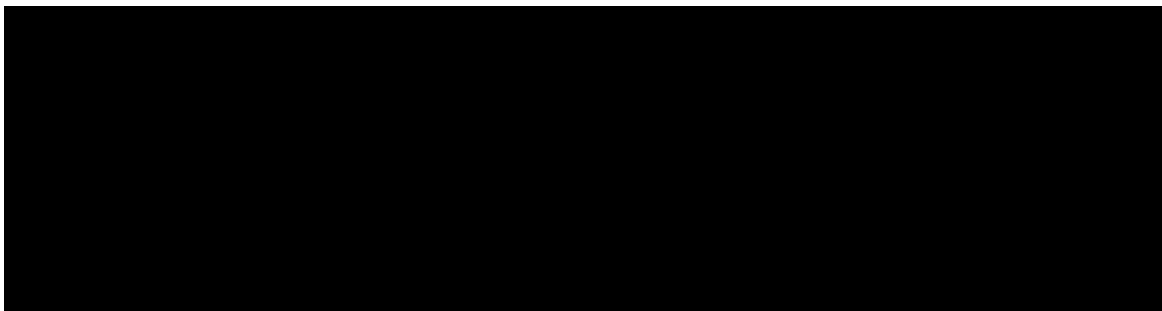




Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Izaak
From:

Sylvan Cliff
Buxton
Buxton



Submission: Objection

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

The proposal amounts to overdevelopment, with the scheme now dominated by a very large number of flats and a substantial increase in residential floorspace. The original proposal already contained too many residential flats (200) and despite public criticism this number has increased rather than decreased (now at over 320). This is no longer the town-centre regeneration scheme many people expected. Reducing the number of homes would make the proposal more acceptable, but as submitted it is far too residential-led and risks weakening the balance of uses in the town centre.

I am also concerned about the lack of car parking. Buxton serves a wide rural catchment and many residents, visitors, young families and older people rely on convenient town-centre parking. The proposed parking arrangements do not appear robust enough for a development of this scale, and any replacement parking should be fully approved, deliverable and available before permission is granted. Assuming 50% car ownership on newly built rented flats is laughable, Buxton's average is 82% and the type of young professional C&C are hoping to attract with small flats likely have ownership above this level. Just because public transport is available does not remove the need for a car for many people.

Adjustments to the parking proposals would be essential if the scheme is to be considered at all.

The design, scale and massing of the buildings are not in keeping with Buxton's local character or existing architecture. Large contemporary buildings in the historic core would sit poorly alongside the town's Georgian, Victorian and Edwardian heritage. The proposal should be redesigned so that the buildings are more sympathetic to the local townscape and conservation setting. Buxton's local economy relies heavily on tourism, people visit the town because of its historic architecture, not because it looks like every other newly developed town centre with a river. Buxton's historic character is one of its greatest assets, and development of this scale and appearance should respond positively to that. As submitted, I do not believe it does.

There are also serious concerns about the effect on the town centre economy. The site is within the Primary Shopping Area, yet the proposal appears to reduce the retail role of the area in favour of more housing. That risks harming existing businesses, footfall and the future vitality of Spring Gardens. The fact that this proposal would force out businesses that are currently in the town centre is ridiculous, the town should be looking at ways of attracting businesses not driving them away which is what a development of this scale would do. Ashbourne recently suffered similar problems when faced with months of town centre roadworks. Many businesses struggled or were forced to close as visitors did not come, Buxton would face this level of disruption for years not months - local businesses would not survive this. The housing mix also appears too heavily weighted towards rental flats, rather than supporting a broader mix that would help a variety of demographics from across the town and beyond. Rental flats do not help families wanting to move to the area, upsize, or young people trying to get on the ladder.

I am concerned about construction disruption. A scheme of this size is likely to cause prolonged disturbance to access, traffic, pedestrians and nearby businesses. That adds to the case for a much smaller, better balanced and more carefully designed proposal.

Finally, I am concerned about Capital and Centrics approach to this redevelopment project. As it stands the improved facilities, green spaces and open areas are only to be completed once all flats are built and filled. This leaves the very real possibility (once costs start increasing as with all construction projects) that ONLY the flats are completed, leaving the people of Buxton with nothing to show for the years of disruption, removal of parking and crippled town centre. This is not what the people of Buxton agreed to and wanted when presented with the original town improvement plan. C&Cs own social media states (on discussing Winster Place, posted 18/7/26) "we're restoring every detail and bringing it back to life", this does not sound like a project which is still under public consultation or awaiting planning approval... It feels like C&C already know what they are going to do and are going to go ahead despite public objections.

For these reasons, I object very strongly to the application as submitted. If the number of residential units were reduced, the buildings redesigned to better reflect Buxton's character, the parking proposals properly revised, and these changes were presented in an open and clear manner I would be more willing to consider supporting a revised scheme.

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