



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

From:

164
Green Lane
Burbage
Buxton
Derbyshire
SK179DG



Submission: Objection

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

The proposal would remove much-needed centrally located parking and replace it with a much less certain and less accessible arrangement. Buxton serves a wide rural catchment and attracts many visitors, so convenient town-centre parking is essential for shoppers, older people and those with mobility issues. I do not believe the parking solution is adequate or reliable enough for a scheme of this scale.

I am also concerned about the scale, massing and appearance of the buildings. Large, contemporary buildings of up to five storeys are not appropriate in Buxton's historic core. Buxton's character is a major part of its appeal as a tourism destination, and visitors do not come to see generic high-rise style development in a beautiful historic town. The current plans also do not appear to reflect the original designs shown at earlier consultation, particularly in relation to materials, and I do not consider that the scheme responds positively to the town's distinctive heritage and conservation setting.

The impact on the town centre economy is another major concern. The site is within Buxton's Primary Shopping Area, yet the proposals appear to reduce retail space and shift the balance away from commercial use. That risks weakening footfall, harming independent businesses and undermining the future role of Spring Gardens as a retail centre.

I am also concerned about traffic, access and construction disruption. The proposed changes to access, junctions and vehicle movements, together with excavation and engineering works, could cause serious disruption to traffic, pedestrians and nearby businesses.

I am not convinced that the so called benefits to the town justify what could be years of disruption and inconvenience.

Finally, I am concerned that this application is being considered at a time of local government reorganisation. The consequences of a decision like this would last for decades, so it is not appropriate to rush ahead before the long-term implications have been fully considered.

For all these reasons, I strongly urge the council to refuse this application.

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