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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: ██████████

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

From:
164
Green Lane
Burbage
Buxton
Derbyshire
SK179DG

Phone:

Email: ████████████████████

Submission: Objection

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

My main concern is the lack of car parking. The scheme would remove a large amount of centrally located parking and replace it with much less, with some of the replacement provision apparently dependent on separate applications and future infrastructure. Buxton serves a wide rural catchment and many residents, visitors and older people rely on convenient town-centre parking. I do not believe the replacement parking is sufficiently certain, deliverable or accessible to justify a scheme of this scale.

I also object to the scale, massing and appearance of the proposed buildings. Large contemporary buildings of up to five storeys in Buxton's historic core would not, in my view, respect or enhance the town's distinctive character. Buxton has a unique heritage, with Georgian, Victorian and Edwardian architecture, conservation areas and an important historic townscape, and great weight should be given to conserving that setting.

There are also serious concerns about traffic and access. The proposed changes to access, junctions and vehicle routes, together with excavation near the embankment and possible impacts on trees, need much closer scrutiny. The cumulative highway effects should be fully assessed by the Highway Authority before any decision is made.

I am also concerned about the effect on town centre living, the housing mix and the wider town centre economy. The site is within Buxton's Primary Shopping Area, yet the proposals appear to shift the balance away from retail and towards residential development. This risks weakening footfall, harming existing businesses and reducing the commercial role of Spring Gardens.

Construction disruption is another major issue. A scheme of this size could cause prolonged disturbance to traffic, pedestrians and nearby businesses for years, with no clear commitment to support existing retailers during the works or to bring them back into the development.

Finally, I am concerned about the timing of this decision in the context of local government reorganisation. This is a long-term scheme with consequences that will last for decades, so it should not be rushed through before the future governance arrangements are settled.

For all these reasons, I strongly object to this application.

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